

INFORMATION MEMORANDUM

# 5 Wells Vineyard

**\$10,000,000**

3545 Bloomfield Road, Sebastopol, CA



Presented by:

David J. Carciere  
Licensed Broker  
DRE# 01769140



**LAND COMPANY**

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# Executive Summary

Set on a ridge-top in the hills southwest of Sebastopol lies a meticulously developed vineyard designed to grow world class fruit exclusively for the most discerning of winemakers. 32+/- acres of Pinot Noir and Chardonnay, along with a splash of Viognier, cascade down the hillside with nearly 300' in elevation change providing a variety of exposures and aspects across the 270 degree planting. Clonal and rootstock selections were influenced by the site's cool climate profile and Goldridge fine sandy loam soils all with an eye on providing the most exceptional fruit for the most extraordinary bottlings.

Located only an hour north of San Francisco, a modern industrial estate elevated in the heart of the vineyard adds a unique flair to the opportunity. The open layout and floor to ceiling roll up doors provide for indoor/outdoor living and entertaining along with panoramic views of the vineyards and beyond.

For a winemaker seeking a remarkable vineyard in the heart of West Sonoma County to establish, or expand, a world class Pinot Noir and Chardonnay estate program there is simply nothing that compares.



## Property Specifications

ADDRESS	3545 Bloomfield Road, Sebastopol, California
APN	025-100-003-000
PARCEL SIZE	72.0 +/- acres
ESTATE RESIDENCE	3,759 sq. ft., 4 bedroom, 3 bathroom
ZONING	LEA B6 160, RC50/50 SR
ACCESS	Private gated access off shared drive from Bloomfield Road
ONSITE WATER	Well - 40 GPM + (4) 5,000 gallon storage tanks
ONSITE POWER	PG&E, 71 Solar Panels providing 24.14KW, <i>and</i> 22 KW whole-house propane powered generator with automatic switch.



## Site Characteristics

### SLOPES & ASPECT

Varying slopes and aspects from gentle to up to 30% planted.

### SOILS

Prior to development Paul Anamosa (Vineyard Soil Technologies) mapped nearly the entire site to Goldridge Fine Sandy Loam: Report on-file.

### ELEVATION

Elevation ranges from 180' +/- to 482' +/-

### APPELLATION

The vineyard is located within the Russian River Valley and Sonoma Coast AVA's.



# Vineyard Details

## VINEYARD

The 32.8 acres of vineyard was planted between 2016 – 2019 to a mix of Pinot Noir, Chardonnay and Viogner.

## ADDITIONAL PLANTABLE ACREAGE

Original VESCO was for 40.62 acres, additional plantable acreage estimated at +/- 6 – 8 acres. Buyer to confirm.

## VINEYARD LAYOUT

The vineyard is planted on 6.5' x 40" spacing providing for ~2100 vines per acre (vpa) on a VSP trellis.

## ROW ORIENTATION

Northwest-Southeast sun exposure.

## HISTORICAL FRUIT BUYERS

Details available upon request.

## CURRENT CONTRACTS & BOTTLING

Available to qualified buyers.

## CONSULTANTS

The following industry professionals were used on the vineyard development and management to achieve the highest quality of vineyard.

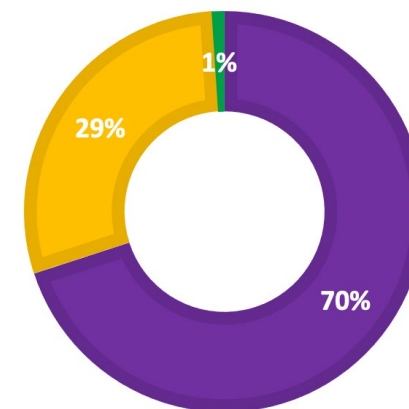
- Paul Anamosa | Vineyard Soil Technologies
- James Stamp | Stamp and Associates
- Ulises Valdez | Valdez Vineyard Management
- Chris Boland | Boland Vineyard Management
- Dave Komar | Top Notch
- Chris Walden | Vinedresser Vineyard Management
- Scott Zapatocky
- Tom Prentice | Crop Care Associates

## NEIGHBORING VINEYARDS

- Failla – Canfield Ranch
- Klopp – Thorn Ridge
- Emeritus – Pinot Hill
- Boheme - English Hill
- Merry Edwards – Meredith Vineyard
- Jackson Family – Bloomfield Road

# Varietal

■ Pinot Noir ■ Chardonnay ■ Viogner



## Block Details & Historic Yields

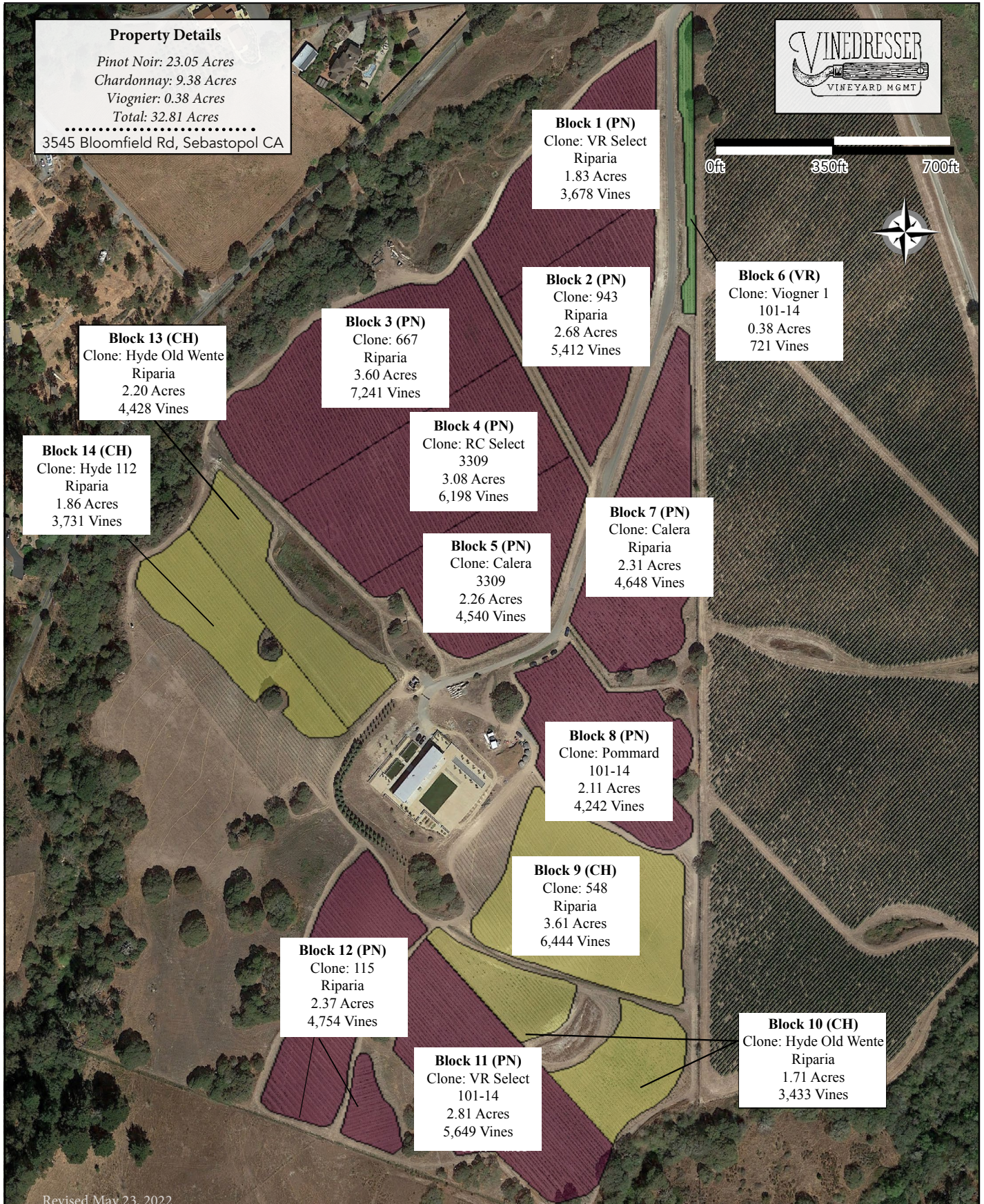
BLOCK	YEAR PLANTED	VARIETY	CLONE	ROOT-STOCK	ACRES	YIELD TONS	TONS/ACRE	YIELD TONS	TONS/ACRE	YIELD TONS	TONS/ACRE	YIELD TONS	TONS/ACRE
						2020	2021		2022		2023 (estimated)		
1	2016	Pinot Noir	VR Select	Riparia	1.83	2.90*	N/A	9.50	5.19	5.90	3.22	7.30	3.99
2	2016	Pinot Noir	943	Riparia	2.68	6.80	2.54	10.70	3.99	7.50	2.80	9.40	3.51
3	2016	Pinot Noir	667	Riparia	3.60	11.7	3.25	10.97	3.05	9.30	2.58	12.60	3.50
4	2016	Pinot Noir	RC Select	3309	3.08			4.20	1.36	8.10	2.63	10.80	3.51
5	2016	Pinot Noir	Calera	3309	2.26	3.90	1.73	5.80	2.57	2.20	0.97	6.80	3.01
6	2016	Viogner	Viogner 1	101-14	0.38	0.50	1.32	1.50	3.95	0.40	1.05	1.50	3.95
7	2016	Pinot Noir	Calera	Riparia	2.31	3.70	1.60	6.50	2.81	1.80	0.78	6.90	2.00
8	2016	Pinot Noir	Pommard	101-14	2.11	6.30	2.99	8.20	3.89	3.20	1.52	7.40	3.51
9	2019	Chardonnay	548	Riparia	3.61	N/A		6.50	1.80	6.40	1.77	12.60	3.59
10	2018	Chardonnay	Hyde Old Wente	Riparia	1.71	1.80	1.05	6.20	3.63	4.80	2.81	6.00	3.51
11	2017	Pinot Noir	VR Select	101-14	2.81	7.90	2.81	11.50	4.09	6.10	2.17	9.80	3.49
12	2017	Pinot Noir	115	Riparia	2.37	4.50	1.90	7.90	3.33	1.50	0.63	7.10	3.00
13	2018	Chardonnay	Hyde Old Wente	Riparia	2.20	0.90	0.41	5.10	2.32	4.50	2.05	7.70	3.50
14	2019	Chardonnay	Hyde 112	Riparia	1.86	N/A		5.90	3.17	2.60	1.40	6.50	3.49
<b>Total</b>					<b>32.81</b>	<b>50.90</b>	<b>1.86</b>	<b>101.47**</b>	<b>3.09</b>	<b>64.30***</b>	<b>1.96</b>	<b>112.40</b>	<b>3.43</b>

\*Only 0.5ac. Harvested due to smoke - 10.7 projected

\*\*Owners kept 1 ton for their own production.

\*\*\*Yield reduced due to rain during flowering

# Block Map





## Residence Details

ARCHITECTURE

Modern Industrial

DESIGNER

Holt Hinshaw

YEAR BUILT

2008

LAYOUT

3,759 sq. ft. - 4 bedroom, 3 bathroom

INTERIOR FINISHES

- Concrete Floors with Warm Floors Heating System
- 5 Roll-up doors for indoor/outdoor living
- Lutron Premier Lighting System
- 20-foot ceilings

OUTDOOR LIVING  
INFRASTRUCTURE

- 20,000 square foot of outdoor living and entertaining space
- Firepit and Mediterranean style Bocce Court
- Exceptional 180 degree° views
- Raised garden beds & various fruit trees

ADDITIONAL

- 71 solar panels providing 24.14 kw of energy
- 22kw Generac whole house propane powered generator with automatic switch
- Significant onsite water storage

EXCEPTIONAL OPPORTUNITY

This beautiful space could be utilized in a variety of ways including as a potential vacation rental, a possible VIP destination for a world-class wine producer, studio space for an artist, the layout and utility lends itself to a myriad of uses. All buyers advised to check with the county regarding any intended use.

# Location Map



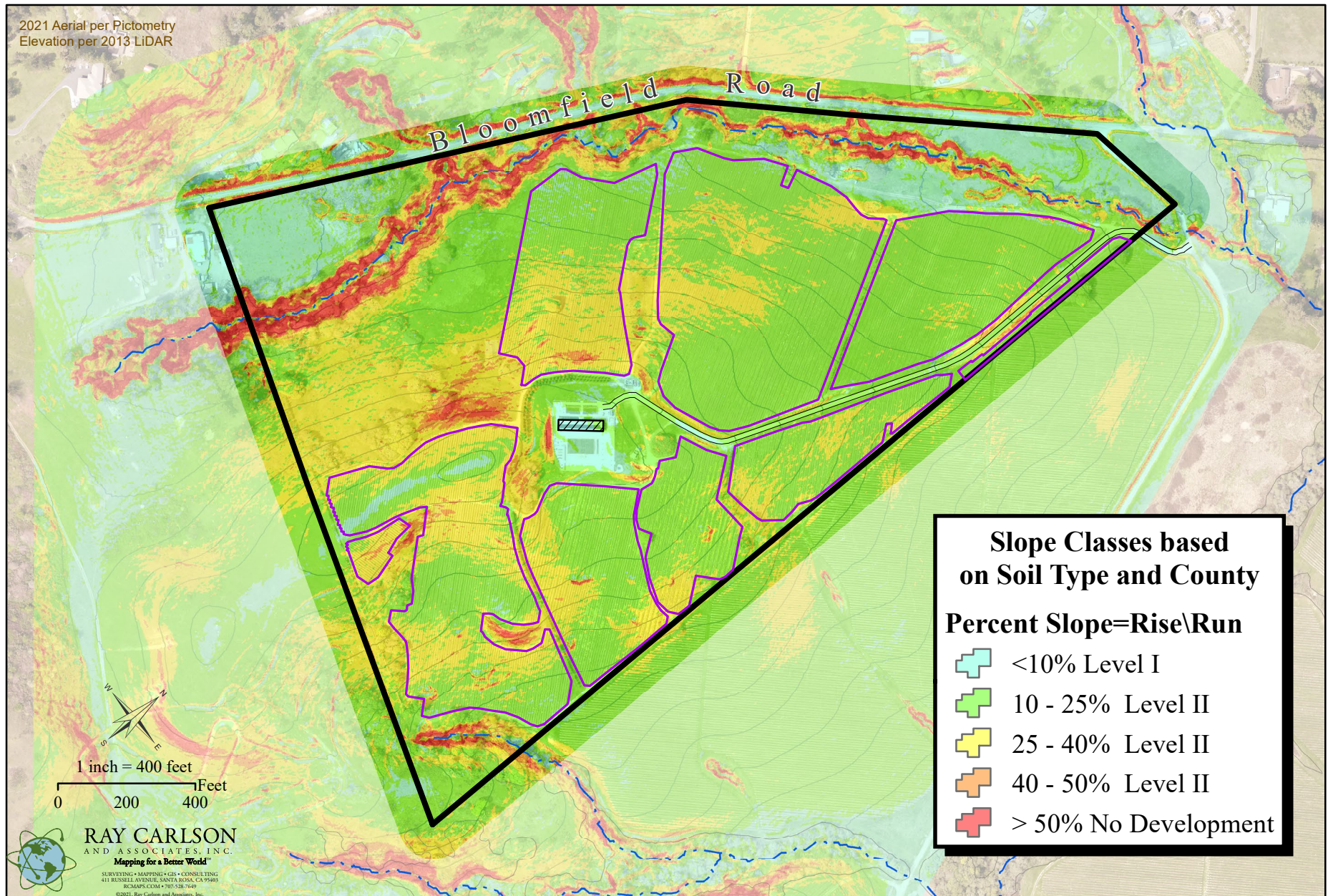
- 15 Minutes to Downtown Sebastopol 🍷🍷
- 25 Minutes to Bodega Bay 🏊
- 35 Minutes to Sonoma County Airport ✈️
- 40 Minutes to Healdsburg 🍇
- 60 Minutes to The Napa Valley 🍷
- 75 Minutes to San Francisco 🗣️



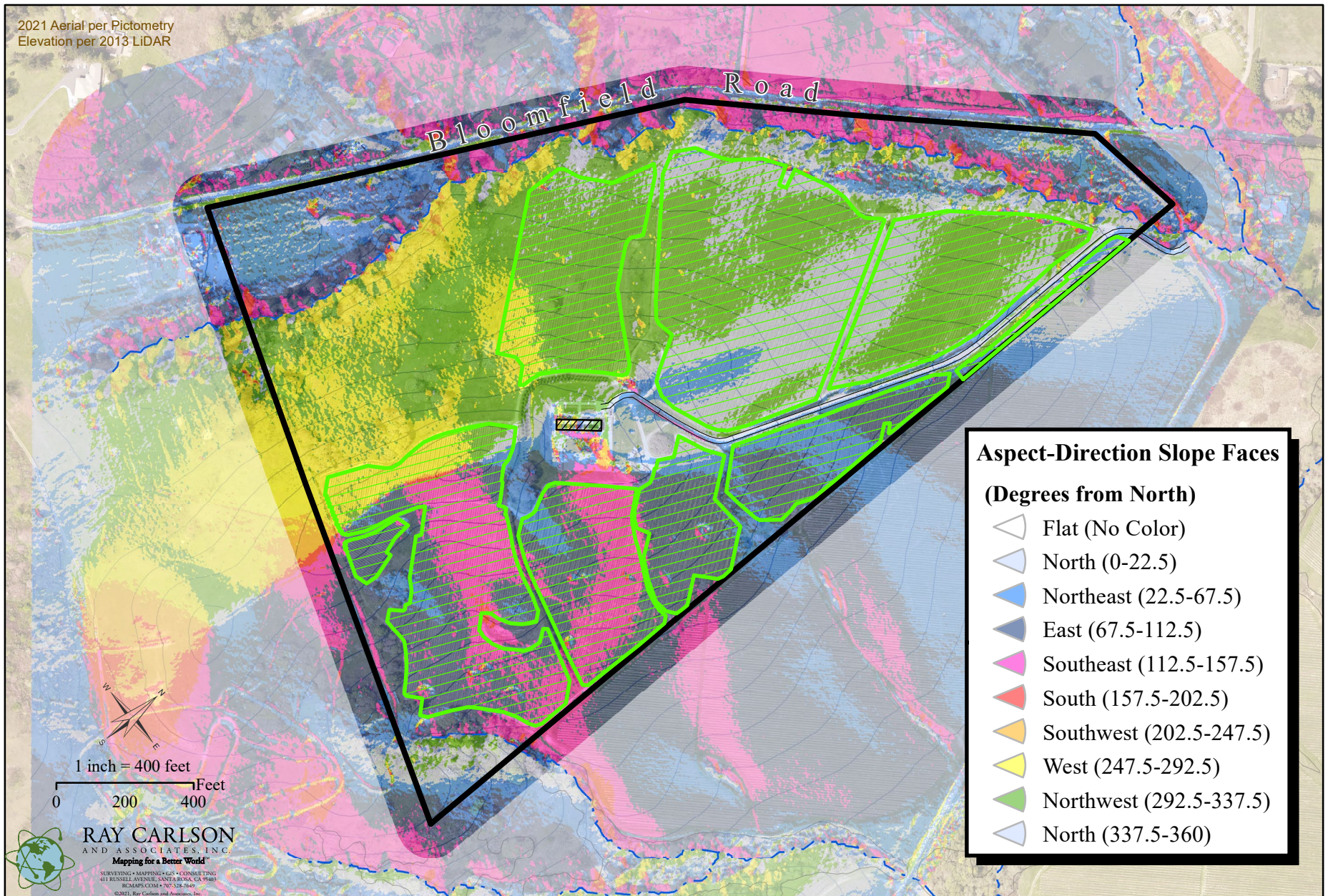
# Aerial Map



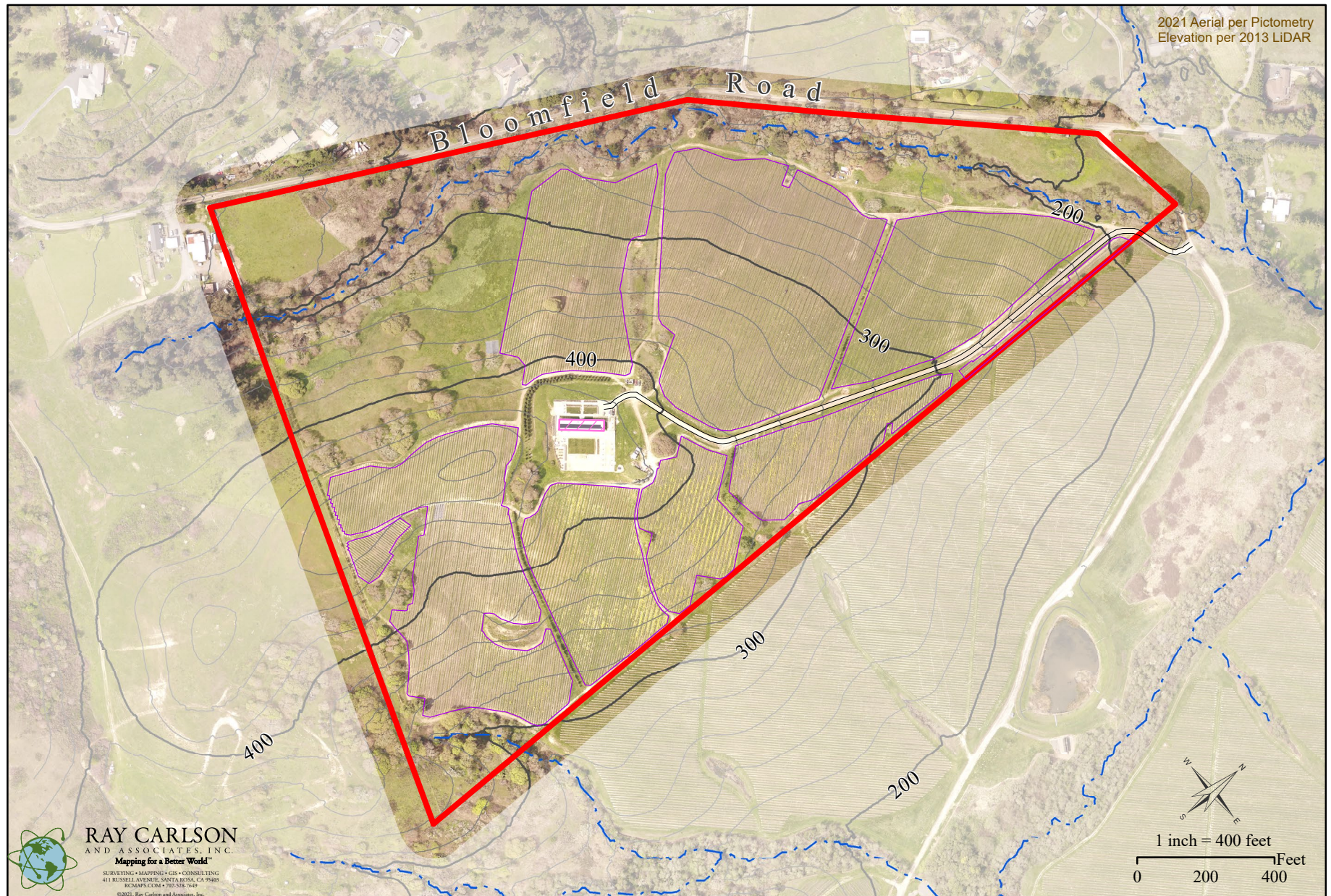
# Slope Map



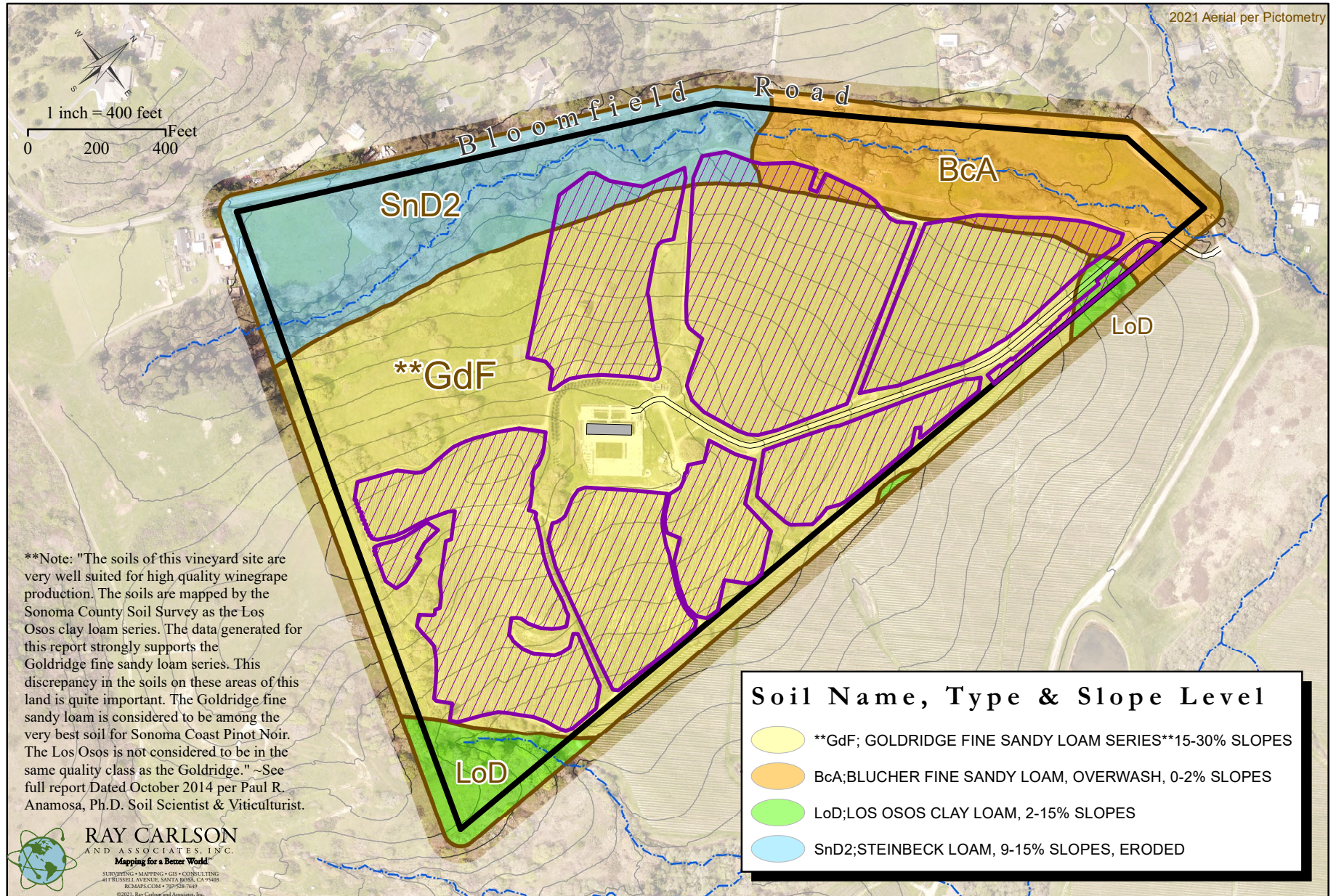
# Aspect Map



# Topo Map



# Soil Map

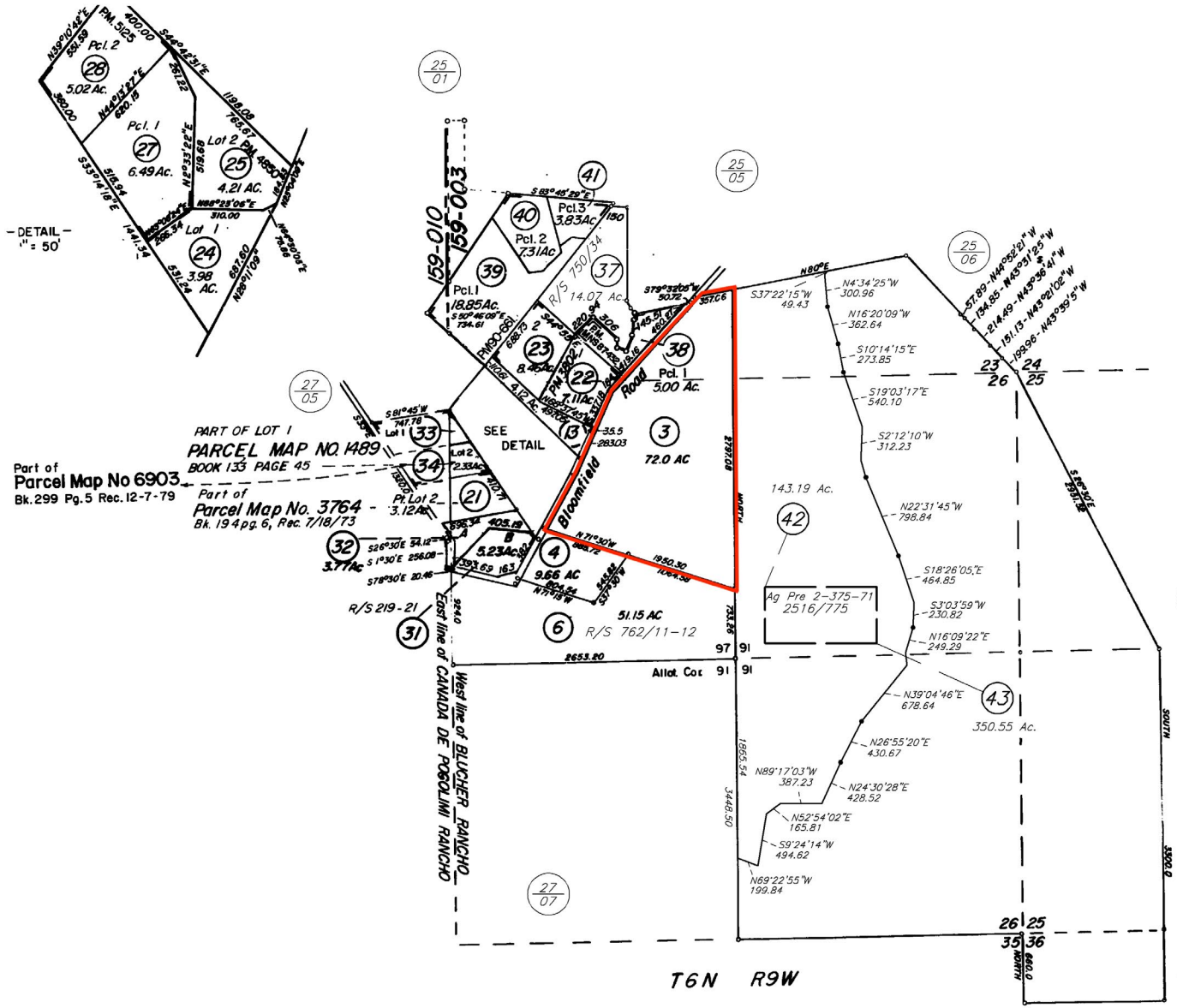


# Parcel Map

## COUNTY ASSESSOR'S PARCEL MAP

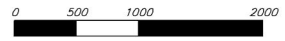
TAX RATE AREA  
159-003 159-010

025-10



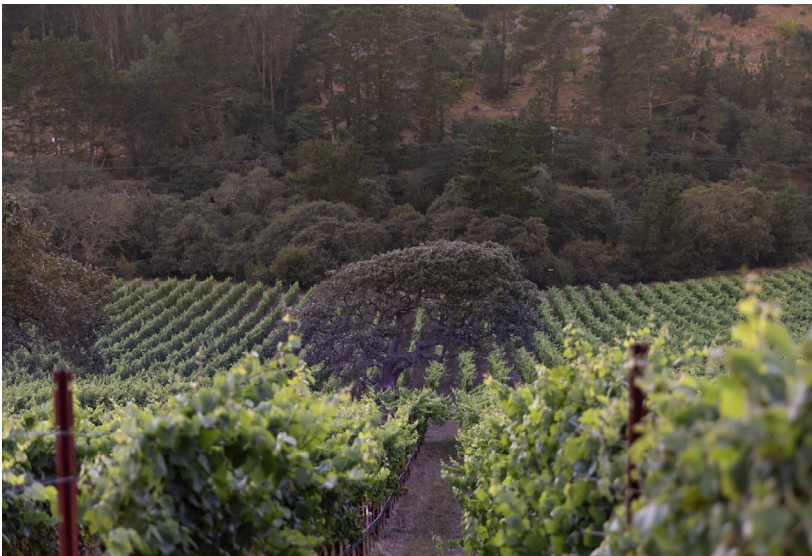
- PARCEL MAP No. 8204  
REC. 11-18-1987 IN BK. 407, MAPS, PGS. 29-31
- PARCEL MAP No. 90-661  
REC. 07-15-1992 IN BK. 497, MAPS, PGS. 01-03
- PARCEL MAP No. 4808  
REC. 09-08-1976 IN BK. 239, MAPS, PGS. 04-00
- PARCEL MAP No. MNS 87-432  
REC. 07-07-1989 IN BK. 438, MAPS, PGS. 43-45
- PARCEL MAP No. 3802  
REC. 02-25-0975 IN BK. 218, MAPS, PGS. 31-00
- PARCEL MAP No. 4850  
REC. 08-14-1975 IN BK. 225, MAPS, PGS. 24-00
- PARCEL MAP No. 5125  
REC. 08-16-1976 IN BK. 238, MAPS, PGS. 12-00

- REVISED
- 02-28-89=36-LSL
  - 10-19-89=PM-CN
  - 01-19-93=41-LSL
  - 08-08-96=BLA-LSL
  - 01-10-13=R/S-BJ
  - 01-23-15=R/S-BJ
  - 12-17-18=43-DS



Assessor's Map Bk. 025, Pg. 10  
Sonoma County, Calif. (ACAD)  
HYBRID 1/10/13 BJ

# Property Photos



# Property Photos





# 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.



Cru Land Company is a boutique Real Estate brokerage and advisory firm whose primary focus is investment-grade agricultural land. We provide landowners, investors, wine producers and agricultural processors a local presence and a platform for growth within the rapidly accelerating Agricultural Investment space.

Initially rooted in the North Coast with a focus on vineyard land, Cru represents a progression into new markets and new crops. Our expansion into the Central Coast and Sacramento Valley regions provides us the opportunity to support our clients that are already invested locally and are seeking additional investment exposure in these markets. At the same time, it allows us to cultivate new relationships with growers, landowners, and operators to assist them in achieving their individual goals by applying the knowledge and expertise that we have developed over more than a decade in the industry.