



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



- [Home](#)
- [Biography](#)
- [Articles](#)
- [Inventory](#)
- [Contact Info](#)

[Vineyard Shoppers Questionnaire](#)



Russian River Appellation

Luxurious Vineyard Estate

*****SELLER FINANCING AVAILABLE - See Bottom For Details*****

[Deluxe Hawaiian Vacation Rental](#)



[Princeville, Kauai](#)

Visit Bergman's Restaurant Guide To The Wine Country

[Napa and Sonoma Restaurants](#)

- | 55 +/- Acres Total
- | 29+/- Acres Planted To Chardonnay & Pinot Noir
- | 3,500 sq/ft Home, 2 Bedrooms (Originally 3 Bedrooms but one was converted to closet.) Built in 1988.
- | 1,000 sq/ft studio / gym / office / wine cellar, Original 3 car garage conversion, full bath.
- | 1,000 sq/ft Pool House w/ full kitchen and bath.
- | 3 Car oversized Garage
- | 22' x 44' swimming pool w/ electric cover
- | 1,700 sq/ft barn w/ bathroom w/ electricity & full bath. (36' x 48')
- | 1,000 sq/ft Modular Home 3 bed, 2 bath (Mgrs Home)
- | 1+ Acre Pond & Fountains
- | 2+/- Acres Of Chardonnay Vineyard
- | Extensive Landscaping and Two Electronic Gates
- | Orchard
- | 1,400 Lavender Plants
- | 175 Olive Trees
- | 450 Gallon Per Minute Well (Per Well Log)
- | Access to Windsor Tertiary Water for irrigation (Over 1,000 gpm)

- | Parcel in back has easement for access using worker access, or its own entrance off of Mark West Station Road
- | Winery Potential
- | A Lot Split Creating Two Separate Parcels Is In Process (Completion of Lot Split To Be Finished By Buyer)

This 55+/- acre estate has been pre perked for a 4 - 5 bedroom home and has been submitted to the county to create two separate parcels. a new 477 gallon per minute well has just been drilled at the rear of the property. If split one parcel will consist of 20 acres with all the improvements. As indicated the back parcel will have 27 acres of vineyard, 5 acres plantable, a building site for an estate home and perhaps a winery with its own entrance off Mark West Station Road.



Drive through the entrance gates by the 1 acre pond (with two 60 foot shooting geysers), its own island covered with many geese, ducks, and a hand sculptured brass mermaid to greet you. Driving into the property one feels like you are entering another level of lifestyle with luxury all around. You pass 2+ acres of premium vineyard, with stone and lavender lined landscaping and more vineyard as you round the corner towards the main residence. It's a breathtaking experience.



At the rear of the property there are 35+/- acres of rolling land with a vineyard and a building site for your estate and potential winery. Enter through a separate gated entrance to find 27 acres of award winning Pinot Noir and Chardonnay vines in the "Russian River Appellation" with an additional 5 acres that can be planted and the grapes being sold to "CULT" quality wine makers. You can build the home of your dreams and perhaps even open a winery (subject to verification from the county of Sonoma.)



The Vineyard is premium and located in the highly sought after Russian River Appellation, known for producing some of the finest Chardonnay and Pinot Noir in the world. The vineyard was originally planted to Merlot in 1997 and was budded over to Chardonnay and Pinot Noir in 2006.

Vineyard Information

| Block | Varietal | Acres | Clone | Root stock | # of Vines |
|--------------|------------|--------------|------------------|------------|------------|
| 1 | Chardonnay | 2.6 | - | 4453 | 2,098 |
| 2 | Chardonnay | 2.96 | Robert Young #17 | 4453 | 2,385 |
| 3 | Chardonnay | 2.17 | Old Wente | 4453 | 1,745 |
| 4 | Pinot Noir | 3.51 | Pommard #5 | 4453 | 2,827 |
| 5 | Pinot Noir | 1.89 | Joe Swan | 4453 | 1,518 |
| 6 | Chardonnay | 4.8 | Old Wente | 4453 | 3,863 |
| 7 | Chardonnay | 3.93 | Dijon #809 | 4453 | 3,163 |
| 8 | Chardonnay | 4.94 | Robert Young #17 | 4453 | 3,974 |
| 9 | Chardonnay | 2.03 | #95 | 4453 | 1,633 |
| Total | | 28.83 | | | |

The fruit is being purchased by two very high end wineries. Patz & Hall winery of the Napa Valley is purchasing the Pinot Noir and Lynmar winery in the Russian River Appellation is purchasing the Chardonnay.



The setting of this property is fantastic as it is very much in the country, but very much centrally located. The city of Windsor is right around the corner and only 5 minutes away, Healdsburg is only 15 minutes away, downtown Santa Rosa is 15 minutes away and San Francisco is a little over an hour drive. In other words you are only minutes from the some of the best restaurants, shopping and wineries in the wine country.



If you have interest in owning the ultimate wine country estate you can purchase the property for \$,4900,000.

*****The seller will also carry a first note for qualified buyers. Seller will carry back up to 60% financing at 5.5% simple interest with 30 year fully amortized monthly payments all due and payable within 10 years or upon sale or transfer to qualified buyer.*****

 [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.

[Vineyard Shoppers Questionnaire](#) | [Sitemap](#)

Bergman Euro-National

Call For More Information 707-887-9822
