

Coffey Lane Vineyard
4207 & 3964 Coffey Lane
Santa Rosa, CA 95403

\$8,200,000
56± Acres
Sonoma County



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Santa Rosa, CA / Sonoma County

SUMMARY

Address

4207 & 3964 Coffey Lane

City, State Zip

Santa Rosa, CA 95403

County

Sonoma County

Type

Farms, Residential Property

Latitude / Longitude

38.490869 / -122.749365

Dwelling Square Feet

4400

Bedrooms / Bathrooms

7 / 6

Acreage

56

Price

\$8,200,000

Property Website

<https://www.landleader.com/property/coffey-lane-vineyard-sonoma-california/47357>



PROPERTY DESCRIPTION

The 56+ acre professionally maintained Coffey Lane Vineyard lays in Sonoma County's Russian River Appellation along the county's most widely travelled corridor. Situated across from the Luther Burbank Center and next to John Ash's acclaimed Vintner's Inn, the Vineyard's locale offers unparalleled visibility in arguably one of the most sought-after wine making regions in California. The strategic significance of this has been underutilized to date and offers an incredible opportunity for a new owner to project their brand.

The Vineyard is comprised of two non-contiguous blocks - the 41.78-acre North Block and the 15.04-acre South Block. There are a total of 50 + acres planted with the North Block consisting of 36.5 acres planted (15 acres of Pinot and 21.5 acres of Chardonnay) while the South Block consisting of 14 + acres of Chardonnay. Both vineyards were planted in the late 1990s.

The Vineyard yields between 260 to 340 tons per year with Pinot representing between 70 to 90 and Chardonnay representing between 180 to 250 tons. Grapes are sold to Kendall Jackson and Plata Wine Partners on a contract basis. Current contracts are set to lapse in 2025 though demand is high for renewal. Fruit from the Vineyard commands a premium price with considerable demand.

Besides location and quality of fruit, what truly separates the Vineyard from others is the foresight that went into its creation. The Vineyard was laid out in a methodically uniform fashion to achieve maximum yield year after year with minimum input. Trellis system insures seamless mechanical harvesting, while simultaneously significantly reducing labor costs.

Water resources consist of 2 agricultural wells with one producing an estimated 200-250 gpm while the other agricultural well producing an estimated 150 to 200 gpm. In addition, there is another domestic well that serves the Vineyard's Residential Complex.

Infrastructure improvements include a well-maintained Residential Duplex (4400 sq. ft) with one 4 bedroom/3 bath unit and another 3 bedroom/3 bath unit. These are both rented out producing income. In addition, there is a modest workshop/storage shed.

The property is under a conservation easement which protects the Vineyard from development non-consistent with agriculture related uses but allows for a wide range of development appropriate for a commercial vineyard development. This is a quality, no holds barred vineyard for the the professionally inclined investor that desires a high visibility site to project their brand while simultaneously producing world class wine.

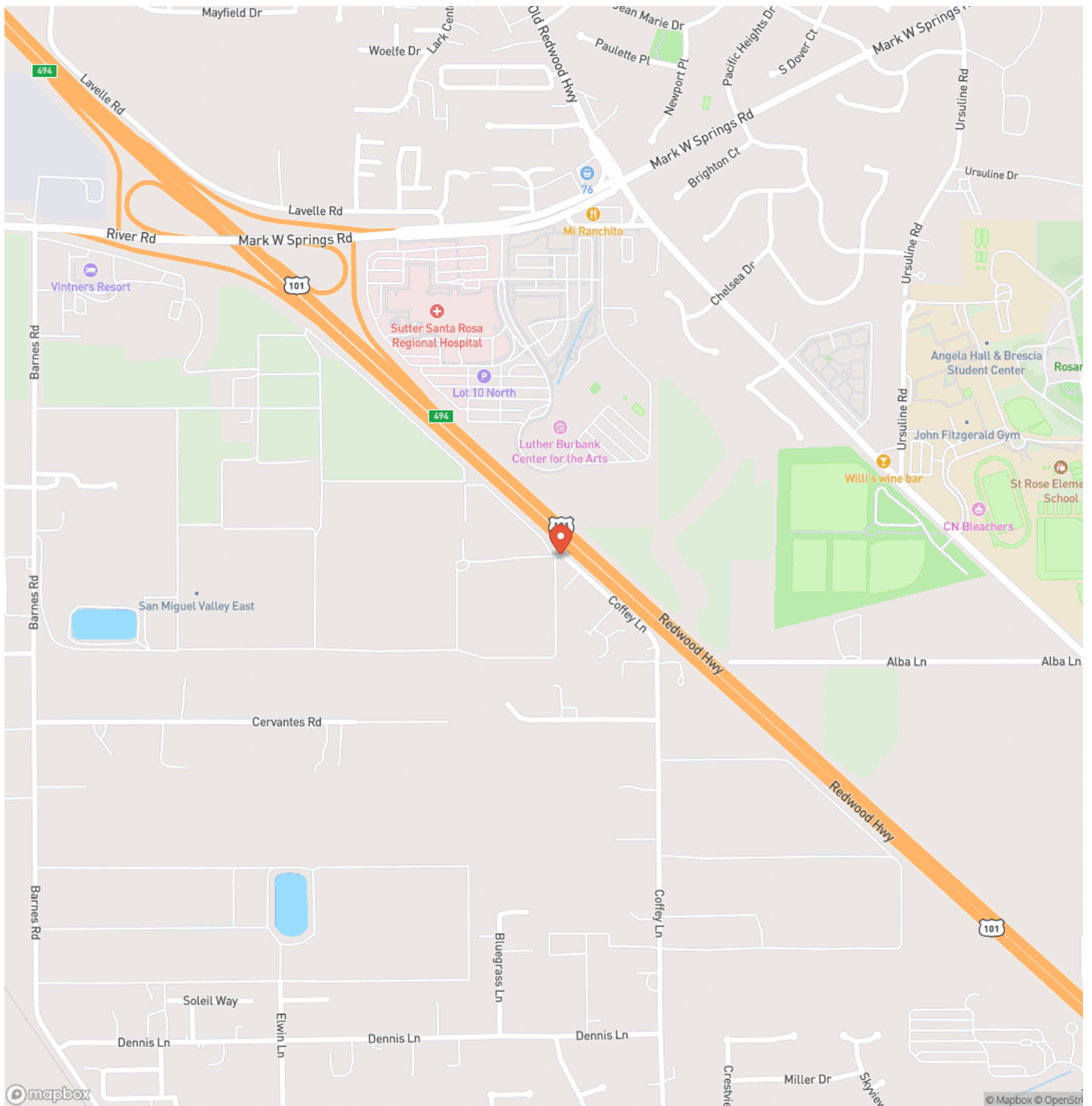
Property Highlights:

- 56+ acres split between a 41.78-acre North Block and a 15.04-acre South Block
- 50+ acres planted with 15 acres in Pinot Noir and 35+ acres in Chardonnay all with the Russian River Appellation
- 2023 Production 252 tons of Chardonnay @ \$2436 p/t & 80 tons of Pinot Noir @ \$3500 p/t
- Professionally Maintained Uniformly Planted for Mechanical Harvesting
- Vineyard Contracts in Place
- Premiere location with High Visibility on Sonoma County's most Prominent Corridor
- 3 wells - 2 Ag Wells at an estimated total flow of 350 to 450 GPM & a Domestic Well
- Residential Duplex with one 4 bedroom/3 bath (2300 Sq. Ft.) & one 3 bedroom/3bath (2100 Sq. Ft.) - Income Generating (\$3000 per month & other is workers housing)
- Conservation Easement in Place allowing for Development Consistent with Agricultural spirit of Easement i.e possibly winery facility, etc.

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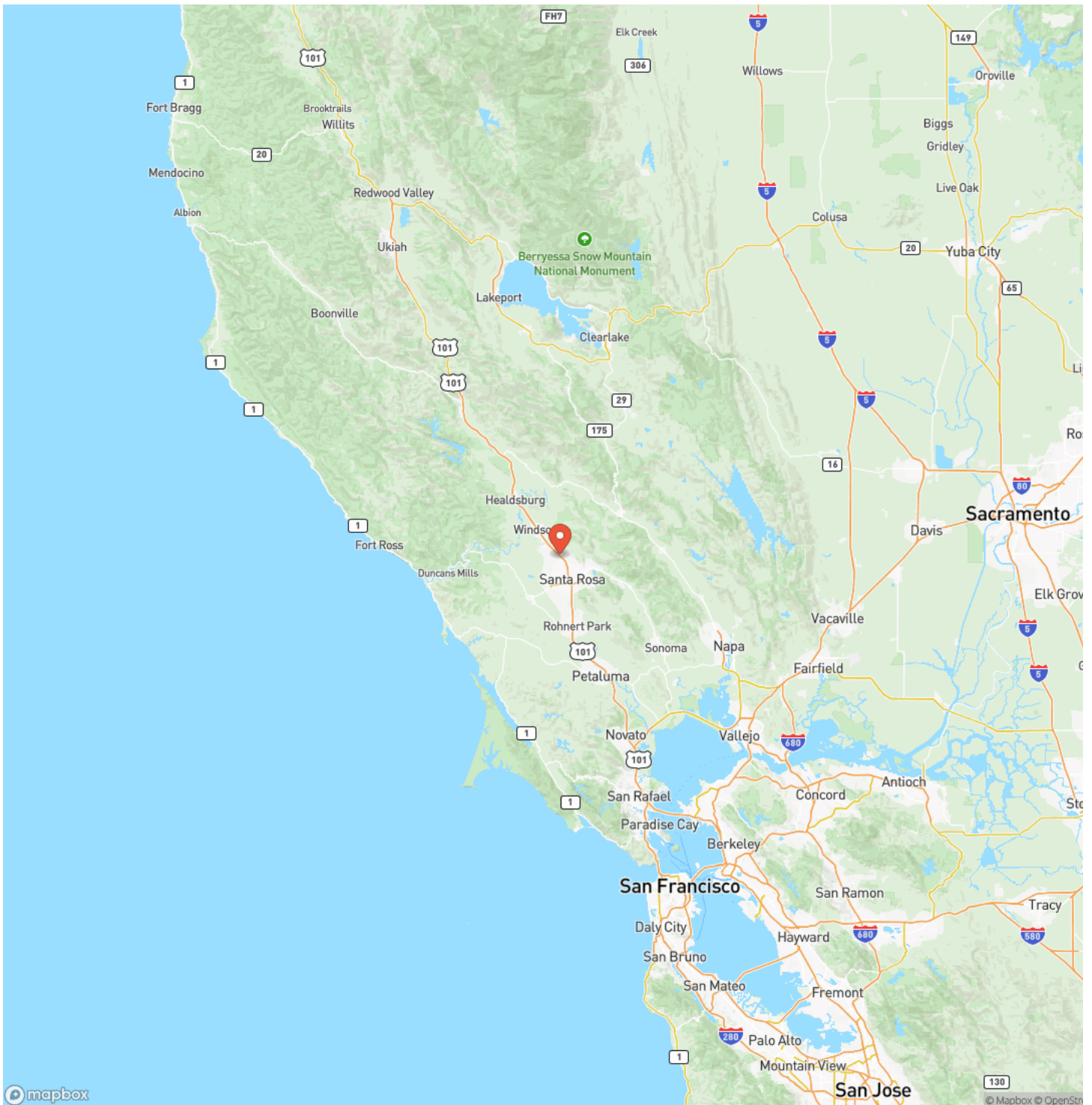
Locator Map



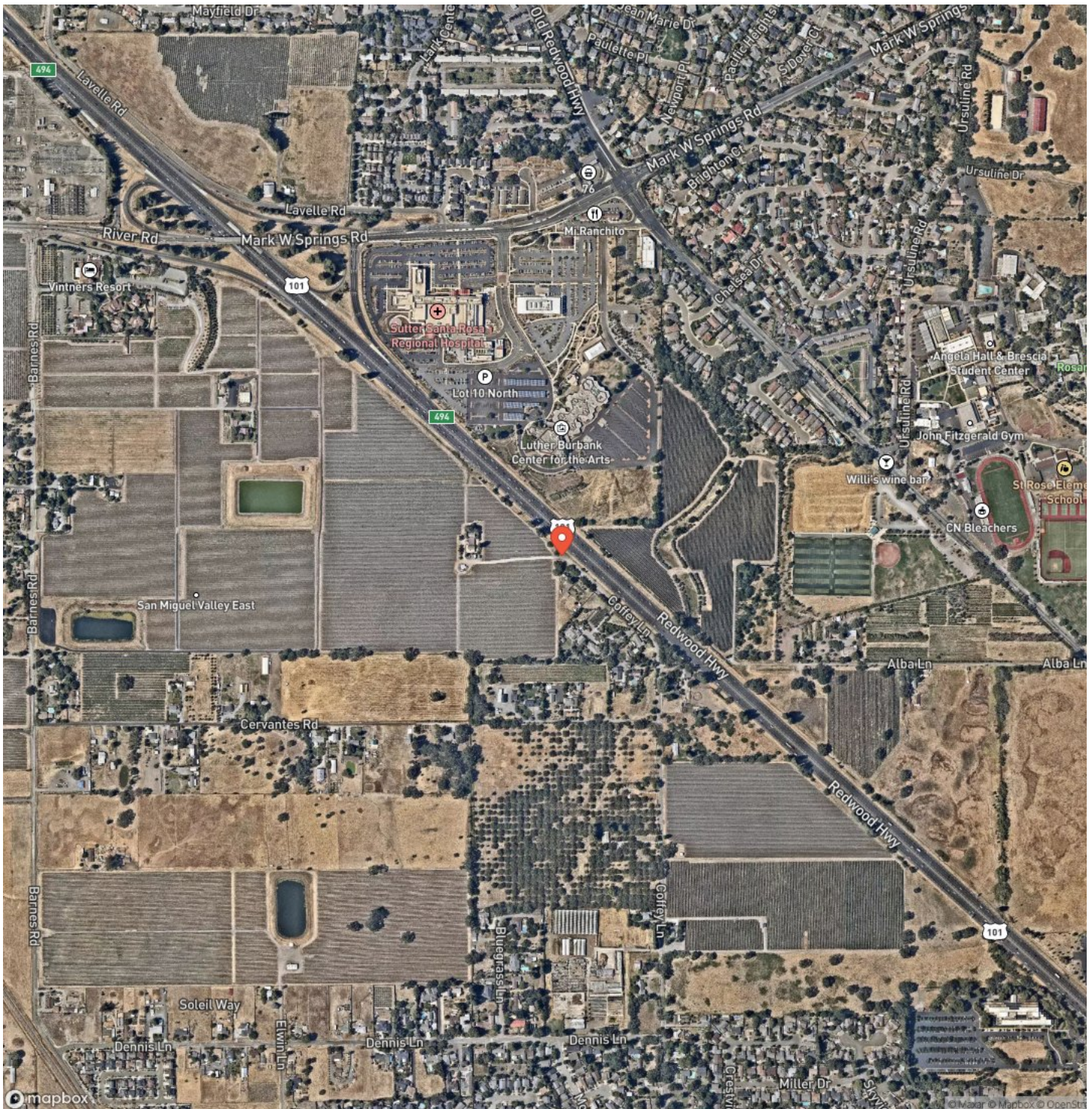
MORE INFO ONLINE:



Locator Map



Satellite Map



MORE INFO ONLINE:



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California Outdoor Properties, Inc
Serving California
Vacaville, CA 95688
(707) 455-4444
californiaoutdoorproperties.com

