

ENGEL&VÖLKERS



LAND COMPANY



VICE
PROPERTIES

Cline Ranches

EXCLUSIVELY PRESENTED BY
DAVID CARCIERE • DARRYL VICE • WILL DENSBERGER



CLINE RANCHES

Lazy G Ranch

Authentic Cattle & Wine Ranch

3440 MANOR LANE • PETALUMA • CA

◆ IDEAL LOCATION

Situated just 35 miles from San Francisco in the southern reaches of Sonoma County's famed Wine Country the ranch provides solitude and natural beauty with easy access to everything Sonoma County and the Greater Bay Area provides.

◆ VERSATILE POTENTIAL

The 300+ acre property offers potential for a premium vineyard or a private legacy estate and recreational ranch.

◆ ESTABLISHED INFRASTRUCTURE

The "G" is currently a working ranch home to a cattle and wine with an established infrastructure ready for growth including an extensive road network, developed water resources, a large reservoir, barns, outbuildings and a nicely appointment ranch home.

◆ RUGGED BEAUTY

The gently rolling hills and stunning views enhance the property's appeal, providing an exquisite backdrop for a luxurious private retreat or a versatile recreational ranch, ensuring both functionality and aesthetic charm.

±316.76 ac.

TOTAL ACREAGE

±240 ac.

POTENTIAL VINEYARD

\$6,000,000

OFFERED AT

Solitude, serenity and diverse agriculture can all be yours at the Lazy G Ranch! This extraordinary ranch offers tremendous scale and diversity with over 300 acres of gently rolling hills, stunning views and significant infrastructure including a well-developed interior road network, developed water in the form of multiple ponds, a large reservoir, and access to recycled water, and a host of barns, shops and housing. The G stands ready to be reimagined into a beautiful private retreat and recreational ranch or transformed into a significant diverse agricultural operation with premium vineyard and cattle ground. All this is located at the gateway to Sonoma County Wine Country a mere 30 miles from the Golden Gate Bridge and 25 miles from the Sonoma County Airport providing easy access to and from any destination.

Property Details

Lazy G Ranch

Address	3440 Manor Lane, Petaluma
APN	017-110-014 and 017-110-007
Parcel Size	316.76 ac
Onsite Water	Well 1 : 8 GPM, 360' deep, 6"PVC, 2 HP Pump Water Right: #11892 - 18ac.ft. Water Right: #11893 - 15 ac.ft Reservoir 1 - est. 6.0 surface ac 1 Proposed Reservoir - 49.5 ac.ft 2 Ponds
Structures	Multiple Barns and Shops (4) Mobile Homes Guest House (2) seperate units Additional Structures & Outbuildings
Zoning	LEA B6 60, LEA B6 60 Z, F2 LG / MTN RC50/50 SR VOH
Estimated Pantable AC	240 ac. estimated per slopes 105.05 ac Level II VESCO - Pending
Slopes	0-15%
Soils	Anthropic Soil, Clear Lake Clay, Diablo Clay, Haire Loam, Linne Variant and Laniger Loam.
Aspect	Varying Aspects, primarily West, Southwest, South and Southwest.
Elevation	+/- 200-400'
Appellations	Petaluma Gap & Sonoma Coast







APN
017-110-007

±316.7 ac.

TOTAL ACREAGE

An aerial photograph of a rural landscape. A large, irregularly shaped area is outlined with a white line. Inside this boundary, there is a pond on the left side and several rectangular fields, some of which appear to be planted with crops like corn. The surrounding area includes more fields, some with trees, and a road or path running along the top and right edges. The text 'APN 017-110-014' is overlaid in the center of the white-outlined area.

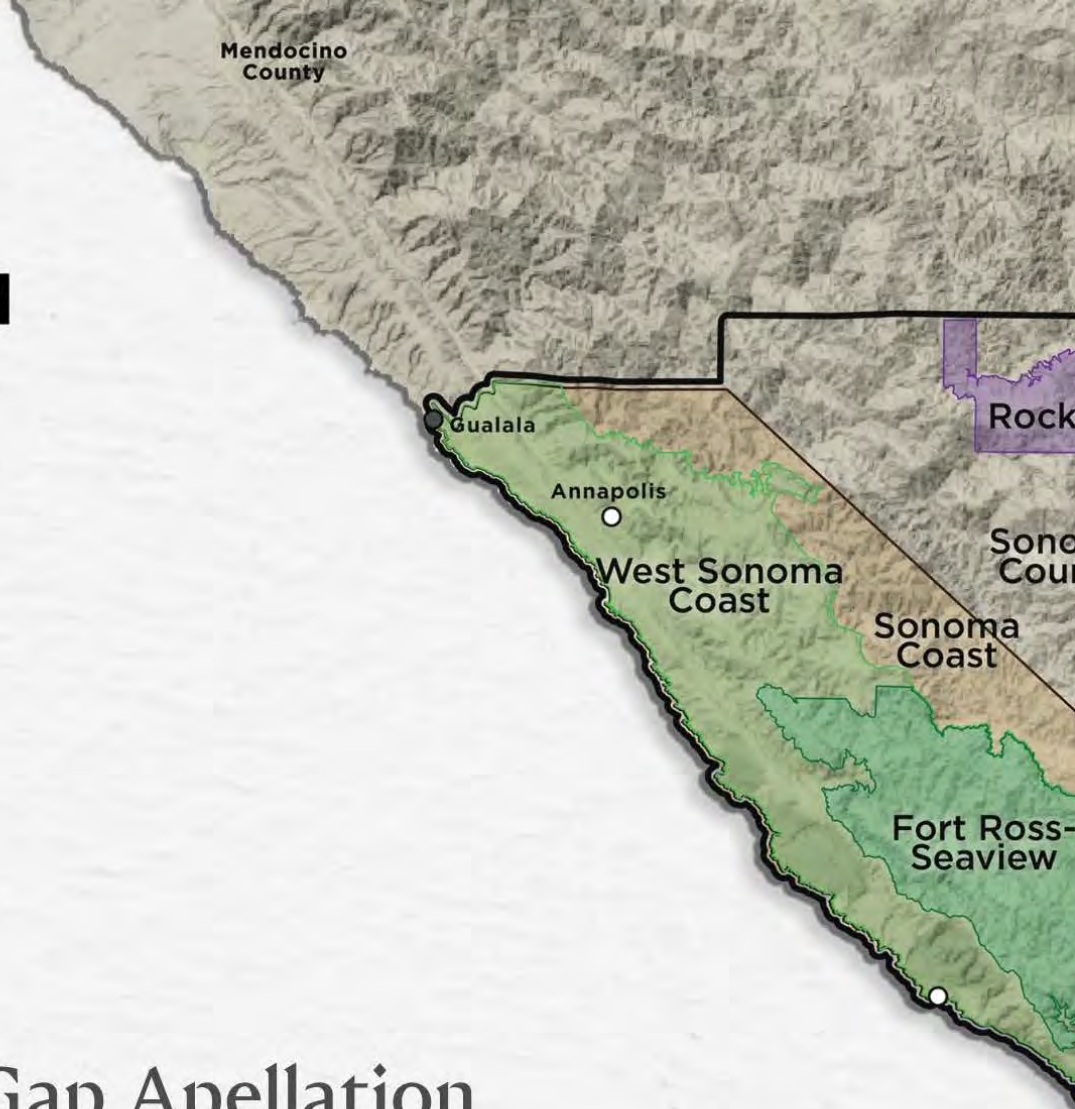
APN
017-110-014

CLINE RANCHES

Lazy G Ranch



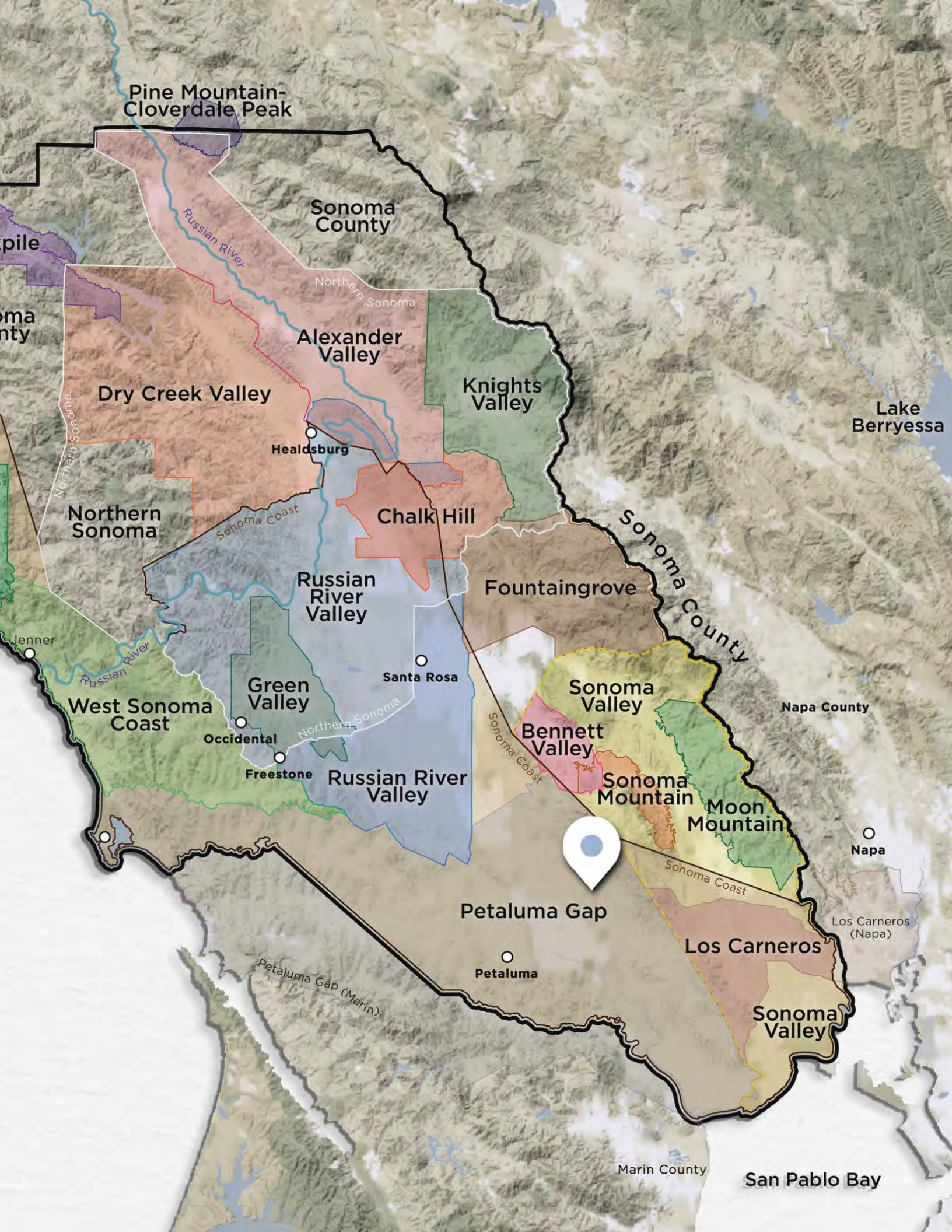




Petaluma Gap Apellation



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

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

Sonoma Coast

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 small, light-colored house with a chimney, surrounded by green grass and some trees. The middle ground is a dense forest of tall evergreen 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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David Carciere

Broker Associate

+1 (707) 479-2199
david@cruland.com
davidcarciere.evrealstate.com
DRE# 01769140



Darryl Vice

Realtor

+1 (707) 889-4569
dvice@viceproperties.com
viceproperties.com
DRE# 01378831



Will Densberger

Private Office Advisor

+1 (707) 483-7889
will@nvwineestates.com
willdensberger.evrealstate.com
DRE# 01811932

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