

PROPERTY OFFERING

6000 McFARLANE RD | 1610 CUNNINGHAM RD
SEBASTOPOL



139 +/- Acres with Vineyard Potential and Multiple Homes
6000Mcfarlane.com | 1610Cunningham.com

Offered at \$4,900,000



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6000 MCFARLANE ROAD | 1610 CUNNINGHAM ROAD

This 139 +/- acre property—10 minutes from downtown Sebastopol—presents the potential for a quality, large-scale vineyard development in the Sonoma Coast and Russian River Valley AVAs or country-living lifestyle. 106 acres of the property is comprised of Goldridge soils, rolling hills with multiple directional aspects, and a mix of east, west, and north facing slopes.

Multiple homes and outbuildings reside on 32 acres of the former dairy, in the family since the 70s. The main residence, a 2 BD/2 BA ranch-style home, has a remodeled kitchen/dining area and stunning scenic views. A 2 BD/1 BA mobile home looks onto a grove of old oak trees. 100 yr old barn. Irrigated planting beds. Wood and welding rooms.

PROPERTY SPECIFICATIONS

APNs 062-010-023 (6000 McFarlane Rd, 106.4 acres). 063-090-004 (1610 Cunningham Rd, 32.65 acres).
One legal parcel (Tom Berry title research letter dated Sept. 2019 on file).

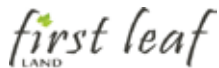
Total Acres 139 +/-.

Zoning APN 062-010-023—DA 20 (McFarlane/106.4 acres). APN 063-090-004—DA 40 (Cunningham/32.65 acres).

Water Three producing wells tested April 2022.

Access The property has legal access to both parcels, including commercial vehicle access to 1610 Cunningham Road (APN 063-090-004). The parcel at 6000 McFarlane Road (APN 062-010-023) is accessible from the end of the paved McFarlane Road.

Structures Ranch house built in 1961 and remodeled and expanded in 2014. Mobile home on permanent foundation. A second mobile home is rented for agriculture worker use. A large historic barn, believed to be 100 years old. There are multiple agricultural structures for the dairy operation, including a milking barn, meat shed, wood and welding shop.



All information contained in this property offering summary and subsequent information provided is deemed reliable but not guaranteed by seller nor broker and should be verified by prospective purchasers (recipient) and their representatives.

VITICULTURE FEATURES

Appellation Sonoma Coast and Russian River Valley AVAs

Slopes/Aspect The majority of plantable acres is in a range of 5 to 15 percent slopes, with some west-facing slopes of 20 to 25 percent along the east property boundary. The rolling hills offer multiple directional aspects, with the majority of the west side of the parcel sloping east and north. The lower-lying central portion of the property is mostly 2 to 5 percent slopes.

Soils Per the USDA Natural Resources Conservation Service, the site is mapped primarily to Goldridge fine sandy loam, with some Sebastopol sandy loam and Blucher loam along the lower, central area of the property.

Elevation The elevated plantable blocks are at 180 to 210 feet, with the farmhouse and agricultural buildings on the north parcel at 170 feet. The lower lying areas along Blucher Creek are at 100 feet.

Neighbors Quality neighborhood vineyards include:

Emeritus - Pinot Hill

Ehren Jordan/Failla Wines - Canfield Road (under development)

Jackson Family Estate - Bloomfield

Hall Wines - Yellow Rock

Gallo/J Vineyards - Canfield

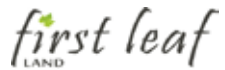
Ted Klopp - Thorn Ridge, H. Klopp

Rice-Spivak - Blank Road

Five Wells - Bloomfield Road

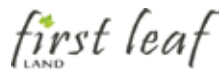
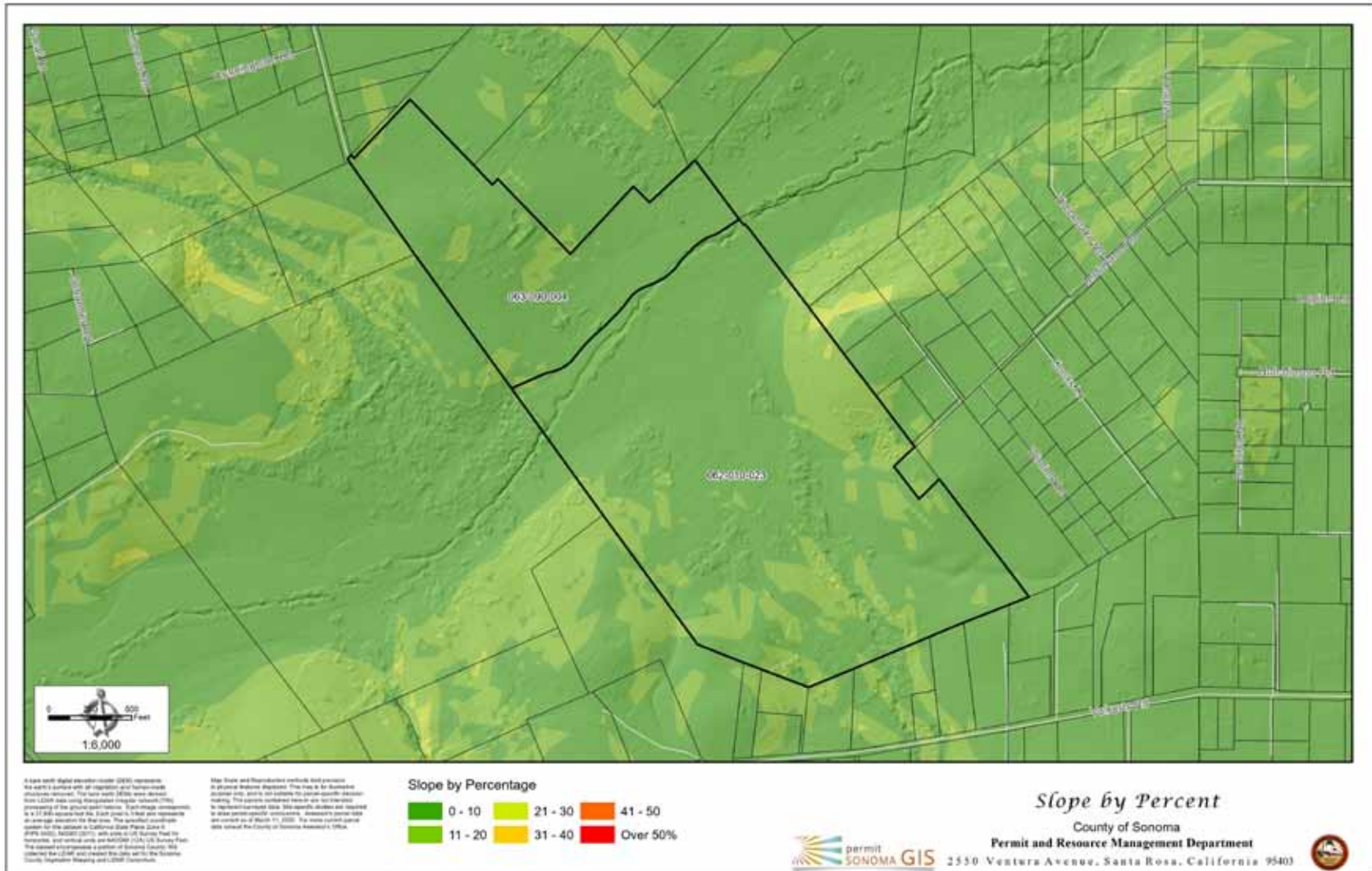
Cartograph Estate - Orchard Station Road

MAPS - AERIAL



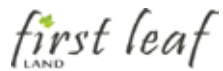
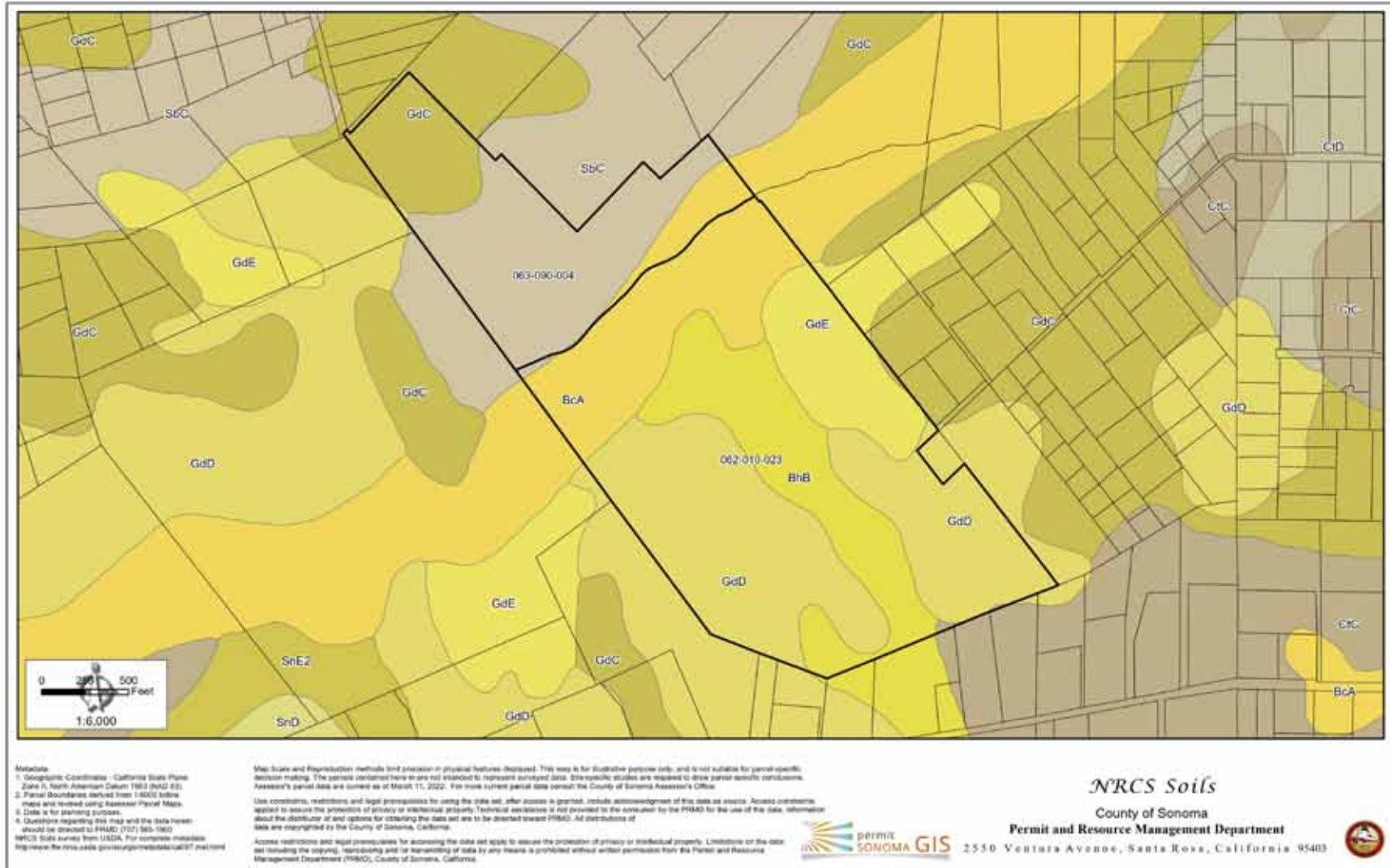
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MAPS - SLOPE



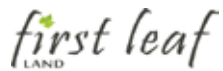
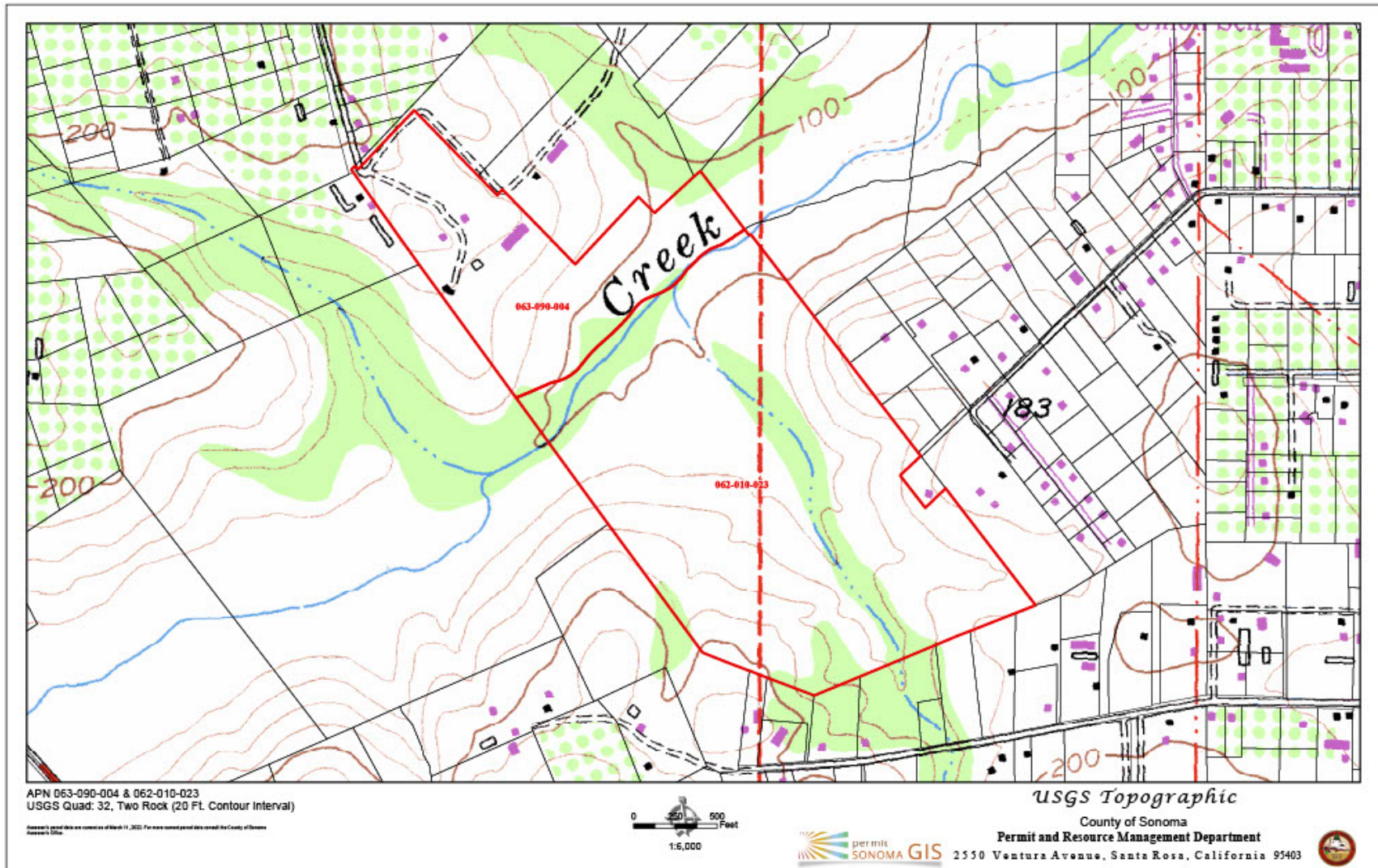
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MAPS - SOILS



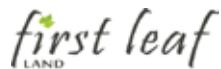
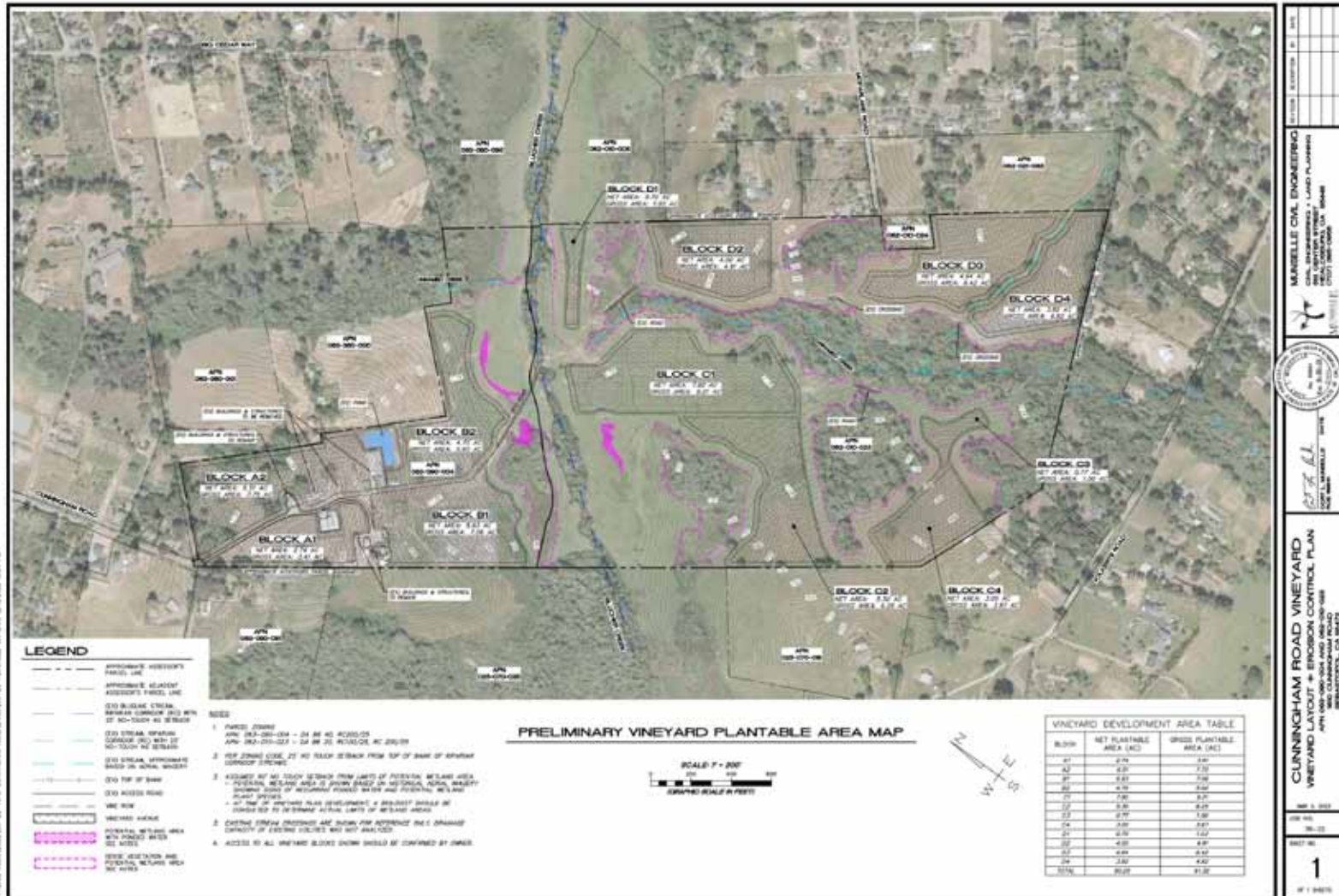
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MAP - TOPOGRAPHY



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PLANTABLE MAP - MUNSELLE CIVIL ENGINEERING



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A1, A2 AND B2 BLOCKS



C1 Block



C2 AND C3 BLOCKS



C4 Block



AERIAL PHOTOGRAPHS



AERIAL PHOTOGRAPHS



AERIAL PHOTOGRAPHS



MAIN RESIDENCE



MAIN RESIDENCE AND OUTBUILDINGS



BARN



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 or Laura Curran at 415.505.5691.