

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>



Merlo Vineyard **Healdsburg, CA / Sonoma County**

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
Healdsburg, CA / Sonoma County



MORE INFO ONLINE:

californiaoutdoorproperties.com

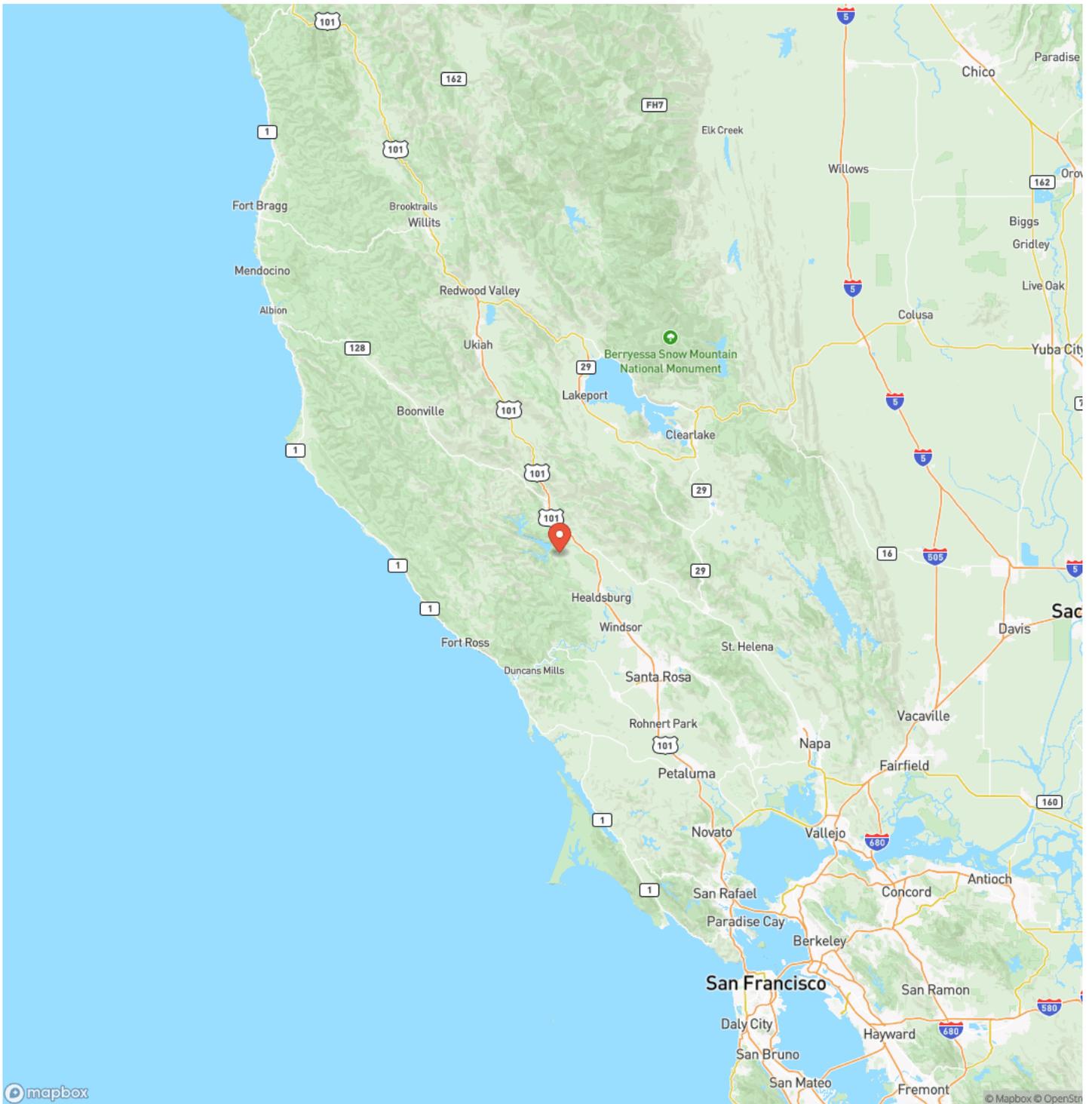
Locator Map



MORE INFO ONLINE:

californiaoutdoorproperties.com

Locator Map



MORE INFO ONLINE:



Satellite Map



MORE INFO ONLINE:



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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

