

ENGEL&VÖLKERS




LAND COMPANY



VICE
PROPERTIES

Cline Ranches

EXCLUSIVELY PRESENTED BY
DAVID CARCIERE • DARRYL VICE • WILL DENSBERGER

An aerial photograph of a vast, green Sonoma County ranch. A prominent red line outlines the property's boundary, which follows a winding road and encompasses several distinct areas. The landscape is a mix of open fields, some with rows of crops, and scattered trees. In the background, rolling hills and distant mountains are visible under a clear sky. A road with some vehicles runs along the bottom edge of the property.

CLINE RANCHES

Offering Summary

Rugged and Authentic Sonoma County Legacy Ranch

3655 OLD ADOBE ROAD • PETALUMA • CA

◆ FOUR LEGAL PARCELS

The offering includes (4) separate legal parcels ranging in size from 80 – 315 ac. that can be purchased individually or collectively.

◆ PREMIUM VINEYARD POTENTIAL

Up to 490 acres potentially plantable; 210 acres already permitted or pending with VESCO.

◆ ROBUST INFRASTRUCTURE

Former Dairy and Vineyards includes a vast interior road network, multiple reservoirs, various barns, outbuildings and a number of residences.

◆ ABUNDANT WATER

Multiple water sources serve the ranch including wells, riparian rights, large storage ponds and City of Petaluma Recycled Water.



±671 ac.

TOTAL ACREAGE

±490 ac.

POTENTIAL VINEYARD

\$16,000,000

OFFERED AT

Located only 30 miles from the Golden Gate Bridge at the gateway to Sonoma County Wine Country sits approximately 671 acres of premier Sonoma County vineyard and agricultural land. The Cline family of ranches have their roots in cattle and dairy operations but have more recently been farmed as premium vineyards and a diversified farmstead. This one-of-a-kind offering includes 4 separate legal parcels which may be acquired individually, or the entire ranch may be purchased as a single legacy ranch. The upper half of the ranch provides private, rolling topography with stunning views to the west and south, while the lower half is generally flat and with multiple access points and significant Adobe Road frontage. In fact, the road frontage, traffic and exposure on the Lazy K portion of the ranch as well as its proximity to the cities of Petaluma, Sonoma and Hwy 101 make it ideally suited for a pursuit in agribusiness or agritourism. The ranch's rugged natural beauty - highlighted by scattered oaks, ponds and meandering creeks, is supported by significant agricultural infrastructure including a vast interior road network, multiple reservoirs, various barns, outbuildings and modest residences. This history, and opportunity is located a short drive from San Francisco, Napa Valley and the Sonoma Coast. The Cline Ranch represents an extraordinary opportunity to transform a remarkable heritage ranch into a beautiful recreational ranch and private retreat, a thriving diverse agribusiness, an authentic cattle and wine operation or a magnificent blend of them all.

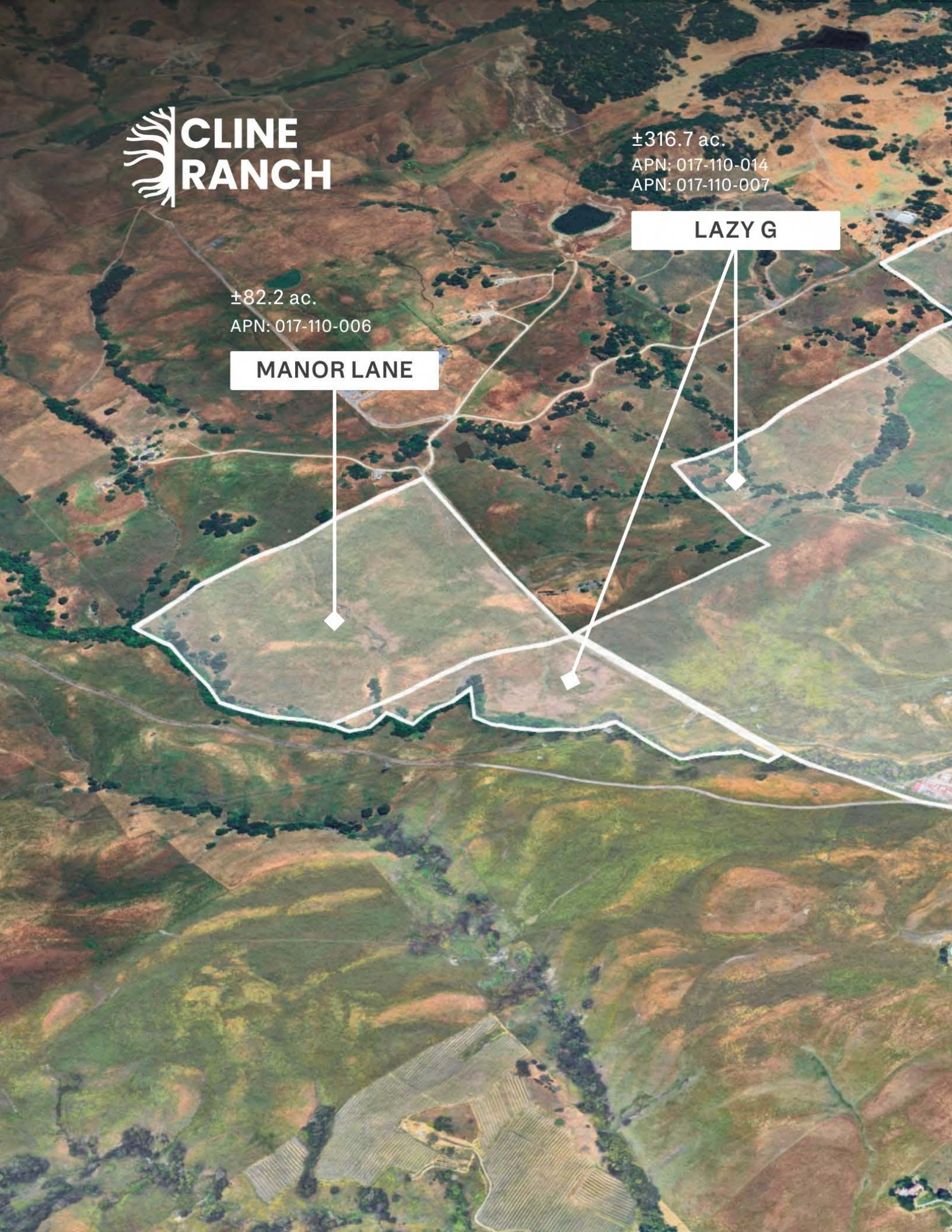


±316.7 ac.
APN: 017-110-014
APN: 017-110-007

LAZY G

±82.2 ac.
APN: 017-110-006

MANOR LANE



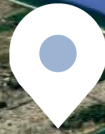
±134.2 ac.
APN: 017-120-001

LAZY P

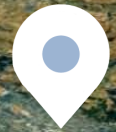
±137.7 ac.
APN: 017-130-008

LAZY K





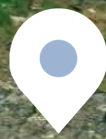
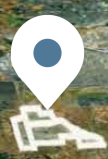
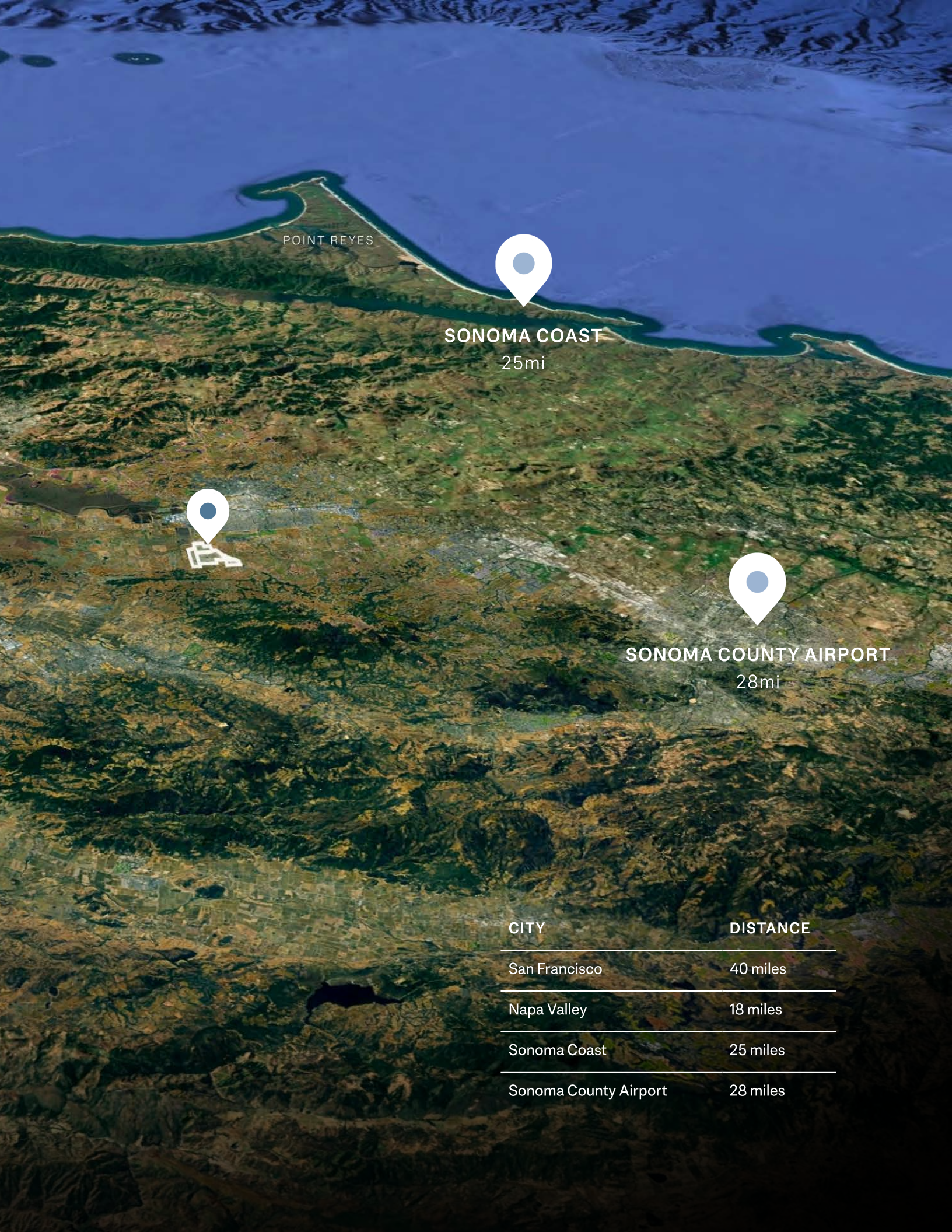
SAN FRANCISCO
40mi



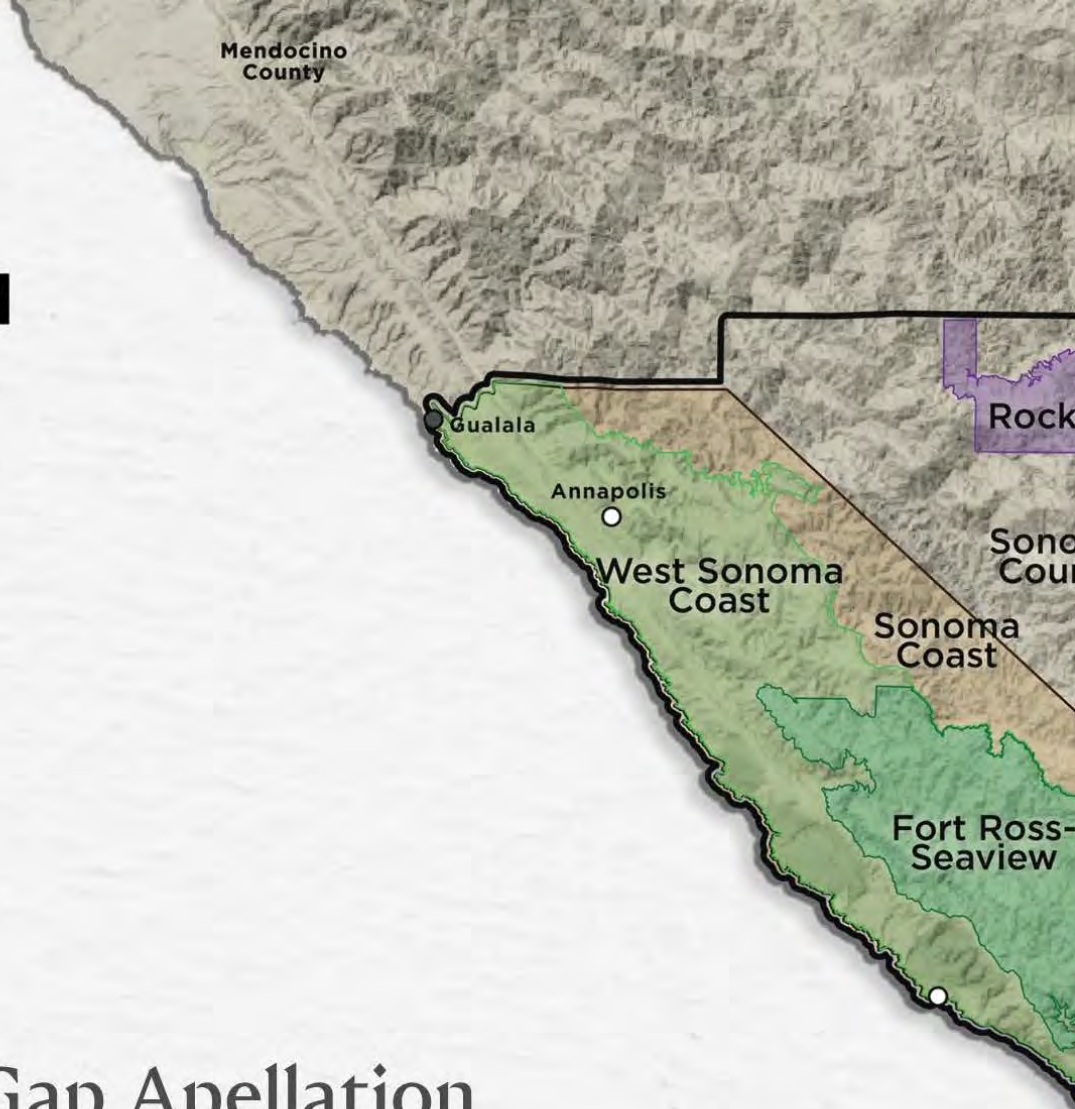
NAPA VALLEY
18mi

The Gateway to Wine Country

Just a short drive from San Francisco, this corridor connects the city to the heart of Northern California's world-renowned wine regions. From the Sonoma Coast's historic charm to Napa Valley's iconic vineyards, each destination offers its own unique blend of culture, cuisine, and countryside — all within an hour's drive.



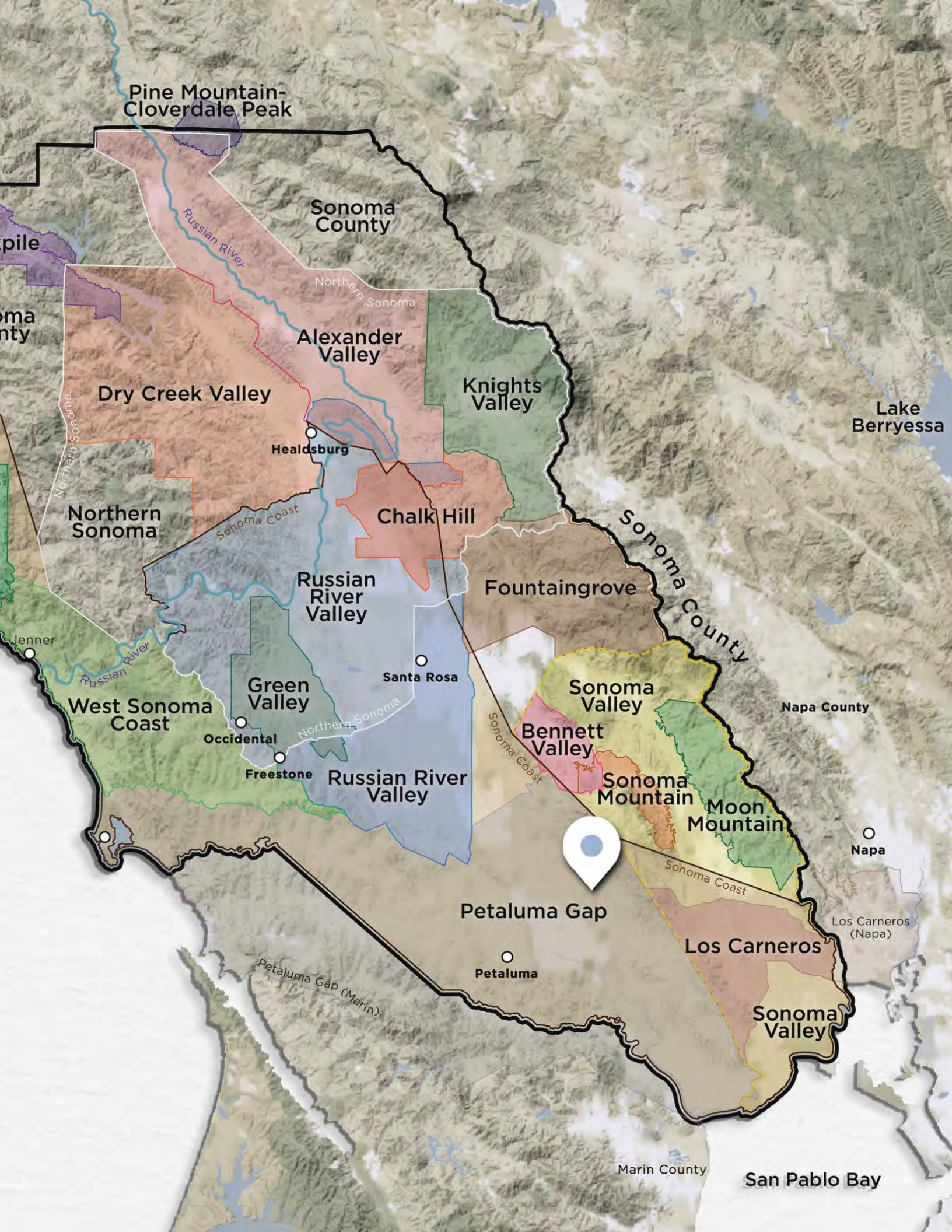
CITY	DISTANCE
San Francisco	40 miles
Napa Valley	18 miles
Sonoma Coast	25 miles
Sonoma County Airport	28 miles



Petaluma Gap Apellation



The Petaluma Gap is known for its unique cool-climate conditions, particularly its strong, consistent winds and fog, funneling in from the Pacific Ocean through a gap in the coastal mountains. This creates a growing environment ideal for producing elegant, aromatic wines with bright acidity, especially Pinot Noir, Chardonnay, and Syrah.



Pine Mountain-Cloverdale Peak

Sonoma County

Northern Sonoma

Alexander Valley

Knights Valley

Lake Berryessa

Dry Creek Valley

Healdsburg

Chalk Hill

Sonoma County

Fountaingrove

Russian River Valley

Santa Rosa

Northern Sonoma

Sonoma Valley

Napa County

West Sonoma Coast

Green Valley

Bennett Valley

Sonoma Mountain

Moon Mountain

Occidental

Freestone

Russian River Valley

Napa

Los Carneros (Napa)

Petaluma Gap

Petaluma

Los Carneros

Sonoma Valley

Petaluma Gap (Marin)

Marin County

San Pablo Bay

An aerial photograph of a mountainous landscape. The foreground shows a green valley with a small white house and a barn. The middle ground is filled with dense forests of evergreen and deciduous trees. In the background, more forested hills are visible under a hazy, golden sky, suggesting a sunrise or sunset. The overall tone is warm and natural.

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