



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

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**Russian River Appellation - Premium Pinot Noir Vineyard**

**Spectacular Setting Among Rolling Hills, Vineyards and Mature Oak Trees**

- | **20.09 Acres Total**
- | **16+/- Acres Planted To Premium Pinot Noir**
- | **2,500 +/- sq ft Renovated Ranch Style Home**

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This 20.09 acre property sits among gentle rolling hills on a quiet country road with 16+/- acres planted to premium Pinot Noir. There is an approximate 2,500 sq ft ranch style home with 3 or 4 bedrooms. The home has been renovated and is located on a knoll surrounded by beautiful mature oak trees. The house overlooks the vineyard which follows the contours of the gently rolling hills.



**This carefully renovated home has a gourmet kitchen with Zodiac quartz counter tops, Thermador double ovens, a stainless steel Thermador 5-burner gas cook top with a stainless steel hood, and a 42 inch Sub-Zero refrigerator / freezer. Red birch cabinetry throughout the living area provides generous storage space. The windows were all replaced with Pella windows trimmed in vertical grain Douglas Fir. The bathrooms have Corian counter tops and new fixtures. Natural light fills the entire house with views looking out in nearly every direction. A 1,000 sq ft Trex deck overlooks the vineyard.**





**The vineyard is considered high quality, producing Pinot Noir in the world famous and highly sought after Russian River Appellation. See the vineyard information below for a full layout. There is a grape purchase agreement in place with a major well-known local winery. A 35 GPM well is used only for domestic needs. Tertiary treated reclaimed wastewater water piped to the property provides inexpensive irrigation for the vineyard and landscaping.**



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### **Vineyard Information**

**16+/- Acres Planted To Pinot Nor**

Year Planted	Rootstock	Clone	%	Spacing
1997	101-14	Pommard	80%	4 x 10
1997	101-14	115 & 667	20%	4 x 10

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### Vineyard Production

Year	Tons Produced
2001	68.58
2002	82.19
2003	60.70
2004	49.49
2005	60.48
2006	80.39
2007	56.31
2008	56

\*The price to be paid per ton for 2008 is \$3,500 / ton.

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The property is located 5 minutes from everyday shopping, 15 minutes from Santa Rosa and Healdsburg, and about 1.5 hours from downtown San Francisco. This is a wonderful opportunity to own a premium Pinot Noir Vineyard in the Russian River Appellation.

**Price \$3,175,000**

 [Printer Friendly Brochure](#)

NOTE: The information contained herein 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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Bergman Euro-National

Call For More Information 707-887-9822

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