

Merlo Vineyard
9965 W. Dry Creek Road
Healdsburg, CA 95448

\$6,500,000
250± Acres
Sonoma County



Merlo Vineyard
Healdsburg, CA / Sonoma County

SUMMARY

Address

9965 W. Dry Creek Road

City, State Zip

Healdsburg, CA 95448

County

Sonoma County

Type

Farms

Latitude / Longitude

38.702263 / -122.985935

Acreage

250

Price

\$6,500,000

Property Website

<https://www.landleader.com/property/merlo-vineyard-sonoma-california/54887>



PROPERTY DESCRIPTION

Starting at the foothills of the northwestern end of Dry Creek Valley and rising up to almost 1000 feet, sits the celebrated 250-acre Merlo Vineyard. Commanding unprecedented views over the entire Dry Creek Valley out to Mt. Saint Helena to the west and Lake Sonoma and Pritchett Peaks to the east and Lago di Merlo in the near distance to the south. The approach to Merlo Vineyard is through Dry Creek Road and skirting Lake Sonoma to ascend Stewarts Point Road. Arriving at the entrance one is met with a monumental stone entrance and iron gate. Passing through the gate you meander down a gravel road with pines and oaks framing the journey. The vista opens up to reveal an undulating sea of vineyards.

With 55 acres of premium vines in Dry Creek Appellation professionally planted and maintained and another 7 acres prepped for planting, Merlo Vineyard represents a substantial purchase in one of California top appellation made even more special by the fact it is among the highest altitude vineyards within the appellation. Sauvignon Blanc, Merlot, Cab, Sangiovese, Primitivo and Malbec make up the varietals. The entire vineyard is irrigated by Petite Lago di Merlo which is 18-acre foot reservoir that sits on the border of the property wherein Merlo Vineyard has the exclusive diversion rights. Pump is capable of 400 GPM. Of important note, the entire vineyard site has an underground ADS "Drop-In" system that diverts surface water to buried pipes that is then deposited to secure place greatly reducing hillside erosion in the wet season. The grapes are sold to Duckhorn, Benzinger and Christopher Creek.

Merlo Vineyard is much more than just a vineyard. With another 200 acres of unspoiled land and 4 Legal Parcels/Certificates of Compliance the potential for development are endless. There are multiple stunning building sites with giant vistas and water resources to support the same. There is also a substantial redwood and fir stand that will allow sustainable harvesting in the near future. Native wildlife abounds and hiking trails are everywhere you look.

In summary, in terms of quality and quantity and price point there is nothing in Dry Creek Valley that compares to this gem.

Property Highlights:

- 250 acres in the Dry Creek Appellation made up of 4 Legal Parcels/Certificates of Compliance
- 55 acres of Premium Vineyards including Sauvignon Blanc, Merlot, Cab, Sangiovese, Primitivo and Malbec with an additional 7 acres prepped and ready to plant
- Vineyard has a state-of-the-art French Drain System to remove water from Hillside to limit erosion
- Deer Fence
- 18 Acre Foot Reservoir with Pump capable of 400 GPM
- Multiple Exceptional Estate Sites with Vistas & Spring Water available
- Electricity available at property line
- Extensive Road Network with Gated Stone entrance
- Commercially Viable Redwood & Fir Stands with existing NTMP

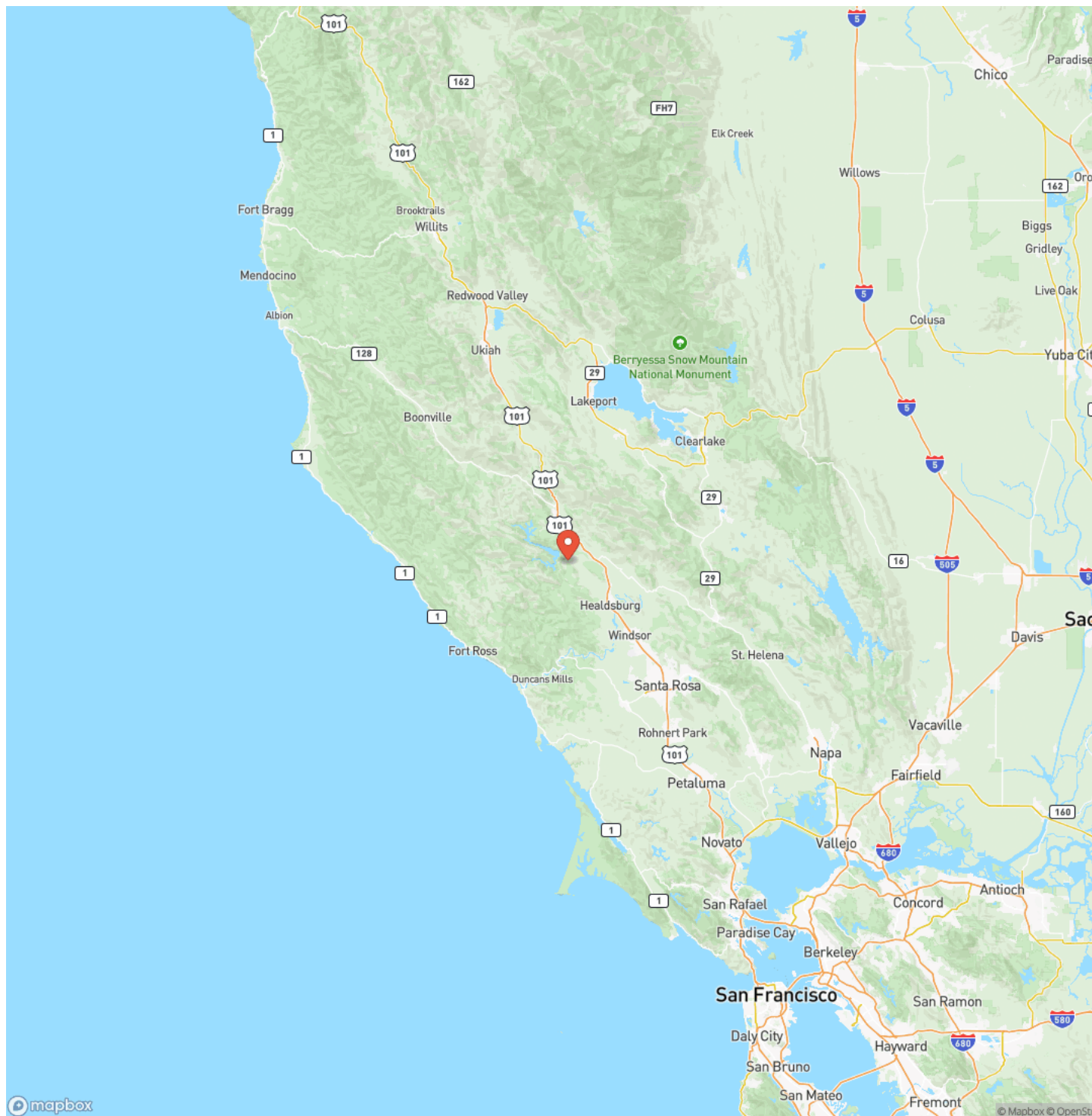
Merlo Vineyard
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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