

**Pritchett Peaks Vineyard**  
13700 Rockpile Road  
Geyserville, CA 95441

**\$11,900,000**  
120± Acres  
Sonoma County



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**Pritchett Peaks Vineyard**  
**Geyserville, CA / Sonoma County**

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**SUMMARY**

**Address**

13700 Rockpile Road

**City, State Zip**

Geyserville, CA 95441

**County**

Sonoma County

**Type**

Farms, Ranches, Single Family

**Latitude / Longitude**

38.732555 / -123.067405

**Dwelling Square Feet**

3000

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

120

**Price**

\$11,900,000

**Property Website**

<https://www.landleader.com/property/pritchett-peaks-vineyard-sonoma-california/54113>



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**PROPERTY DESCRIPTION**

The 120 acre Pritchett Peaks Vineyard is nestled in the majestic coastal mountains west of the bucolic town of Healdsburg in what is the epicenter of the legendary Rockpile AVA. With the entire AVA made up of less than 160 planted acres, Pritchett Peak's 45 acres of ultra-premium vines represents the most significant Rockpile holding to ever come to market and an opportunity for the savvy investor to acquire a once in a lifetime foothold in what is arguably the North Coast's most significant AVA.

Leaving the Dry Creek's valley floor and ascending up to over 1000 feet elevation, the approach to the Vineyard is marked with rolling oaked studded hills interrupted by forested draws and mountain meadows. Straddling the mountain ridge that rises above Lake Sonoma, one breaks above fog line and is greeted with an awe-inspiring view out to the Pacific. Here the first of Rockpile's vineyards come unexpectedly into sight. Continuing west the sheer rawness of the site becomes increasingly evident. When it is thought nothing could eclipse this picture, Pritchett Peaks come into full view as nature's jagged sentries over this sacred land. The gate opens and Pritchett Peak Vineyard lays out before your eyes. Immediately it is apparent why this region was deemed unique enough to merit its own AVA.

Of course, like all things, there is a backstory. Some twenty years ago the three Mauritson brothers laid their eyes on this site and had a vision for what the land could yield. This was not their first venture into viticulture. The Mauritsons come from a long line of farmers that have been growing vines on this ridge line since the 1860's. They knew this land had the unique mixture of an elevation above the fog line, full sun tempered by a cool consistent breeze from the Pacific that dries and then stresses the vine for quality while virtually eliminating rot, delicate but well drained soil, ample sustainable water resources and varied topography to produce outstanding wine. Ground was broken in 2008 and the sweat equity in building one of California's most unique vineyards began to accrue. Besides the hard work invested, there was a certain amount of luck in commencing the vineyard development when they did. The regularity restrictions that have come to being in recent years would make planting such a hillside vineyard in Rockpile today virtually impossible. In other words, this Pritchett Peaks Vineyard is irreplaceable.

The Vineyard consists of 110 acres with 45 acres professionally planted and maintained to an ultra-premium combination of Zinfandel/Primitivo, Cabernet Sauvignon and Malbec. Production runs between 100 to 180 tons per year (5 year average of 125 tons per year). These numbers are sure to grow in the coming years as the vines evolve into their prime. Five wells and a permitted 11 acre foot pond with pumps and a two 10,000 gallon concrete water tanks provide a wholly sustainable water resource. The entire vineyard is deer fenced with electric gates providing ease of ingress and egress.

The grapes are currently sold to some of California's most prestigious wineries though the current owners custom crush about 25 cases for their personal use. The Pritchett Peaks name is trademarked and will transfer to the new owner upon closing. Besides the vines, hundreds of productive olive trees line the driveway and end rows yielding an annual estimated 40 to 50 gallons of quality oil.

Winding your way down and through the vineyard and pass the reservoir, the view opens up to a secluded bench above Lake Sonoma wherein sits the Pritchett Peaks' Manor. This stately 3000 square foot 4 bedroom and 3 bath masterpiece with its covered wrap around deck canopied by ancient oaks beckons one in to its fold. With reclaimed Georgia hardwood floors and high ceilings, the appropriateness of the house to the land is self evident. With its clean lines and elegant simplicity, the Manor House provides the perfect canvass for the new owner's imagination. Out the house's east door sits the manicured gardens that lead to the pool area with its chaise lounges inviting one to linger while dreamily taking in the brilliant views in the solace of your own domaine. Rounding out this extraordinary setting is the view of Lake Sonoma out the back with a jeep trail leading the way down to the shore.

Pritchett Peaks is much more than a vineyard. It's basically a sanctuary within a sanctuary backing into the 17, 615 acre Lake Sonoma Open Space Preserve. With over 60 acres of hardwood and fir forests interspersed with seasonal creeks and springs, Pritchett Peaks' undeveloped portion is a celebration of nature itself. All these attributes lend themselves to creating natural corridor wherein wildlife abounds including Bald and Golden Eagles, Blacktail Deer, Black Bear, Wild Hog, Wild Turkey, Mountain Lion, Bobcat, Blue Grouse, Mountain and Valley Quail, etc.. Furthering the perimeters of this sanctuary is the fact that Pritchett Peaks is surrounded on its entire north side by Lake Sonoma. Allowing the new owner "back door" access to thousands acres wilderness and over 40 miles of hiking and equestrian trails that would otherwise be difficult if not impossible to access via public access.

Property Highlights:



- 120 acres with 45 acres Planted to Ultra-Premium Vines entirely in Rockpile AVA at elevation of between 800ft and 1000ft
- Zinfandel/Primitivo, Cabaret Sauvignon & Malbec producing between 100 to 180 tons per year
- 5 Wells, 11 acres Non-adjudicated Pond, Three 10,000-gallon Storage Tanks
- Deer Fenced with Electric Gates
- All Utilities are Underground
- Trademarked Brand Pritchett Peak Vineyard with established Reputation
- Productive Olive Orchard
- 3000 Sq Ft Custom Manor 4 Bedroom, 3 Bath Wrap Around Deck
- Pool and accompanying Veranda
- Wildlife of a Wide Range
- Private Access to Lake Sonoma's 17,615 acres and 40 miles of Trails

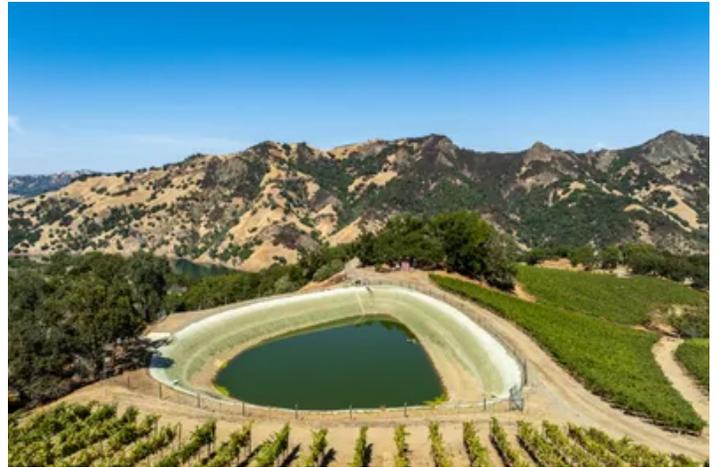
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## Locator Map

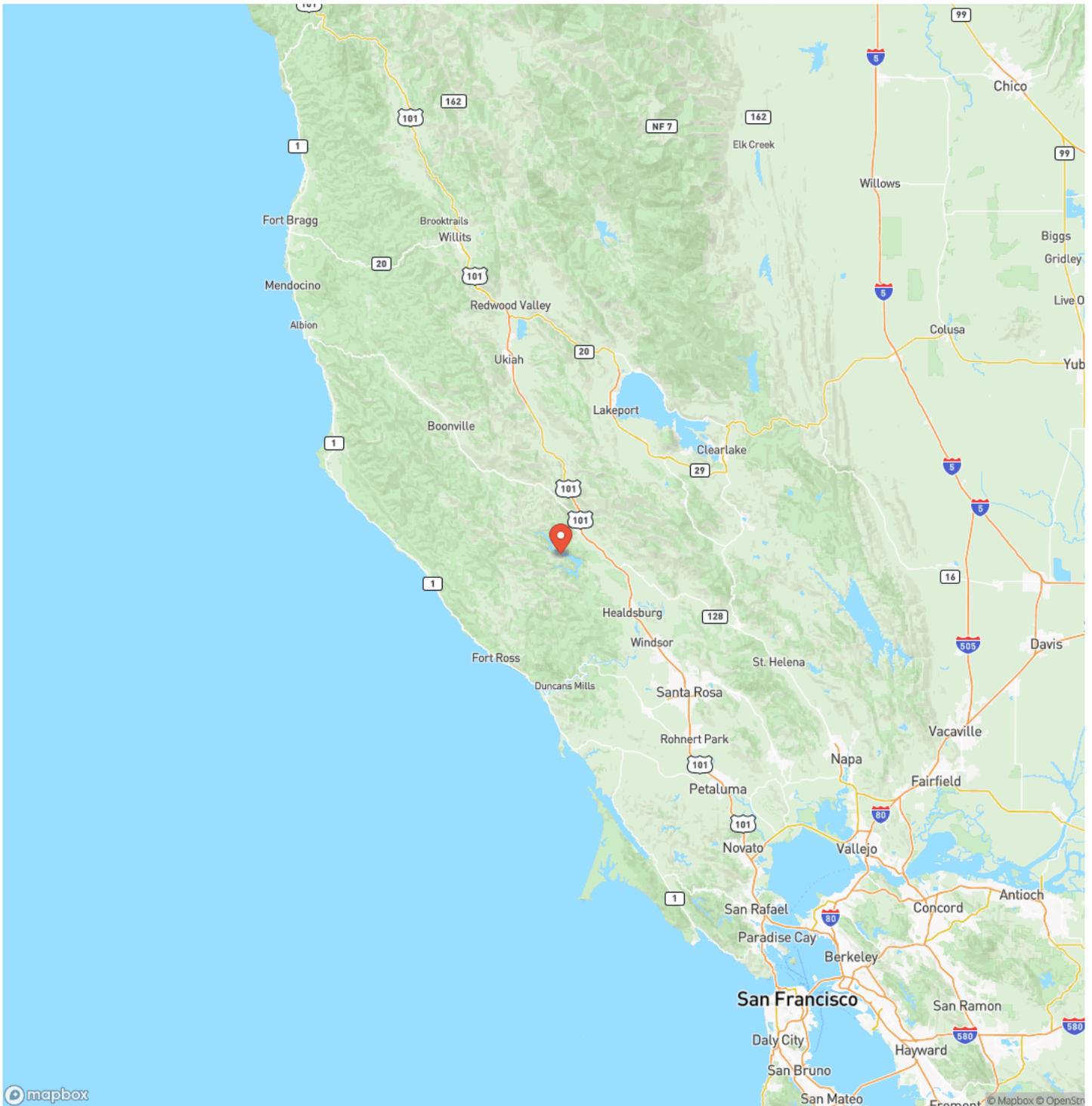


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# Locator Map



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## Satellite Map



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**California Outdoor Properties, Inc**  
Serving California  
Vacaville, CA 95688  
(707) 455-4444  
[californiaoutdoorproperties.com](http://californiaoutdoorproperties.com)

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