

OFFERING SUMMARY

For

Residence & Office on +/- 8 Acres with Pinot Noir Vineyard: A Multiple-Use Compound in Wine Country Gateway Location

Los Carneros AVA – Sonoma County



24160 Turkey Road is an 8.2-acre property set at the base of the western hills of Sonoma Valley. It is located in the Los Carneros wine appellation, a cool grape growing area known for quality grape varieties. A 5-acre Pinot Noir vineyard provides views and a secluded setting. The property is adjacent to Cline Cellars in an established vineyard and winery location. DA zoning allows for winery with conditional use permit. The property's main house and multiple structures provide an ideal multiple-use setting in the Sonoma-Carneros gateway corridor.

Asking Price: \$1,395,000

Offered by:

BLAKESLEE & CRAIN
VINEYARD ADVISORS AND BROKERS

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Property Information

Address: 24160 Turkey Road, Sonoma, California.

Assessor Parcel Number: 128-484-066

Zoning: DA 20 (Diverse Agriculture, 20-acre minimum density).

Acres: 8.2 acres.

Location: The property is located in the western portion of Sonoma County's Los Carneros AVA, just 10 minutes from the city of Sonoma's historic Plaza. Turkey Road is off Meadowlark Lane, just ¼ mile west of Highway 121 (Arnold Drive), the main path for wine country visitors traveling from San Francisco and Marin County to the south.

The area is the home of some very established vineyards and wineries: Cline Cellars is adjacent to the south. Other neighbors include Gloria Ferrer Champagne Caves, Jucuzzi Family Winery and Cornerstone Place.

Structures: The main house is a 3BR/2.5BA home of 1,914 sf. Additional structures include a detached office/workshop of +/-1,000 sf and two barns.

Vineyard Information: 5 acres of Pinot Noir were planted in 1999 and 2000. Clones are UCD-32 and Pommard. Rootstocks are 110-R. Grapes have been sold in prior years to Saintsbury.

Water: 1 well producing 15 GPM (130 ft. deep) is used for both residential use and for outside landscaping.

Soils & Topography: According to Natural Resources Conservation Service maps, the soils are Haire Clay Loam. The parcel is level.

Viticultural Area: The property is located in the County of Sonoma, California. It is in the Los Carneros Appellation, designated as a Region I or "coastal cool" growing area. Fog and cool air from San Pablo and San Francisco Bays to the south bring lower daytime temperatures to the area. The cooler climate enables grape growers to grow premium-quality grape varieties, primarily Pinot Noir and Chardonnay.

Advisory to Buyers:

All information provided herein has been obtained from in-person inspection by Blakeslee & Crain, County Planning Department, Assessor Records, Government Maps and Studies and information provided by the owner. Information herein is provided in good faith and thought to be materially accurate, though, is not guaranteed. All mapping and estimates of acreage, are not based on actual surveys commissioned by the seller or their agent, rather information obtained from sources generally available to the public such as the County Assessor Records and United States Government Surveys. Buyers are advised that they should make independent inquiries to confirm any and all information herein or information they deem material or important in making a decision to purchase this property. The seller or the seller's agent makes no representations as to the accuracy of maps and map- data used in this summary as they were obtained from 3rd party sources.