



Bergman Euro-National Wine Country Professionals: Vineyards, Estates & Wineries



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Sonoma Coast Appellation Ultra Premium Pinot Noir Vineyard Land

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- | 34.32 Acres Total
- | 22 +/- Acres Premium Vineyard Land
- | Sonoma Coast Appellation
- | Gold Ridge Soils
- | Southern Exposure
- | 800 ft Elevation
- | Gentle Slope

Ultra premium Pinot Noir vineyard land in the Sonoma Coast Appellation. This is the real Sonoma Coast, just inland from the Pacific Ocean upon a ridge 800 feet above sea level. The Sonoma Coast Appellation produces some of the worlds finest Pinot Noir in the world and is highly sought after.

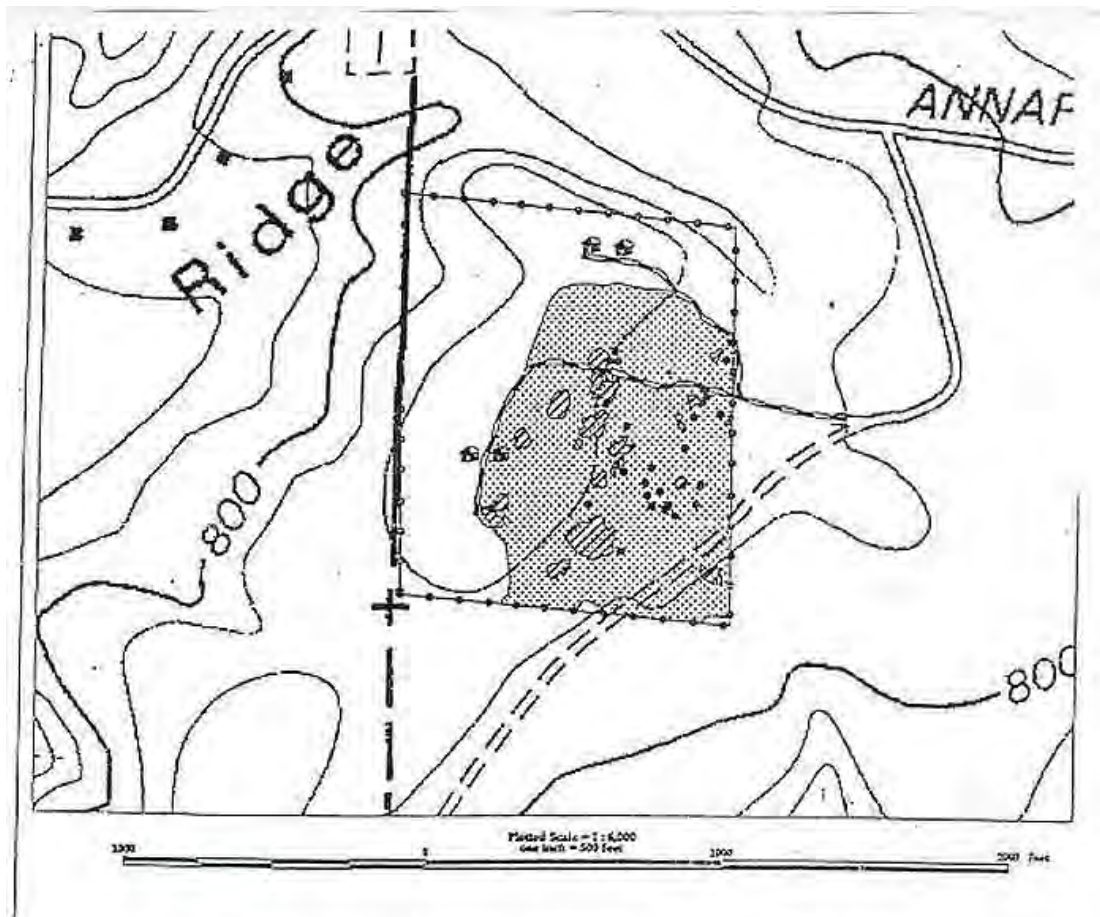




This property is very special due to its proximity to the ocean, elevation, gently sloping countours, southern exposure and fabulous Gold Ridge soil. Per the seller there are active permits for a 20 + acre vineyard. There are three wells on the property, only one is currently being used by the seller.

The seller has been on the property for nearly 30 years, raising her family and an integral part of the community. This is a unique situation where the seller is looking for a Life Estate on a small portion of the property which would not effect the plantable area. In exchange for a Life Estate, the seller is willing to sell the property for the value of the plantable land. This is ideal for a winery or grower that would like to have some of the worlds finest Pinot Noir as part of their portfolio.





Slopes within the project area average 7% across the project area. The Soil Survey of Sonoma County indicates that the project area contains Goldridge fine sandy loam (GdE 15%-30% slopes). The Goldridge fine sandy loam is a timber bearing soil that is often used for apple orchards. There is a remnant orchard within portions of the proposed vineyard area. The erosion hazard of this soil series is low within the conversion area. A review of the project area indicates no erosion problems. There are no watercourses within the project area.



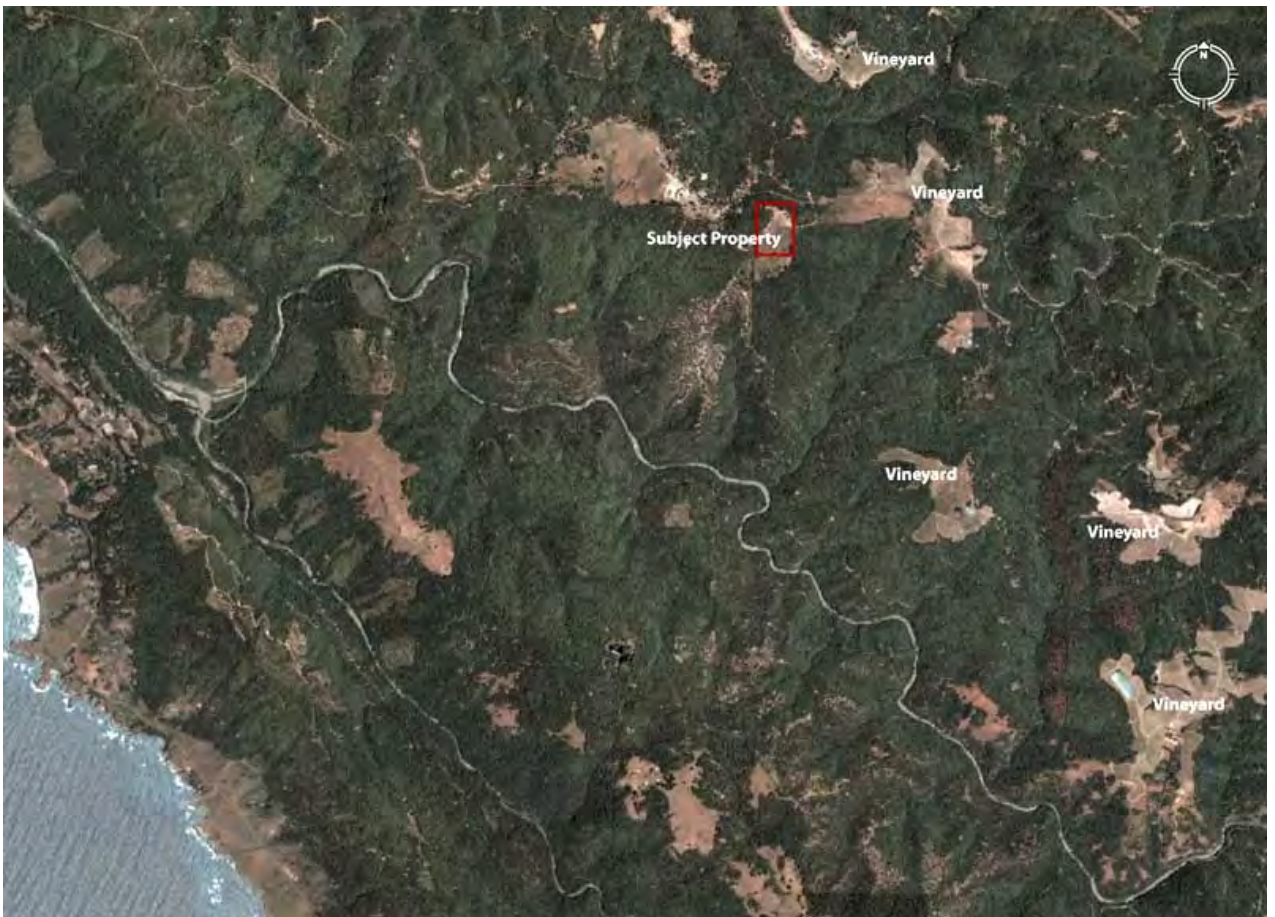
Note the color of the soil above, Gold Ridge soils, the same you will find in the apple orchards around Sebastopol, the most desired soil for Ultra Premium Pinot Noir.



Sonoma Coast Appellation "Cool climate and relatively high rainfall are the general ecological features shared by all vineyards within the Sonoma Coast Appellation. These factors contribute to slow grape maturation, with optimum ripeness coinciding with the very end of the growing season - ideal conditions for the challenging Pinot Noir varietal" - Appellation America.com



The gently sloping land provides excellent exposure and reasonably safe farming producing a win, win, win situation. The aerial photo below shows you the proximity to the Pacific Ocean as well as numerous other vineyards in the area. You will also notice the Gualala River that runs just below the property allowing the fog to creep in and out.



This is an excellent opportunity to grow some of the finest Pinot Noir in the world, with the best soils and climate. This type of opportunity is very scarce in today's vineyard land market.

Asking \$1,200,000

 [Printer Friendly Brochure](#)

NOTE: The information contained came from reliable sources. However, Bergman Euro-National does not warrant anything herein. It is advised that the Buyer take the time to complete a thorough due diligence process prior to the close of escrow.

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Call For More Information 707-887-9822
