

INFORMATION MEMORANDUM

Gapstone Vineyard

\$3,500,000

3340 Lichau Road, Penngrove, California



Presented By:

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Key Investment Considerations



A Prime Location in Petaluma Gap

Situated in one of Sonoma County's most exciting and rapidly recognized AVAs, Gapstone Vineyard is surrounded by some of the region's most prestigious vineyards, ensuring strong brand association and market demand. With esteemed neighbors like the iconic Gaps Crown, Sun Chase, Taylor's Crown, and many more, Gapstone is in a phenomenal vineyard neighborhood to craft its own pedigree.



Uniquely Rocky Soils

The vineyard's well-drained alluvial soils benefit from volcanic influences and are distinctive in an area comprised primarily of heavy adobe and clay soils. The soils on this site produce wines with remarkable complexity and minerality, setting this property apart from others in the region.



Young Vineyard Entering Prime Production

As a young vineyard, Gapstone is just beginning to enter its prime production years, promising increasing yields and quality over the coming seasons, making it a sound long-term investment.



Ideal for Estate or Single Vineyard Wines

The site's unique characteristics and pairing of ideally suited clonal and rootstock selections make this vineyard an exceptional candidate for estategrown or single-vineyard designated wines, catering to the high-end market.

Executive Summary

Gapstone is a winemaker's dream vineyard. This vineyard is ideal for those seeking a prime location to craft multiple prestige cuvees from one of Sonoma County's most celebrated AVAs.

Thoughtfully developed in 2017 with the guidance of Garrett Buckland of Premier Viticulture, the volcanic soils, and the selection of varietals and clones is what separates this site. Moreover, this meticulously developed vineyard is just coming into its prime. Gapstone, located next door to prestigious neighbors Gap's Crown and Sangiacomo Robert's Road Vineyard, offers a unique opportunity to produce exceptional estate and single-vineyard designated wines. The vineyard benefits from rocky volcanic soils, a rarity in the area known for its predominantly clay soils, providing a distinct terroir uncommon in the area.

We can provide samples of wine produced from each block. Recent vintages have received many glorious accolades from national critics in spite of the vines' infancy.





Property Specifications

ADDRESS	3340 Lichau Road, Pennngrove
APN	047-253-008-000
PARCEL SIZE	29.89 acres
PLANTED ACRES	24.08 acres
ONSITE WATER	150 GPM Ag Well
ONSITE POWER	PG & E
BUILDING SITE	6-Bedroom Perc
ACCESS	Direct from Lichau Road
ZONING	RRD B6 40, LG/MTN RC50/25 SR VOH

Site Characteristics

SLOPES & ASPECT	Neutral aspect and slopes from 0 – 5%
SOILS	Albert Cass performed a complete soil analysis of the site and reported soil series include; Sandy Alluvial, Loamy Alluvial, Berm and Swale soils.
ELEVATION	Elevation ranges from 280/-feet to 310+/- feet.
APPELLATIONS	The vineyard is located within the Petaluma Gap and Sonoma Coast AVA's.

Vineyard Accolades

VINEYARD

The 24.08 acres of award winning vineyard was planted 2017.

VINEYARD LAYOUT

VSP

ROW ORIENTATION

NE to SW

HISTORICAL FRUIT BUYERS

The fruit has been sold to premium wineries including Flowers, Far Niente and Copain.

GRAPE CONTRACTS

Contact for details

NEIGHBORING VINEYARDS

- Gaps Crown
- Sangiacomo's Roberts Road
- Taylors Crown
- Sunchase Vineyard
- Seppa Vineyards

Accolades



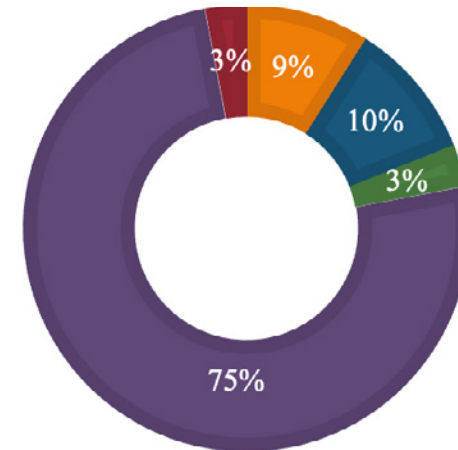
2020 Pinot Noir
\$60



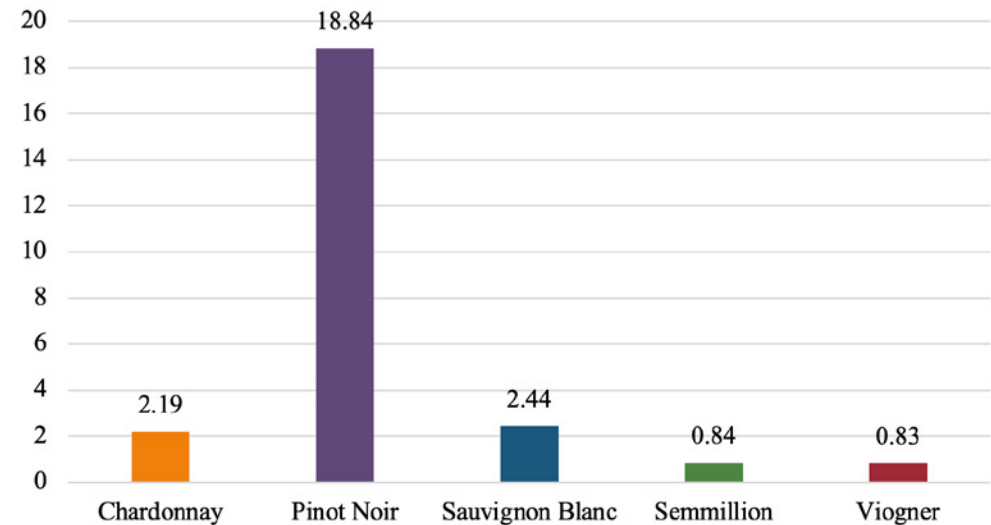
2021 Sauvignon Blanc
\$44

Varietals

Chardonnay Pinot Noir Sauvignon Blanc
Semillion Viogner



Acres Planted



Block Details & Historic Yields

BLOCK	VARIETY	YEAR PLANTED	CLONE	ROOTSTOCK	ACRES	SPACING	2022	2023	2024	AVERAGE TONNAGE	AVERAGE TPA
A1	Pinot Noir	2017	Pommard	Riparia	3.50	6.5 X 4	11.19	21.33	13.34	15.29	4.37
A2	Pinot Noir	2017	Marafeld	Riparia	2.98	6.5 X 4	13.47	14.31	9.37	12.38	4.15
A3	Pinot Noir	2017	Swan	Riparia	3.15	6.5 X 4	4.89	7.89	4.47	5.75	1.83
A4	Pinot Noir	2017	115	Riparia	3.71	6.5 X 4	6.82	19.78	12.43	13.01	3.51
B1	Chardonnay	2017	Hyde Calera	420A	1.29	6.5 X 4	9.27	11.31	9.61	10.06	7.80
B2	Viogner	2017		420A	0.83	6.5 X 4	6.22	6.98	2.39	5.20	6.27
B3	Semmillion	2017		420A	0.84	6.5 X 4	10.64	10.69	2.74	8.02	9.55
B4	Chardonnay	2017	Hyde Wenté	420A	0.90	6.5 X 4	5.16	6.212	5.51	5.63	6.26
B5	Sauvignon Blanc	2017		420A	2.44	6.5 X 4	11.66	17.32	7.68	12.22	5.01
B6	Pinot Noir	2017	Mt. Eden	420A	1.65	6.5 X 4	5.63	10.16	13.48	9.76	5.92
B7	Pinot Noir	2017	Calera	Riparia	2.79	6.5 X 4	7.24	13.78	14.35	11.79	4.23
Total					24.08		92.19	139.76	95.37	109.11	4.53

Block Map

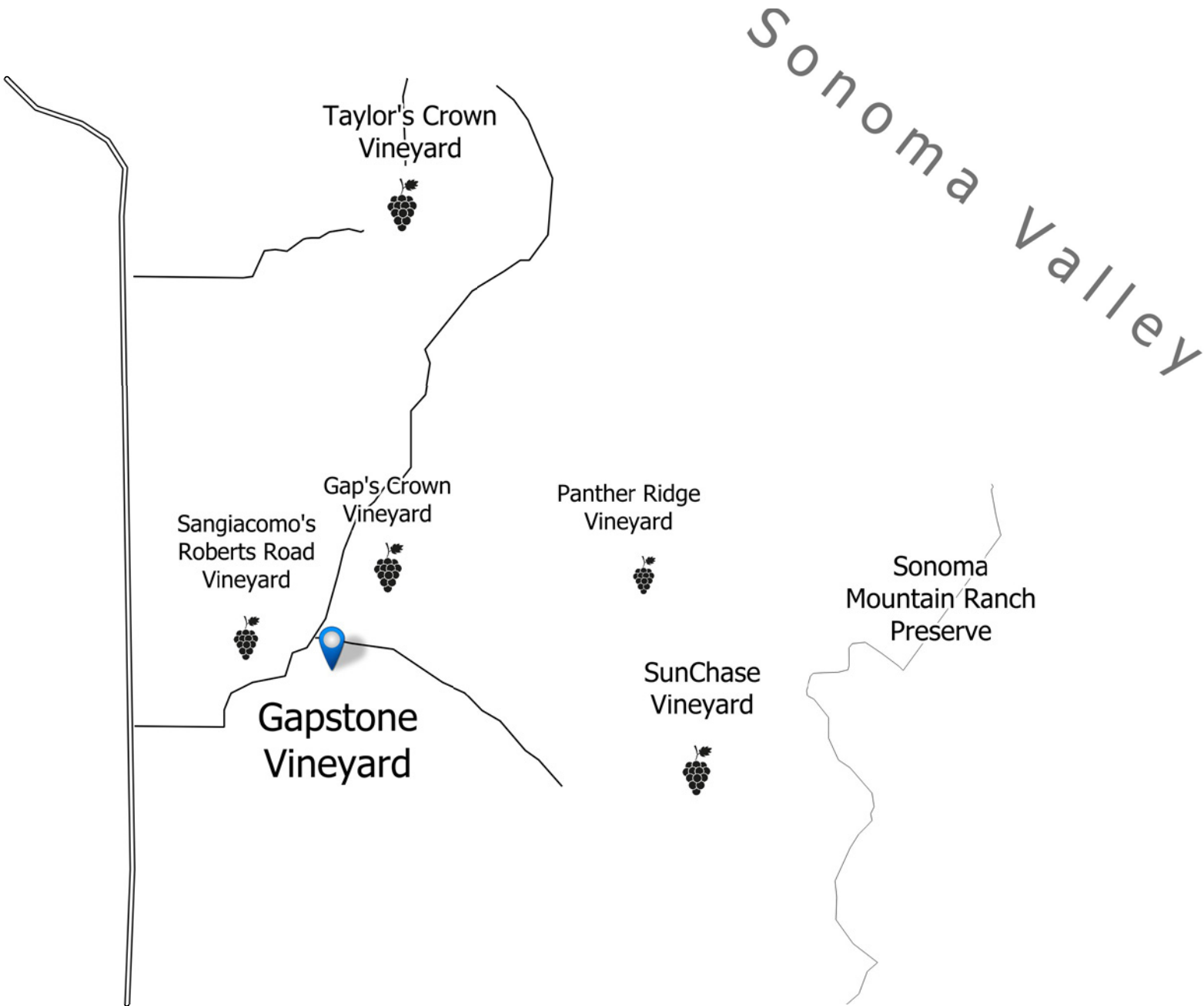


* .42 acres of the Semillion was grafted in 2024 to Sauvignon Blanc.

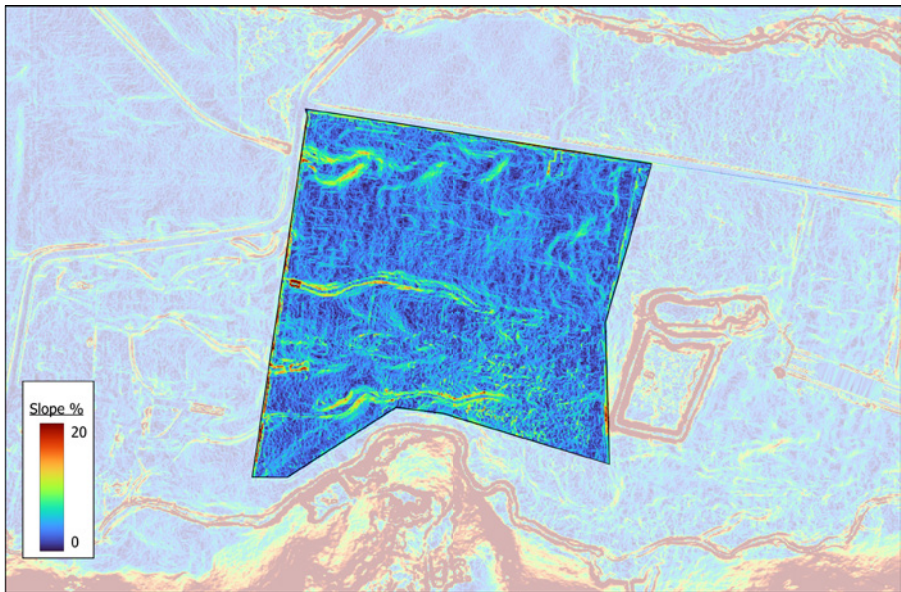
Aerial Map



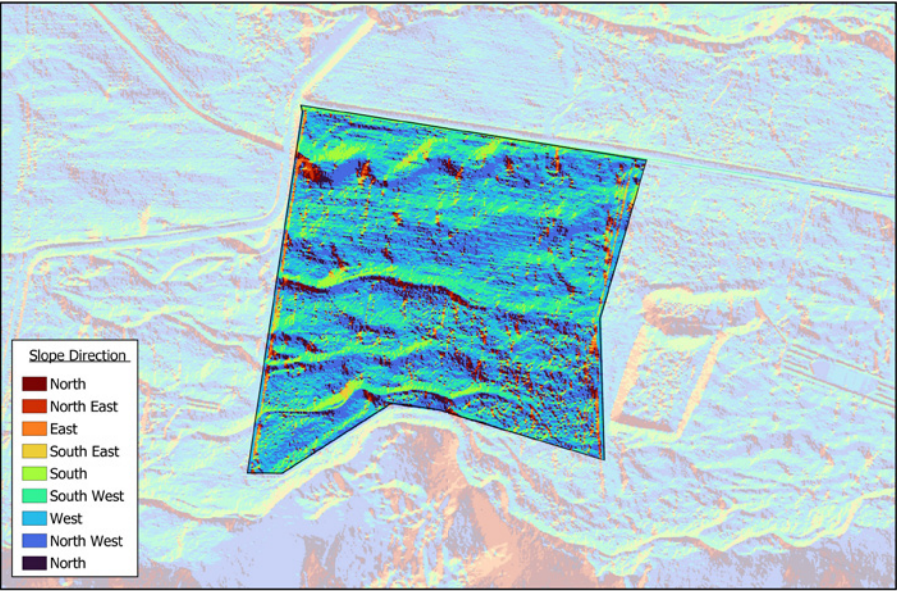
Location Map



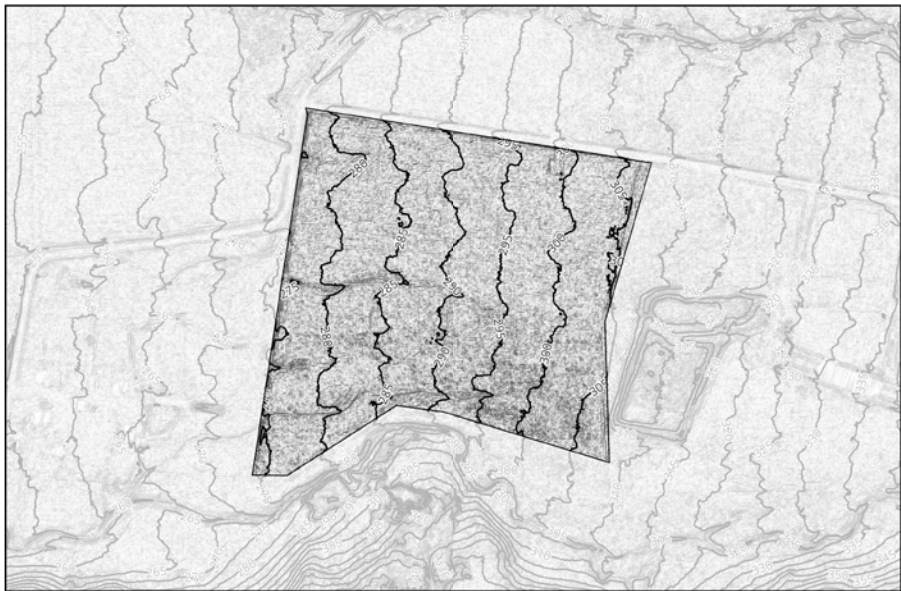
Elevation Map



Aspect Map



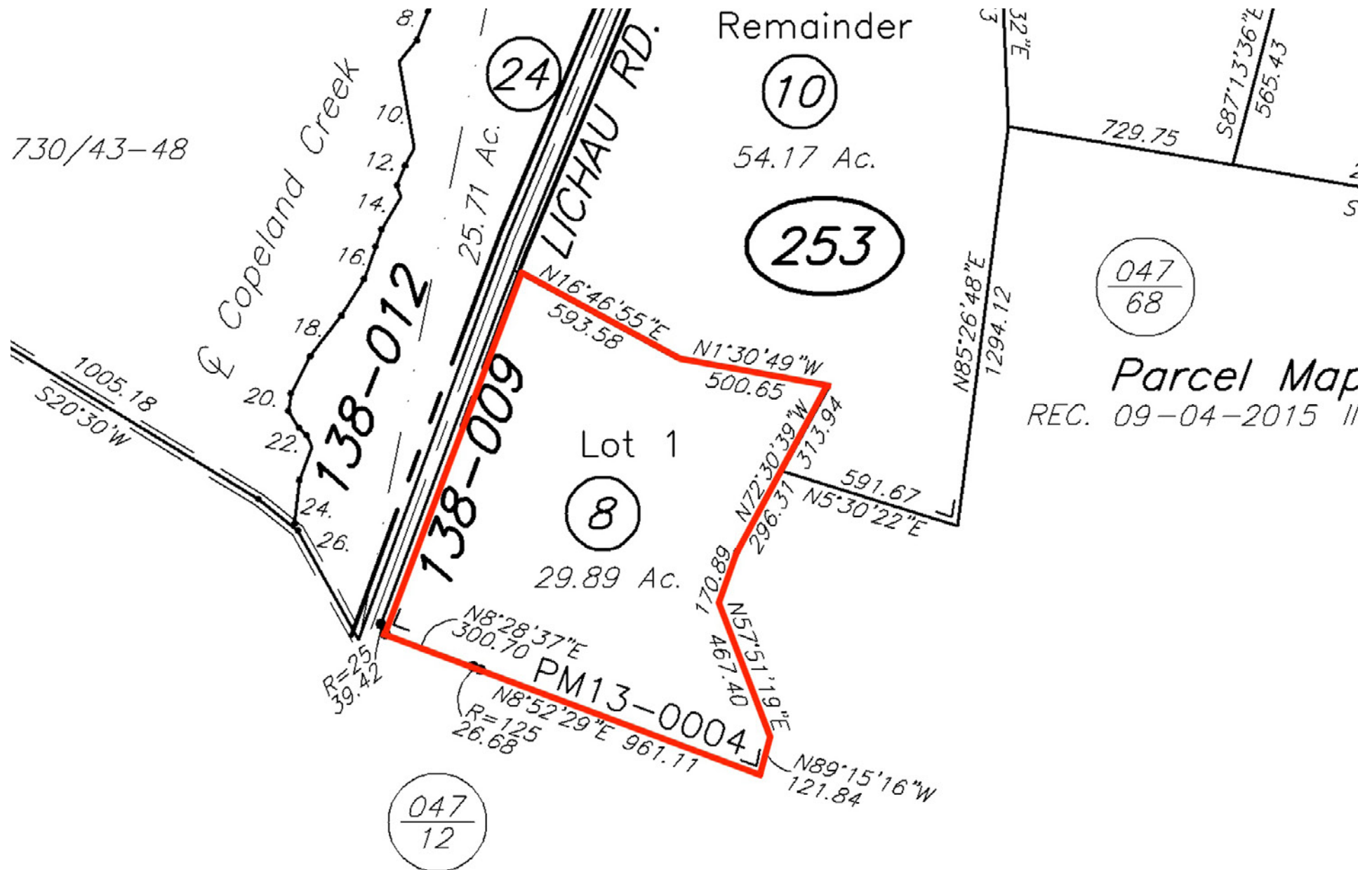
Topo Map



Soil Map



Parcel Map



Access





LAND COMPANY

Cru Land Company is a boutique Real Estate brokerage and advisory firm whose primary focus is the sale of investment-grade agricultural land. We provide landowners, investors and wineproducers with local expertise and a path to growth within the complex field of agricultural investment.

At Cru Land Company we have a fluency in the vineyard and ag space born from experience that goes far beyond transactional Real Estate. Collectively the team at Cru Land Company has firsthand wine industry experience in the vineyards and in wine-production, with sales and marketing, and finance and accounting. With all that said, we are a Real Estate brokerage and advisory firm at our core, and to that end our team has successfully closed over \$150,000,000 in Real Estate assets, including more the \$60,000,000 in premium vineyards, wineries and plantable land since 2020.

We are selective about the properties and projects we choose to take on. We only take on properties of the highest caliber and projects where we can add value by leveraging our network and experience not only in Agricultural Real Estate but also in the wine industry. This selective approach allows us to focus more attention on fewer projects, and the results have been the sale and acquisition of an incredibly compelling portfolio of premium vineyards and agricultural properties on behalf of our clients.



David J. Carciere
Owner & Broker

David's decades of experience as a broker alongside his prior history as an Agricultural Appraiser allow him to bring vast knowledge of the agricultural real estate space. His wine industry experience managing Donnelly Creek Vineyard and helping run his family's wine label Suacci Carciere Wines give David first hand experience in both the growing and production.



Mike Hansen
VP of Sales

Mike's family history and immersion in wine industry as a grower fuel his success in selling Vineyard, Winery, and Luxury Vineyard Estates. Armed with an MBA from Sonoma State and certified as a Mergers & Acquisition Professional (CMAP), Mike seamlessly blends business acumen with an extensive professional network to source and execute premium vineyard and winery deals.



Bonnie Burnett
Senior Project Manager

Bonnie brings extensive experience to the team having coordinated over \$100,000,000 in gross sales for Winery, Vineyard, and Agricultural Land. She also brings extensive wine industry experience having been a grower and hailing from the esteemed Alexander Valley. Bonnie's attention to detail and organization allows her to coordinate smooth and efficient transactions.



Disclaimers

Seller, Landlord or Lessee 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 Offering Memorandum 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: David Carciere at 707.479.2199.

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