



PROPERTY OFFERING

17121 TAYLOR LANE
OCCIDENTAL

17121TAYLORLANE.COM

OFFERED AT \$1,795,000

first leaf
LAND

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17121 TAYLOR LANE, OCCIDENTAL

PROPERTY DESCRIPTION

Taylor Lane, west of Occidental, is one of the most highly regarded premium Pinot Noir vineyard locations in west Sonoma County. Referred to as the “Rodeo Drive of Pinot”, at an elevation of 900+ feet this ridge-top spine extends from Joy Road westward toward the Pacific overlooking Bodega Bay and Tomales Bay to the south. Offering optimal sun exposure with just the right amount of fog, ocean breeze influences, and well-draining soils, this terroir brings out the very best in Pinot Noir vines.

17121 Taylor Lane was among the first parcels to be developed to vineyard (along with Summa) and eventually branded as “Occidental Vineyard” in 2005. The current owners have continued that branding with their 2023 Ernest Vineyard vintage.

The property totals 4.8 acres with 4.1 planted to vines. 2.8 acres in the upper blocks planted in 1990 are primarily Calera clones on 101-14 rootstock, perched on Goldridge fine sandy loam soils. 1.3 acres on the lower portion of the vineyard were replanted in 2023 to new rootstock allowing the next owner creative control in clone selection.

There is a 1.5 GPM well with a new well site identified and permit in process, two 5,000 gallon water storage tanks, and an approved building envelope with plans for a 2 bedroom/2 bath modern prefab by Connect Homes (permit-pending completion of second well).



PROPERTY SPECIFICATIONS

APNs 073-250-071

Total Acres 4.81

Zoning AR10, Agriculture and Residential District.

Water 1 existing well producing 1.5 GPM. New well site identified by Western Groundwater Surveyors (report available). Well permit in process (December 2023).

Two water storage tanks on site, each with 5,000 gallon capacity.

Septic Permit issued (February 2023) for a non-standard drip system for two bedrooms.

Structures Existing well house and storage shed.

Pending permit for 1,200 sq ft, 2 bedroom/2 bath modern prefab by Connect Homes (plans upon request) contingent on new well completion.

Permits for grading and drainage improvements related to construction of new driveway and building pad.

Access Direct access to Taylor Lane with 300+ ft of road frontage.

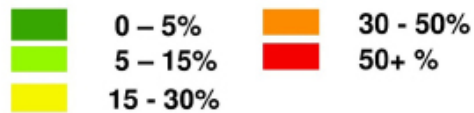
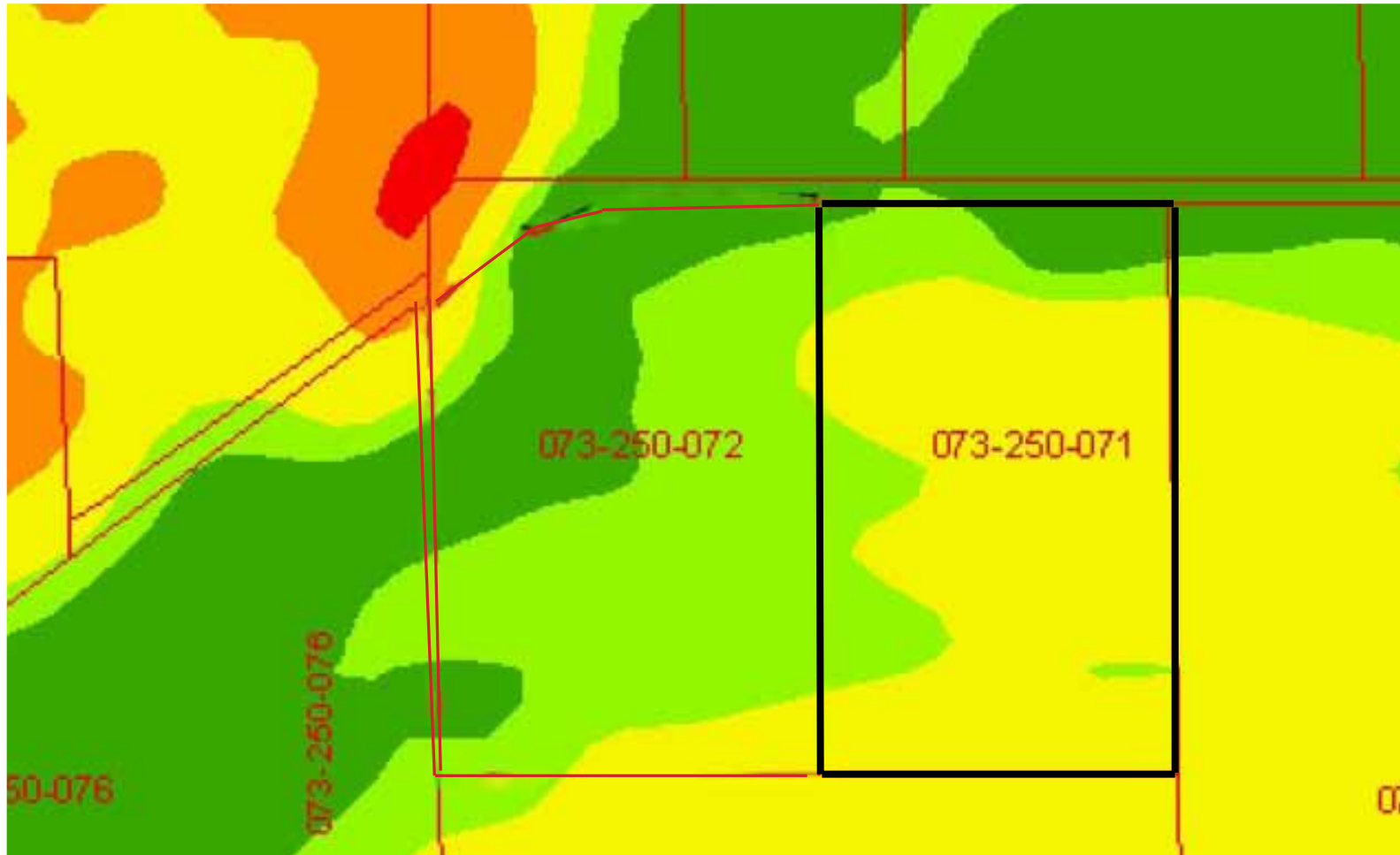
VITICULTURE FEATURES

- Appellation** Sonoma Coast and West Sonoma Coast AVAs.
- Planted** 4.1 acres of Pinot Noir with 4 x 8 spacing.
- Upper block: 2.8 acres planted in 1990. Rootstock 101-14. Primarily Calera clones.
Lower block: 1.3 acres replanted in 2023 with Schwarzmann rootstock.
- Soils** Upper block: Combination of Goldridge fine sandy loam and Yorkville clay loam.
Lower block: Yorkville clay loam.
- Slopes** The upper block along the ridge top and lane are 5 - 15% slopes. The remaining south-facing vineyard blocks are 15 - 30% slopes.
- Aspect** Predominantly south and southwest facing with views of the Pacific, Bodega Bay and Tomales Bay to south.
- Elevation** Ranges from 960 feet at top of parcel to 870 feet at bottom.
- Neighbors** Quality neighborhood vineyards include Summa and Thieriot (Littorai).

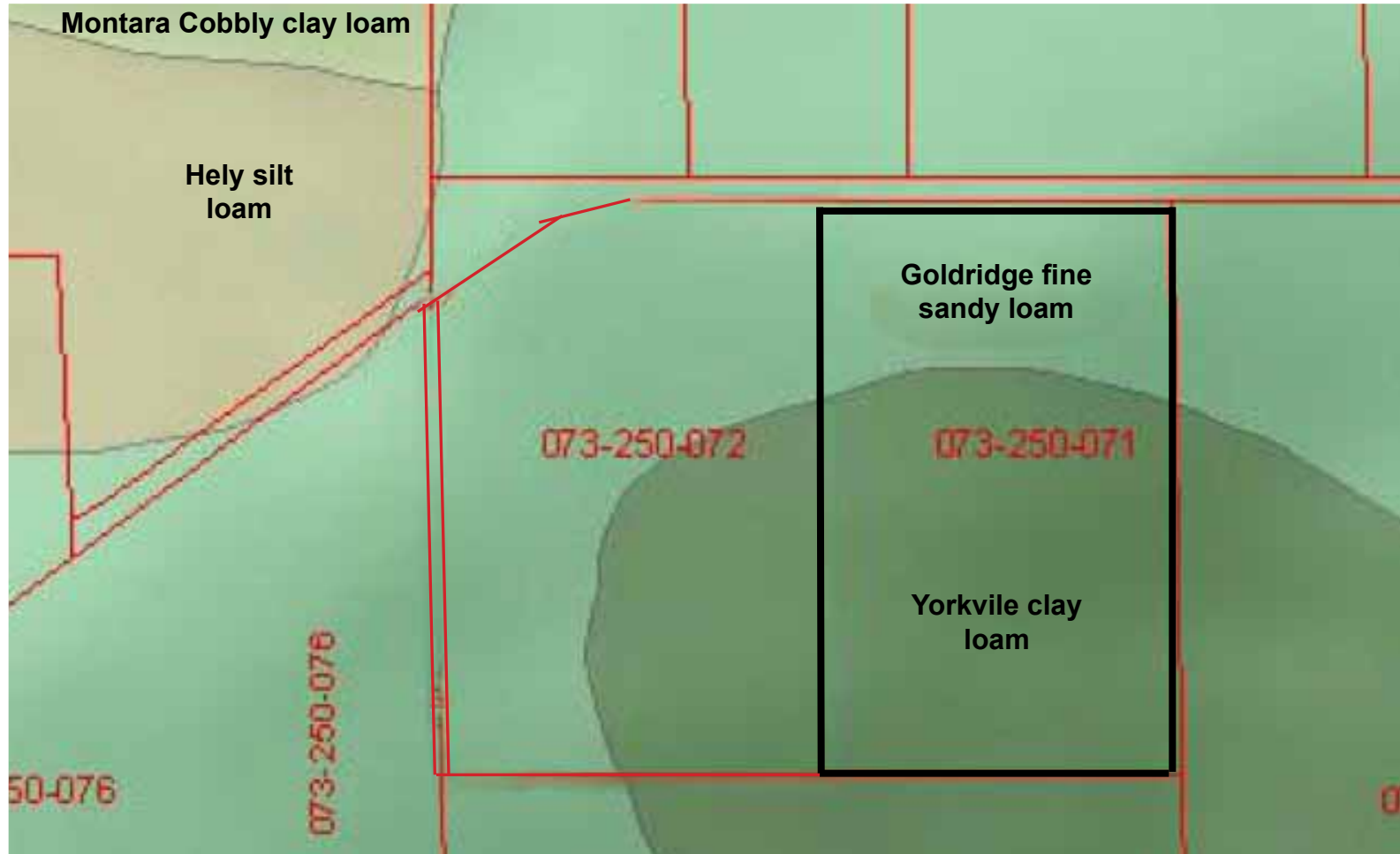
MAPS - AERIAL



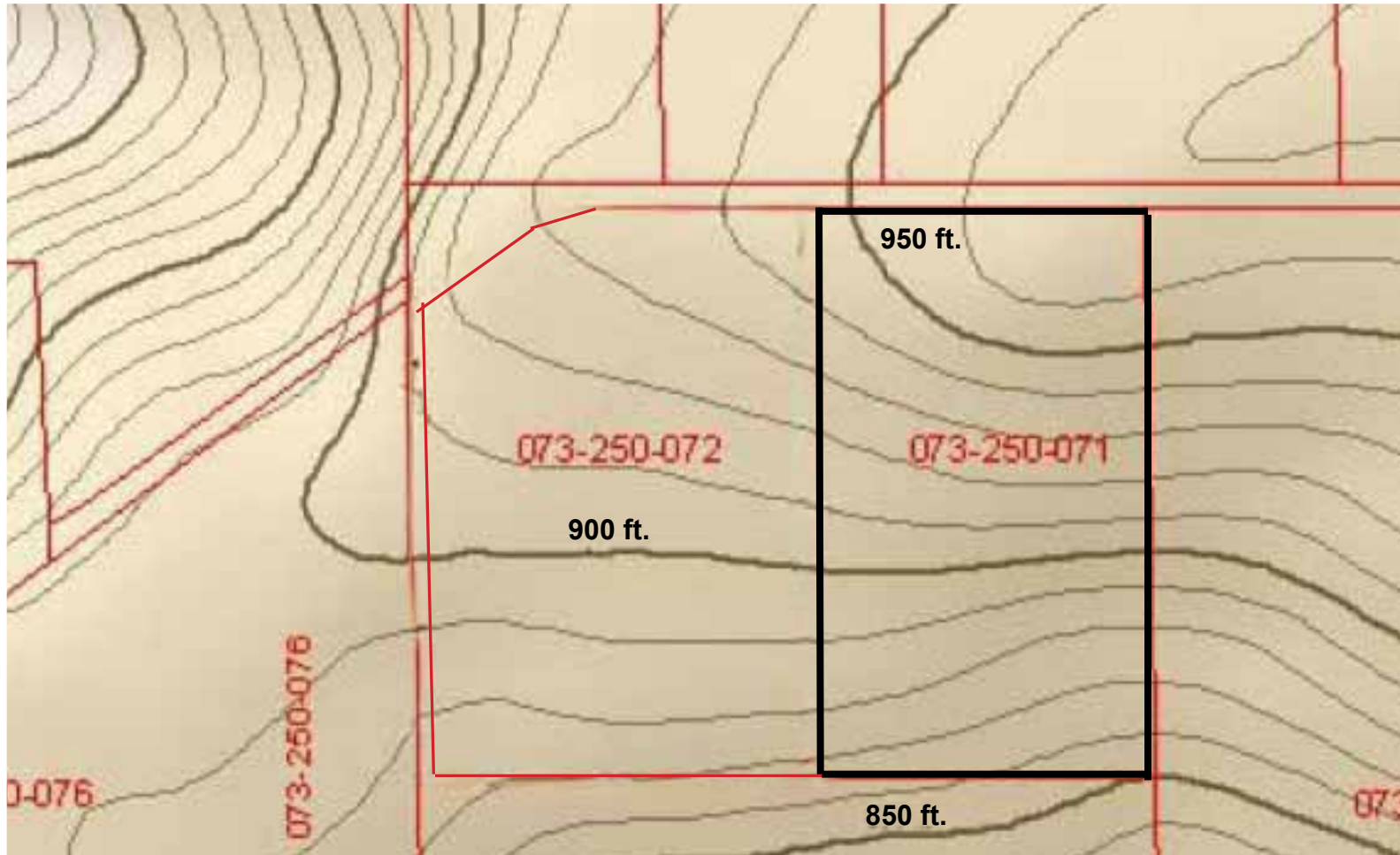
MAP -SLOPE



MAP - SOILS



MAP - ELEVATION



PHOTOS



Photo: Jak Wonderly

PHOTOS



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PHOTOS



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DISCLAIMERS

Sellers Rights: Seller reserves the right in its sole discretion to accept or reject any offer, terminate negotiations, withdraw the Property from market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow.

Sellers Disclaimers: This Property Offering has been prepared for Buyer and Buyers Representatives' use in considering the Property for a potential future acquisition, and contains only a general overview of the Property. Although information herein and subsequent information provided are from sources deemed reliable, neither Seller, nor Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the enclosed Property information. It is the Buyer's sole responsibility to conduct an independent investigation and due diligence of the Property and its attributes and characteristics in its entirety. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyers intended use. Buyer is also advised that this Property Offering information is dated, and that changes may have occurred prior to, during and after the time that it was prepared. The Property is being sold in its present As-Is condition, subject to the terms and conditions of a fully executed, definitive Purchase and Sale Agreement.

Communications, Offering Process, Viewing of Property: All communications, letters of intent, offers, requests for additional copies of this Property Offering and viewing the Property shall be made directly by contacting:
Bob Gregg, 707.227.0773.