

# PROPERTY OFFERING



20 to 22 Potential Plantable Acres  
in the Russian River Valley and Sonoma Coast AVAs

Offered at \$2,495,000

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**Bob Gregg**

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## 1332 WATER TROUGH ROAD

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1332 Watertrough Road is a +/- 38 acre nearly level parcel located in the Sebastopol Hills. Rarely do parcels of this size and location, southwest of and close in to Sebastopol, come to market. The current owner has organically farmed the property for hay for 30 years.

The Sebastopol Hills is known as an area for growing ultra-premium grapes. This property lies in a valley among the hills, with a soils make up that gives it potential to be a more vigorous site than typical area vineyards.

### PROPERTY SPECIFICATIONS

|                     |                                                                                                                                                     |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APNs</b>         | 076-091-026                                                                                                                                         |
| <b>Total Acres</b>  | +/- 38.84                                                                                                                                           |
| <b>Zoning</b>       | DA 20 Z, BR SR VOH (2nd unit restricted)                                                                                                            |
| <b>Onsite Water</b> | 2 domestic wells of 12-15 GPM per owner. Atascadero Creek.                                                                                          |
| <b>Structures</b>   | Two, 2 bedroom / 2 bath manufactured homes on permanent foundations. One, 1 bedroom / 1.5 bath granny flat. A large barn and multiple outbuildings. |
| <b>Septic</b>       | 5 bedroom system per owner. Needs to be verified.                                                                                                   |
| <b>Access</b>       | Paved, semi-private lane off Watertrough. Road sharing agreement in place.                                                                          |

### VITICULTURE FEATURES

|                            |                                                                                                                                                  |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Appellation</b>         | Russian River Valley and Sonoma Coast AVAs.                                                                                                      |
| <b>Plantable Land</b>      | Preliminary estimates indicate potentially 20 to 22 acres.                                                                                       |
| <b>Slopes &amp; Aspect</b> | The majority of the parcel is sloped at less than 5%. A small area with a residential structure is elevated with 5 to 15% and 15 to 30% slopes.  |
| <b>Soils</b>               | Per the USDA Natural Resources Conservation Service, the site is mapped primarily to Pajaro Fine Sandy Loam with some Goldridge Fine Sandy Loam. |
| <b>Elevation</b>           | +/- 160 feet to +/- 200 feet.                                                                                                                    |
| <b>Neighbors</b>           | Kanzler Vineyard, Balletto Burnside Road, Jenkins Vineyard, Merry Edwards Meredith Estate Vineyard, Sonoma-Cutrer Owsley Vineyard.               |



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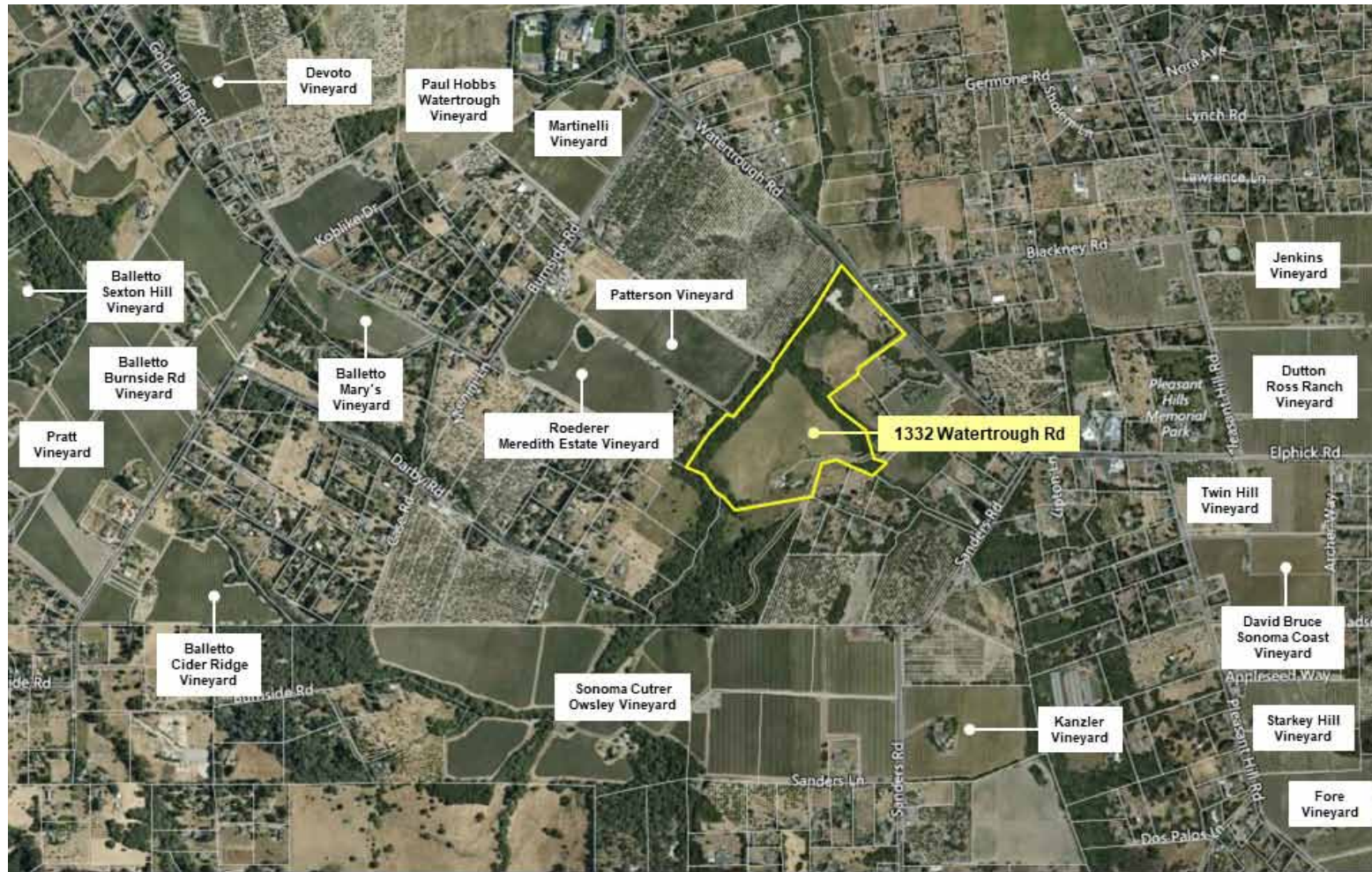
DETAIL VIEWS





## 1332 WATERTROUGH ROAD

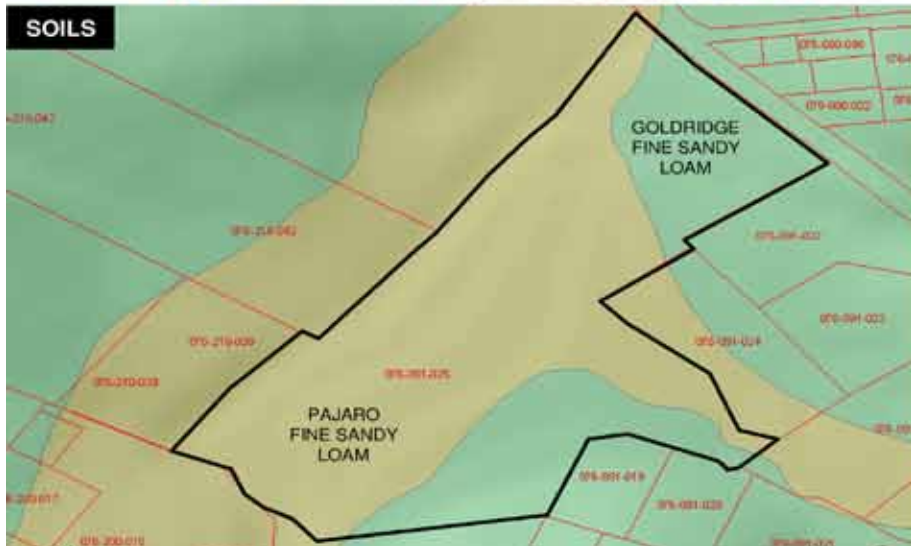
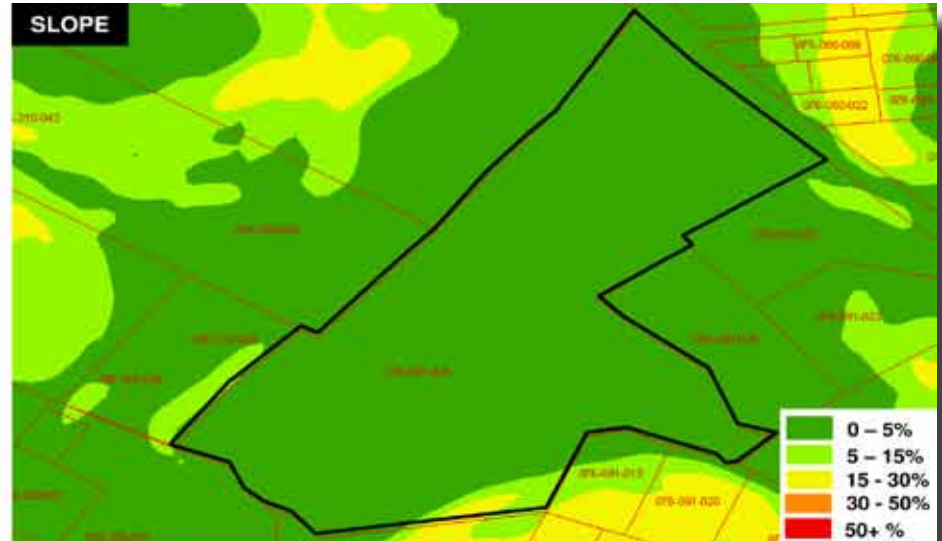
### VICINITY MAP



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## MAPS



## 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, and viewing the Property shall be made directly by contacting Bob Gregg at 707.227.0773.



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