

Healdsburg Dry Creek Vineyard Parcels

Offered here are 2 adjoining parcels located in the highly desirable Wine Country of Healdsburg, California and the heart of Dry Creek Valley. Both parcels are roughly 14 acres in size each and have 25+/- acres of vineyard planted that generates 200k or more in income per year for the current owners. The vineyard consists of Zinfandel, Cabernet Sauvignon, Merlot, Petite Syrah and Malbec varietals. Both parcels have Dry Creek Road and River frontage.

This location is just 10-minutes to Healdsburg's Town square and less than that to Lake Sonoma with its boating, water skiing and camping opportunities. Dry Creek Valley is the most popular area for wine connoisseurs visiting tasting rooms of the most highly desirable wineries California has to offer.

This property is also a long-term member of the Williamson Act which keeps its property taxes fixed to around \$5,000 per year which stays with the land to the benefit of all future owners. The property taxes will remain fixed at their current base for future owners per the terms and conditions of the Williamson Act Agreement for this property.

Water is supplied by both an Ag well that was measured at 1,600 gallons per minute when originally drilled as well as a domestic well measured at 100+/- gallons per minute which can be used for a future estate home(s). The vineyard itself has automated watering systems that can be managed remotely from your home computer, tablet or cell phone.

Having two parcels gives you the flexibility to create a family compound with two main houses and guest houses if so desired. The zoning for these parcels allows for a winery, tasting room and cultural and agricultural related events (all subject to the county approval and permitting process).

This property truly offers income and opportunities like nothing else available today and rarely found in this highly sought-after part of California's Ultra-Premium Wine Country.

Vineyard & Grape Purchase Contracts Information:

Zinfandel 3.5 Acres Planted by vine count

- 1-year evergreen contract
- Per acre price: \$12,000/acre
- St George, 8x10 spacing, head trained, planted 1970

Cabernet Sauvignon 10 Acres Planted by vine count

- 10-year contract thru 2022 harvest at \$2,500/ton
- 039-16/ clone 8, 5x7 spacing, VSP trellis, planted 2013

Merlot 6.5 Acres Planted

- \$1,600 when under contract

- 5C/Bevel & Rafanelli budwood, 7x10 spacing, bi-lateral cordon, planted 1990

Petite Syrah

0.5 Acres Planted by vine count

- 2-year evergreen contract
- Petite Syrah - \$2,905/ton
- Malbec – \$2,500/ton
- 039-16/Durif, VSP trellis, planted 2009

Malbec

4.5 acres by vine count

- 3-year evergreen contract
- Winery buys ½ of Malbec harvest at Sonoma County average plus 20%
- The second half is sold on the bulk market
- 039-16/08 clone, 4x7 spacing, VSP trellis, planted 2008

Harvest & Income Information:

	A	B	C	D	E	F	G	H	I	J
1										
2	Harvest Tonnage 2013 - 2019									
3										
4	Harvest year	Malbec	Merlot	Cabernet	Petite Syrah	Zinfandel	Total Tonnage	Total Income	Net Profit	Williamson Act Property Taxes
5	2019	30.6	45.36	90	5.3	12.5	183.76	\$434,416	\$221,504	\$5,125
6										
7	2018	43.58	55.63	85	6.13	12.7	203.04	\$371,472	\$176,864	\$5,133
8										
9	2017	16.89	36.4	85	5.78	9.57	153.64	\$427,173	\$239,000	\$5,098
10										
11	2016	31.76	44.65	96.14	7.37	10.84	190.76	\$451,939	\$303,056	\$4,802
12										
13										
14	Averages	30.71	45.51	89.04	6.15	11.40	182.80	\$421,250	\$235,106	\$5,040
15										
16										
17										

