



**Orchard Property in Russian River Valley AVA**

Sebastopol property located in Green Valley among producers of premium Pinot Noir and Chardonnay. Vineyards owned by Kistler, Lynmar and goldridgepinot are located nearby. The property has an existing apple orchard that is organically farmed, with gentle slopes and Goldridge soils. A modest-sized farm house has been completely updated. Subject to Williamson Act contract.



- Green Valley Sub-Appellation of Russian River Valley AVA
- Acreage Range: 10-20
- Est. 13-14 Plantable Acres
- Organically farmed Apple Orchard
- All Slopes < 5%
- Goldridge Soils

**For Sale**

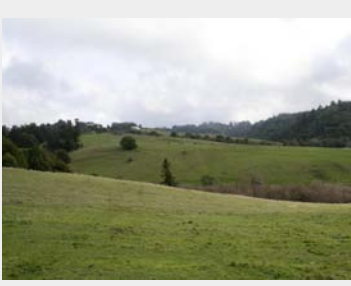


**Est. 15-20 Plantable Acres in Freestone Area of Sonoma Coast AVA**

Freestone, west of Sebastopol, is an area attracting top names among producers of premium Pinot Noir and Chardonnay. Phelps, Kistler, Cleary Ranch and Platt Vineyard are located nearby. This parcel has an estimated 15-20 acres of gentle to moderate slopes cleared for planting. Owner wishes to lease portions of the property for vineyard development. Excellent well and Goldridge Soils.

- Sonoma Coast AVA
- Acreage Range: 25-50
- Est. 15-20 Plantable Acres
- Slopes < 5% to 15-30%
- Aspect is Primarily East & South
- Goldridge Soils

**For Lease**



**Est. 50-60 Plantable Acres in Sonoma Coast AVA**

Large Sebastopol Hills parcel with areas of gently-sloped to moderately-sloped land. Owner wishes to lease portions of the property for vineyard development. Primarily south-facing, with an estimated 50-60 acres that may have vineyard potential. Located in a cool-climate area with existing vineyards providing grapes to premium Pinot Noir producers.

- Sonoma Coast AVA
- Acreage Range: 100+
- Est. 50-60 Plantable Acres
- LEA (Land Extensive Agric.) Zoning
- Varied slopes up to 30%
- Primarily South-facing Aspect
- Mostly Steinbeck Loam Soils

**For Lease**



**Est. 25 Plantable Acres in Russian River Valley AVA**

Level parcel among premium Sebastopol Hills vineyards. Two large open fields currently used for hay farming, an estimated 25-30 plantable acres. Soils makeup and topography suggest a high-production vineyard opportunity. Main house with granny unit plus manufactured home are occupied and provide current rental income.

- Russian River Valley AVA
- Acreage Range: 20-50
- Est. 20-30 Plantable Acres
- DA (Diverse Agric.) Zoning
- All Slopes under 5%
- Pajaro/Goldridge Loam Soils
- 2 wells, ea. 12-15 GPM

**For Sale**

**For Lease**



**Est. 10-12 Plantable Acres & Home in Russian River Valley AVA**

Hillside and valley bottom acres in emerging area of Russian River Valley AVA. Est. 10-12 plantable acres near growers of premium Pinot Noir. Existing modest ranch home, fencing/other improvements for a horse facility, and plans for an elegant knoll-top French manor. Opportunity exists to invest in a partnership or joint venture with owner to develop property into a high quality winery/vineyard estate or horse facility.



- Russian River Valley AVA
- Acreage Range: 20-50
- Est. 10-12 Plantable Acres
- DA (Diverse Agric.) Zoning
- Slopes <5% w/some 5-30%
- South & East-facing Aspect
- Blucher/Goldridge Loam Soils

**Investment**

**Joint Venture**



**Est. 25-30 Plantable Acres in Russian River Valley AVA**

Sebastopol Hills acreage with architecturally significant modern home under construction. Owner wishes to lease portions of the property for vineyard development. Topography is primarily 15-30% slopes, with an estimated 25-30 acres that may have vineyard potential. Located nearby are Jackson Family Estates' Bloomfield vineyard and smaller vineyards providing grapes to premium Pinot Noir producers.

- Russian River Valley AVA
- Acreage Range: 50-100
- Est. 25-30 Plantable Acres
- LEA (Land Extensive Agric.) Zoning
- Slopes 15-30%
- East & North-facing Aspect
- Los Osos Clay Loam Soils

**For Lease**

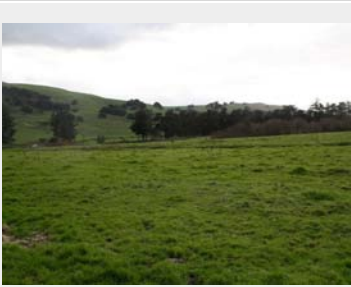


Indicates this property has a pending Preliminary Site Assessment to be completed by Small Vines Viticulture, Sebastopol

**Bob Gregg**  
707.227.0773  
CA DRE 01761189

**VICE**  
PROPERTIES

**David Carciere**  
707.479.2199  
CA DRE 01769140

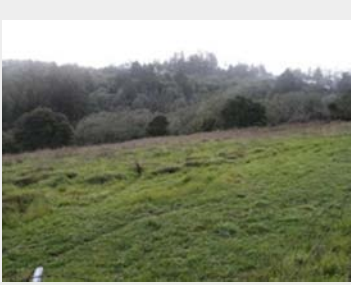


**Sonoma Coast AVA Property with 40-50 Acres Usable Land**

This Petaluma Gap property lies on a gentle, south-facing upslope between Sebastopol and Petaluma. The property is comprised of two legal parcels, one with an existing older home. The parcels can be purchased together; alternatively, the undeveloped parcel can be purchased separately. Zoning density for each parcel allows for possible lot split. Cool-climate location yet only 1/2 mile from vineyards growing grapes for premium Pinot Noir producers.

- Sonoma Coast AVA
- Acreage Range: 50-100
- Est. 40-50 Usable Acres
- DA (Diverse Agric.) Zoning
- Slopes mostly < 5%, some 5-15%
- Steinbeck Loam Soils

**For Sale**



**Russian River Valley Property with Est. 2-3 Plantable Acres**

East-facing parcel with views to Sonoma Mountains. 2-3 acre cleared sloping meadow with Goldridge soils. Opportunity for small vineyard development in emerging area of Russian River Valley AVA. Manufactured home and producing hand-dug well. Seller would consider lease-back for up to 10 years, providing income for new owner.

- Russian River Valley AVA
- Acreage Range: < 10
- Est. 2-3 Plantable Acres:
- AR (Agri. & Residential) Zoning
- Mostly 15-30% slopes
- East-facing Aspect
- Goldridge & Steinbeck loam soils

**For Sale**

As specialists in land and vineyard brokerage for the wine industry, we've developed our own in-house software for locating and tracking available properties--whether they are currently active on the market or multiple listing service (highlighted light blue), have owners who have expressed an interest in selling or leasing (burgundy), and even those properties that have recently sold (white), useful for comparable sales analysis.

Our underlying database allows us to assist our clients by searching for properties based on a number of property specifications, such as its appellation, zoning or soils series. The result is a vineyard site acquisition mapping system that we believe is unmatched in the industry.



Paul Sloan, a third generation Sonoma County local, is the owner and *vigneron* of Small Vines Wines and Small Vines Viticulture. A former wine steward, and a former California State Wine Tasting champion, Paul turned to Viticulture in the opinion that fine wines are grown in the vineyard. Paul and Kathryn Sloan launched Small Vines Viticulture, Inc., a specialty vineyard management company, in 1998. Small Vines is the only Sonoma county company that specializes exclusively in the planning, installation and precision viticulture of ultra high-density (4x3 – 4x4) luxury estate vineyards. Paul's clients include some of the top rated wineries in the nation and Paul has been invited to speak for several highly respected viticultural groups such as ASEV, SCVTG and has led several classes at the SRJC. In 2007 Paul and his wife Kathryn released wine under the Small Vines Wines label and continue to create world class wines from the Russian River and Sonoma Coast AVA's. They also have a specialty in organic and biodynamic farming and green winery practices. [www.smallvines.com](http://www.smallvines.com)

The properties listed above are not currently listed for sale with Vice Properties Inc. or any other broker and are not offered on any multiple listing service. Vice Properties has received permission from the owners of these properties to inform prospective buyers, lessees or investors of each property's potential availability. Vice Properties does not guarantee that any of the above properties will be available for sale or lease. All information contained herein has been provided by the property owner, by independent third parties or located from public records, and is deemed to be reliable. However, Vice Properties Inc. cannot guarantee the accuracy of this information. Statements regarding plantable acres are based on our preliminary observations only. Interested parties should consult their own experts to verify accuracy of all information.

**Bob Gregg**  
707.227.0773  
CA DRE 01761189

**VICE**  
PROPERTIES  
[www.viceproperties.com](http://www.viceproperties.com)

**David Carciere**  
707.479.2199  
CA DRE 01769140