

BUCHER FARMS & VINEYARD RANCH



REDUCED TO
\$10,900,000

5285 Westside Road,
Healdsburg, CA

INFORMATION MEMORANDUM

Darryl Vice

Owner/Realtor

DRE# 01378831

707.889.4569

dvice@viceproperties.com

viceproperties.com



EXECUTIVE SUMMARY



ABOUT THE PROPERTY

Located on Westside Road, one of Sonoma County's premier wine country roads, this 350+ acre legacy ranch is less than 15 minutes from the Downtown Healdsburg Square and all amenities. Bucher Farms has been in the same family since 1958, operating until recently as a certified organic Grade A dairy. ±35 acres are currently planted to premium Pinot Noir and Chardonnay wine grapes being sold to some of the area's finest high-end wineries.

Located in the Middle Reach of the Russian River Valley AVA, this spectacular property has panoramic views from higher elevations; gentle sloping meadows intermixed amongst native oaks, madrone, bay and fir trees; and rock outcroppings and riparian corridors traversing the landscape, providing numerous recreational opportunities.

Water resources include (2) wells; recycled water from the City of Healdsburg developed and in use on the property; and ±120,000 gallons of water storage tank capacity. Preliminary studies indicate the potential of up to ±77.00 acres of additional land suitable for vineyard development, and the RRD-100 zoning designation from the County of Sonoma allows for the potential to subdivide the ranch into three parcels. In addition, the property is in an Ag Preserve under the Williamson Act allowing for reduced property taxes.

Offerings of this size, location and diversity are rarely available, presenting the discerning buyer an extraordinary opportunity to acquire a productive vineyard ranch minutes from Downtown Healdsburg with significant additional acreage suitable for additional vineyard development, the potential for estate residential development with spectacular views, and a myriad of recreational opportunities.

Property Details

Address	5285 Westside Road Healdsburg, California	Access	Direct access via Westside Road frontage
APN	110-180-036 (± 353.17 acres), 110-120-032 (± 0.96 acre), 110- 120-025 (± 2.39 acres) & 110- 120-026 (± 0.02 acre)	Water Resources	250+ GPM well drilled in 2007 Older well – unknown production Developed Recycled Water System from the City of Healdsburg ±120,000 gallons of water storage tank space
Parcel Size	± 356.54 acres	Structures	Modest farmhouse converted to duplex (office/living unit), farm labor dwellings and numerous dairy related barns and outbuildings
Zoning	RRD-100 & LIA-40		
Utilities	PG&E		

SITE CHARACTERISTICS



SLOPES & ASPECT

Gentle to moderate slopes offer a wide variety of site aspects to maximize unique varietal expression from block to block.

SOILS

Josephine Loam, Yorkville Clay Loam, Yorkville-Laughlin Complex, Arbuckle Gravelly Sandy Loam, Arbuckle Gravelly Loam, Laughlin Loam, Pleasanton Gravelly Loam

ELEVATION

±140 feet to ±480 feet

APPELLATION

Russian River Valley & Sonoma Coast

NEIGHBORING VINEYARDS

Twomey Vineyards & Winery
Matrix Vineyards & Winery
Toad Hollow Vineyards
Flowers Vineyards & Winery
MacRostie Vineyards & Winery
Bacigalupi Vineyards & Winery
Gallo Vineyards – Frost Ranch & Del Rio Ranch
Landmark Vineyards & Winery
J. Rochioli Vineyards & Winery
Arista Vineyards & Winery
Williams Selyem Vineyards & Winery



VINEYARDS_



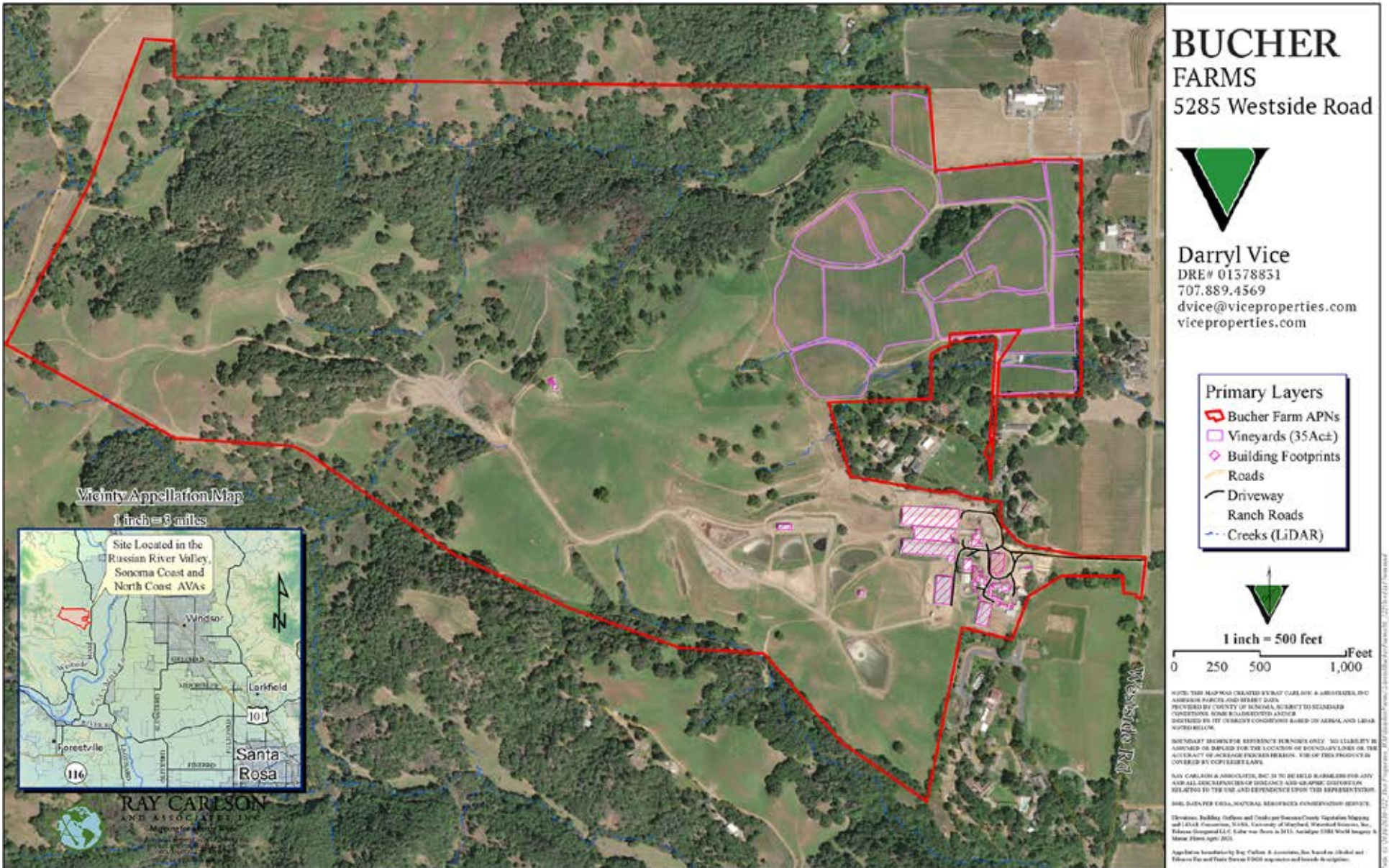
Vineyard Detail

Block #	Block Name	Variety	Net Acres	Year Planted	Root-stock	Clone	Spacing
1.	Opa's	Pinot Noir	2.61	2009	420A	943, Mariafeld & Calera	3 x 8
2.	Rock Ridge	Pinot Noir	2.86	2009	101-14	Pommard	4 x 8
3.	Saddle	Pinot Noir	5.91	2009	101-14	Swan	4 x 8
4.	W. Pyramid	Pinot Noir	2.58	2009	101-14	Pommard	3 x 8
5.	N. Pyramid	Pinot Noir	2.45	2009	420A	Pommard	3 x 8
6.	Pear Tree	Pinot Noir	1.75	1999	3309	Dijon 667	5 x 10
7.	South Hill	Pinot Noir	3.26	1997/ 2009	110R & 101-14	Dijon 115 & Mt. Eden	2.5 x 10
8.	Frost Hill W.	Pinot Noir	0.85	2008	420A	Mt. Eden	4 x 8
9.	Frost Hill E.	Pinot Noir	3.62	2008	101-14	Mt. Eden	4 x 8
10.	North L	Pinot Noir	2.57	1999	3309	Dijon 777	5 x 10
12.	Raspberry	Pinot Noir	1.39	1998	3309	Pommard	2.5 x 10
13.	House	Pinot Noir	1.29	1997/ 2009	3309 & 110R	Dijon 115	2.5 x 10
14.	South L	Pinot Noir	1.33	1999	3309	Dijon 777	5 x 10
15.	Corner	Chardonnay	1.87	2012/ 2013	16A	Wente & Robert Young	2.5 x 10
TOTAL			34.34				

Historical Production

Year	Total Tons	Tons per Acre	Income	Notes
2017	105.88	3.08	\$529,625	
2018	112.69	3.28	\$548,345	
2019	119.89	3.49	\$592,374	
2020	77.29	2.25	\$377,126	Smoke Taint
2021	115.46	3.36	\$574,902	
2022	68.44	1.99	\$352,015	Hailstorm During Bloom

AERIAL MAP



VINEYARD BLOCK DETAIL

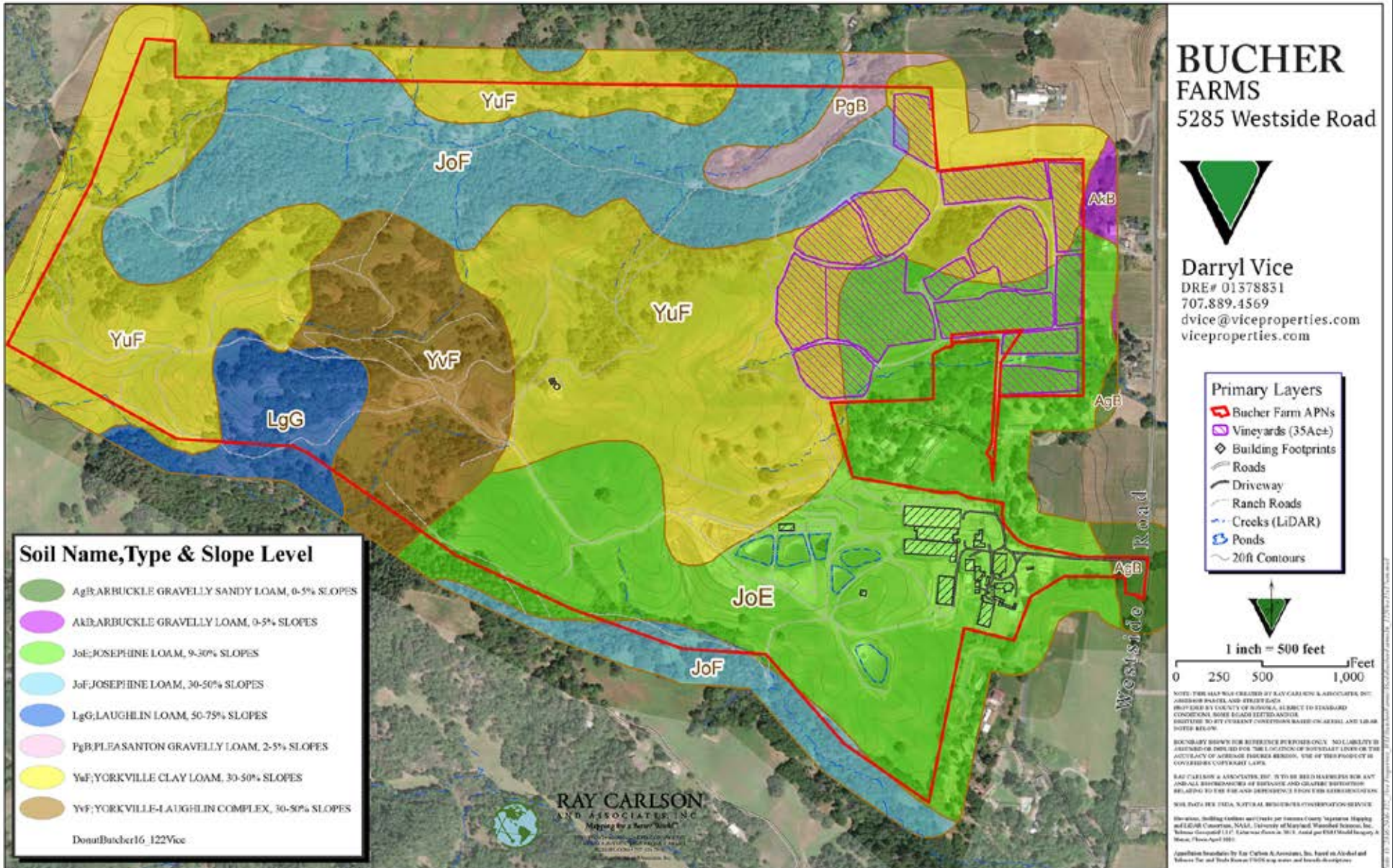


1. Opa's Block
Varietal: Pinot Noir
Clone: 943, Mariafeld, and Calera
Planted: 2009 Acres: 2.5
2. Rock Ridge Block
Varietal: Pinot Noir
Clone: Pommard
Planted: 2009 Acres: 2.8
3. Saddle Block
Varietal: Pinot Noir
Clone: Swan
Planted: 2009 Acres: 5.7
4. West Pyramid Block
Varietal: Pinot Noir
Clone: Pommard
Planted: 2009 Acres: 2.8
5. North Pyramid Block
Varietal: Pinot Noir
Clone: Pommard
Planted: 2009 Acres: 2.4

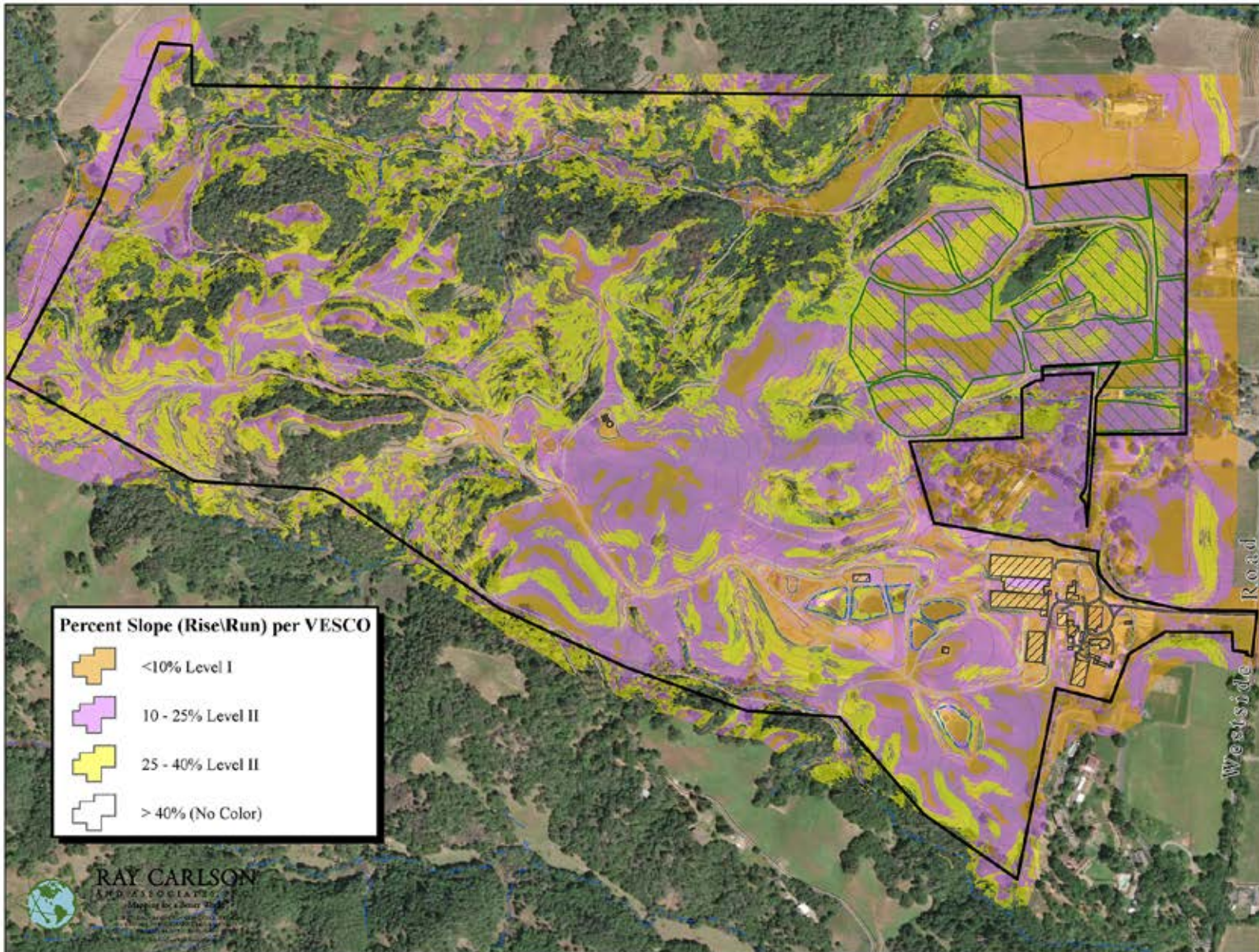
6.	Pear Tree Block	Varietal: Pinot Noir	Clone: Dijon 667	Planted: 1999	Acres: 1.8
7.	South Hill Block	Varietal: Pinot Noir	Clone: Dijon 115 and Mt. Eden	Planted: 1997 and 2009	Acres: 3.6
8.	Frost Hill West Block	Varietal: Pinot Noir	Clone: Mt. Eden	Planted: 2008	Acres: 1.1
9.	Frost Hill East Block	Varietal: Pinot Noir	Clone: Mt. Eden	Planted: 2008	Acres: 3.5
10.	North L Block	Varietal: Pinot Noir	Clone: Dijon 777	Planted: 1999	Acres: 2.7
12.	Raspberry Block	Varietal: Pinot Noir	Clone: Pommard	Planted: 1998	Acres: 1.5
13.	House Block	Varietal: Pinot Noir	Clone: Dijon 115	Planted: 1997 & 2009	Acres: 1.3
14.	South L Block	Varietal: Pinot Noir	Clone: Dijon 777	Planted: 1999	Acres: 1.4
15.	Corner Block	Varietal: Chardonnay	Clone: Wente and Robert Young	Planted: 2012 and 2013	Acres: 2.0

*Block 11 is not part of offering; Private residence of John & Diane Bucher

SOILS MAP



SLOPE MAP



BUCHER FARMS
5285 Westside Road



Darryl Vice
DRE# 01378831
707.889.4569
dvice@viceproperties.com
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Primary Layers

- Bucher Farm APNs
- Vineyards (35Ac±)
- Building Footprints
- Roads
- Driveway
- Ranch Roads
- Creeks (LiDAR)
- Ponds
- 20ft Contours



1 inch = 500 feet

0 250 500 1,000 Feet

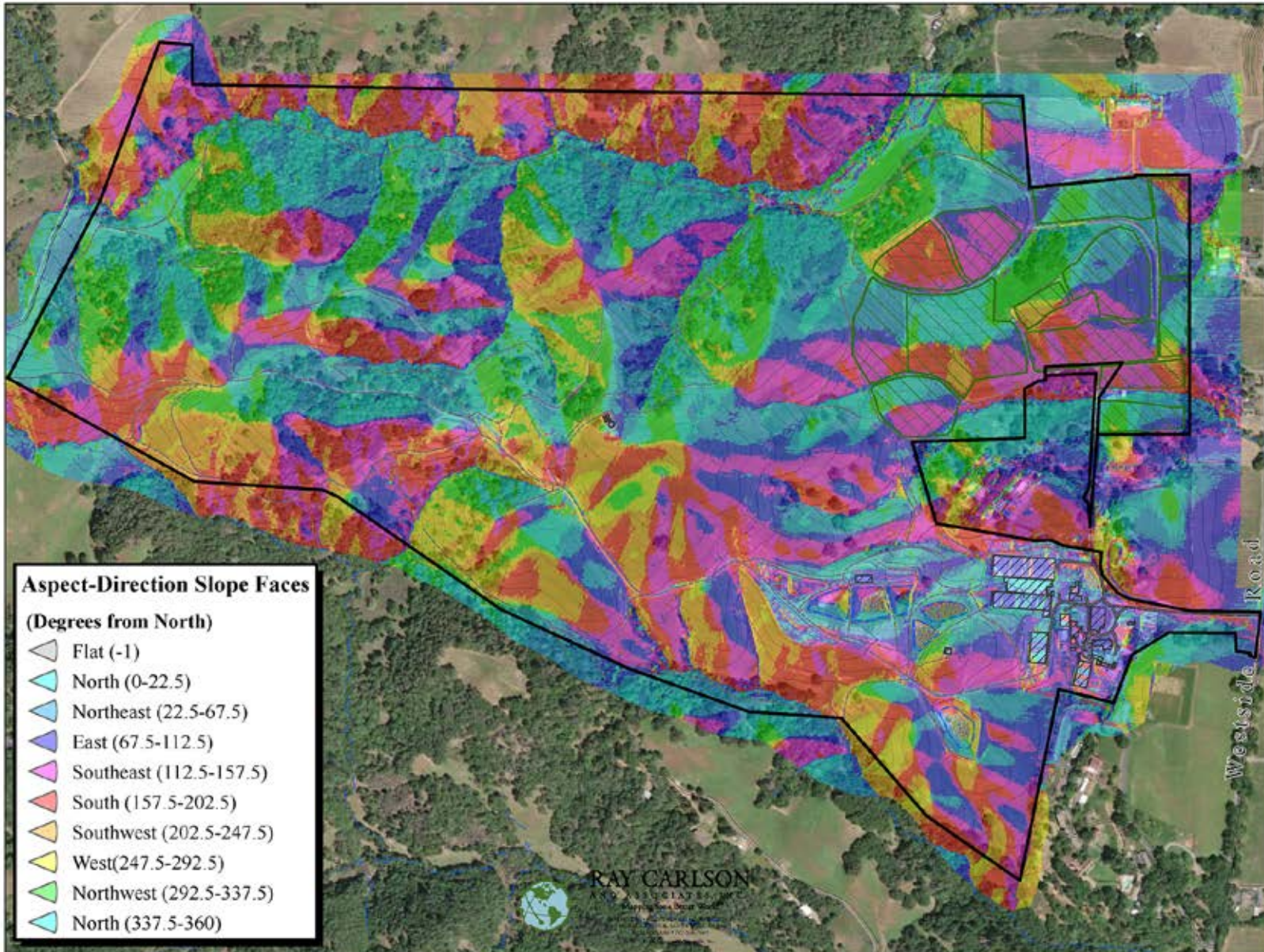
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ASPECT-DIRECTION MAP



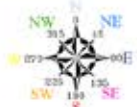
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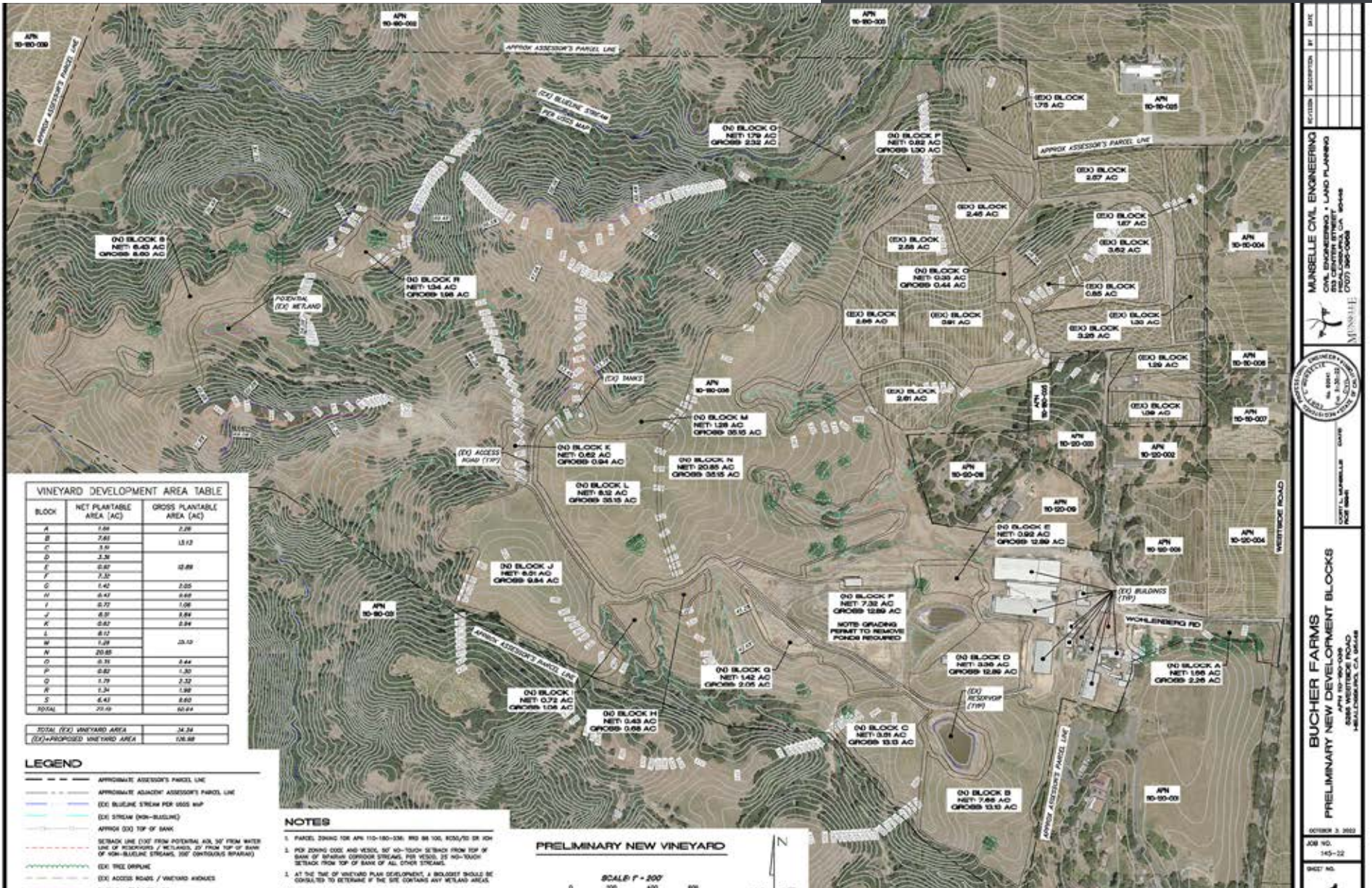
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Application developed by Ray Carlson & Associates, Inc. based on ArcGIS and software that will be made available to all users and be made available.

VINEYARD DEVELOPMENT PLAN



10/25/2023 14:45:22 - 22 - BUCHER FARMS (REVISED) 145--22 - PRELIM MAP V12.DWG

BUCHER FARMS
 PRELIMINARY NEW DEVELOPMENT BLOCKS
 APN 10-10-000
 2200 W. WHEELER RD
 WHEELERSBERG, CA 94588

MANSELLE CIVIL ENGINEERING
 REGISTERED PROFESSIONAL ENGINEER
 1000 CALIFORNIA ST., SUITE 100
 FOLSOM, CA 95630
 (916) 439-0000

OCTOBER 3, 2023
 JOB NO. 145-22
 SHEET NO.



VICE PROPERTIES_

Established in 2004, Vice Properties, Inc. is a full-service brokerage with two generations of experience in the North Bay real estate market. Working hand in hand with Vice Appraisal Company, Vice Properties offers complete sales and listing services with unique knowledge of large-acreage ranches, vineyard land, commercial, and residential properties. Drawing upon years of expertise in the valuation of North Bay properties, our comprehensive real estate and investment services include:

North Bay Ranches & Vineyards | Specializing in North Bay ranches, including rural and recreational properties, developed vineyards and land suitable for vineyard development, our team offers targeted expertise to both buyers and sellers. Knowing that quality ranch and vineyard properties in Sonoma, Napa, Marin, Lake and Mendocino Counties often change hands without exposure to the open market, our relationships with industry leaders and market participants allow us identify potential properties and conduct transactions to meet your specific needs.

Commercial Properties | Our experience in the office, retail and industrial markets throughout the North Bay allows us to meet the specific demands of the selling, buying and leasing of single tenant and multi-tenant properties. In addition to owner-user opportunities and income producing investments, we specialize in putting deals together between landowner and developer.

Investment Properties | Vice Properties provides advisory and consulting services on your existing investment properties, or potential acquisition of investment properties. We will seek to understand your goals and objectives as an investor to ensure we position you in a property consistent with those goals and objectives.

Residential Properties | As an extension of our appraisal work, our team has been working within the North Bay residential market since 1964. We know the ins and outs of this volatile market and can help both buyers and sellers get the best deal possible.

DARRYL VICE_

With diverse experience valuing large rural, residential and commercial properties throughout the North Bay, Darryl specializes in ranches, vineyards, investment properties, and development projects.

Born in Santa Rosa, Darryl Vice has lived in the North Bay all his life. He attended Cardinal Newman High School before moving on to University of California, Berkeley, where he played second base and shortstop for the Cal Baseball Team, including a trip to the College World Series in 1988 with future San Francisco Giants players Jeff Kent and Darren Lewis. After college, Darryl was drafted by the Oakland Athletics organization and went on to play for both the Oakland A's and Chicago Cubs reaching the AAA level.

Darryl returned to Sonoma County in 1993, and became a teacher and coach at Cardinal Newman High School. In 1998, he joined his father Gary Vice at Vice Appraisal Company, and began training for his General Appraisers License. In 2004, they were joined by Darryl's brother Ryan Vice in forming Vice Properties, with the goal of providing complete real estate services to their clients.

Darryl has more than 25 years' experience as a California licensed real estate appraiser with Vice Appraisal Company, and nearly 20 as co-founder, owner and licensed salesperson of Vice Properties, Inc. With diverse experience valuing large rural, residential and commercial properties throughout the North Bay, Darryl specializes in ranches, vineyards, investment properties and development projects. Through his national network, Darryl is responsible for identifying potential opportunities, site evaluation, acquisition and disposition.



CONTACT DARRYL AT 707.889.4569 OR
DVICE@VICEPROPERTIES.COM

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 Darryl Vice at 707.889.4569.



VICE PROPERTIES | 809 2ND STREET, SANTA ROSA, CA

DARRYL VICE | 707.889.4569
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viceproperties.com

