

Price	\$2,875,000
Assessor's Parcel #	133-050-034
Address:	1577 Grove Street, Sonoma, CA 95476
Parcel Size:	24.2+- acres per Sonoma County Assessor
Location:	Property is located in the heart of the Sonoma Valley, on the edge of the western foothills and looking out into the Sonoma Valley.
Zoning:	LIA-B6-40 Land Intensive Agriculture, combining district, density 40 ac minimum lot size Z Second unit exclusion The property is designated Williamson Act Agricultural Preserve, Type II.
Appellation:	Sonoma Valley
Physical Features:	This 24.3+-acre property located in the heart of the Valley of the Moon, is rectangular in shape and mostly level. The 16+- acre vineyard was planted in 1999 and year 2000. It will be certified organic in 2009. It includes 5.25+- acres of Sauvignon Blanc, 9.25+- acres of Cabernet Sauvignon and 1.5+- acres of Malbec. The vineyard has averaged 4+ tons/acre for the past 3 years. Grapes are sold to Benziger Winery under contract with the Sauvignon Blanc under a two year evergreen contract. The Cabernet Sauvignon and Malbec contract expires after the 2009 harvest. Sellers estimate there are an additional 5+- acres of plantable vineyard ground.
Structures:	Views from the home are serene and look to the Mayacamas Mountains and out onto the Sonoma Valley. According to appraisal records the main residence is 2,331 sq.ft. and includes a 2 car garage. The residence was built in 1979. There is also a 6 stall horse and storage barn totaling 5,000+- sq.ft.
Utilities:	Electrical power is supplied to the home and barn.

1577 Grove St., Sonoma
Property Description

Water Source There are three wells on the property. Sellers says the well drilled in year 2000 yields 50+/- gpm, the well supplying the Sauvignon Blanc is 15-20+/-gpm, and the house well is 10 +/- gpm.

Soils LvB: Los Robles Gravelly Clay Loam, Moderately Deep, 0 to 5 percent slopes
 SkD: Spreckels Loam, 9 to 15 percent slopes

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