

ENGEL&VÖLKERS



LAND COMPANY




VICE  
PROPERTIES

# Cline Ranches

EXCLUSIVELY PRESENTED BY  
DAVID CARCIERE • DARRYL VICE • WILL DENSBERGER





CLINE RANCHES

# Lazy K Ranch

## Agribusiness & Farmstead Opportunity

3571 OLD ADOBE ROAD • PETALUMA • CA

◆ **PRIME HIGH IDENTITY CORNER LOCATION**

Just 30 miles from the Golden Gate Bridge and 30 minutes from Napa, Lazy K offers exceptional accessibility to San Francisco and the renowned Napa Valley, enhancing its appeal for a variety of ventures.

◆ **STRONG WATER RESOURCES**

The ranch has multiple water resources including Agricultural wells, access to city water for domestic use, a proposed water storage reservoir and pending deliver of City of Petaluma Recycled Water.

◆ **PRIOR FARMSTEAD OPERATION**

The property formerly hosted Green String Farm, a notable diversified farmstead known for regenerative farming and retail operations, underscoring its agribusiness potential.

◆ **UNLIMITED POTENTIAL**

The property's zoning, access, exposure and infrastructure support its suitability for an estate winery, event center, diversified agribusiness and farmstead, agritourism market, or premier equestrian.



**±137.77 ac.**

TOTAL ACREAGE

**±90 ac.**

POTENTIAL VINEYARD

**\$4,000,000**

OFFERED AT

Formerly Green String Farms, a thriving farmstead and retail operation, the Lazy K Ranch is poised and ready for its next owner to craft a new agricultural legacy in the heart of Sonoma County's Wine Country. Centrally located only 30 miles from the Golden Gate, 30 minutes from Napa and 30 minutes from Santa Rosa, with robust infrastructure already in place the ranch is ideally suited for a variety of agricultural endeavors and has the potential to be a must-visit destination. Perfectly situated on a high-traffic, high-identity intersection, the ranch has an estimated 90 acres of plantable vineyard-land, developed utilities, multiple water sources, and numerous barns and outbuildings providing the canvas to create a highly productive and diversified agricultural venture. Visions for the site could include a high-production estate winery and hospitality center, a unique agri-tourism destination, an modern equestrian facility or a bio-diverse regenerative ag compound. The Lazy K is a truly one-of-a-kind opportunity.

# Property Details

## Lazy K Ranch

Address	3571 Old Adobe Road, Petaluma
APN	017-130-008-000
Parcel Size	137.77 ac
Structures	Green String Barn & Market Building. Multiple Barns, Shops and Outbuildings.
Onsite Water	Well 1 : 22 GPM, 300' deep, 5" PVC, 5 HP Pump Well 2: 8 GPM, 280' deep, 5" PVC, 2 HP Pump Well 3: 42 GPM, 280' deep, 5" PVC 5HP Pump 1 Proposed Reservoir - 49.5 ac.ft. 1 Pond City Water for Domestic Use City of Petaluma Recycled Water
Zoning	LEA B6 70, F2 LG/MTN RC50/25 SR VOH ONSITE
Estimated Pantable AC	90.00 ac. estimated per slopes
Slopes	0-10%
Soils	Diablo Clay, Langer Loam, Haire Loam and Clear Lake Clay
Aspect	Mostly level with some South, Southwest and Eastern exposures
Elevation	+/- 115-205'
Appelations	Petaluma Gap & Sonoma Coast









# Easement & Option

## Lazy K Ranch

### EASEMENTS

PG&E has multiple easements across this property including access, pipeline and a “Meter Lot” easement that contains approximately 35,900 square feet of fenced area located near the southwest corner of the property.

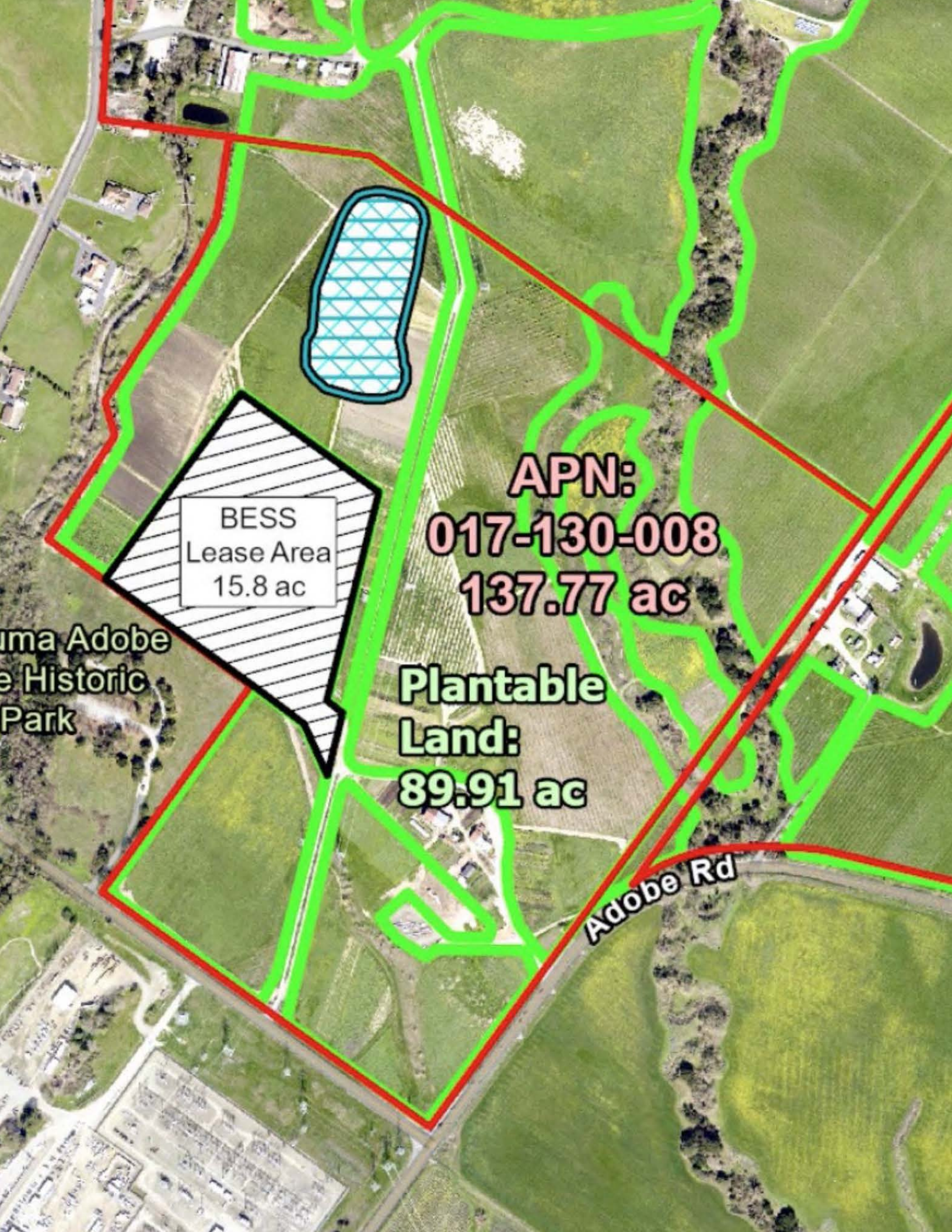
The easements are on-file and available for review.

### BOREALIS ENERGY STORAGE PROJECT – PURCHASE OPTION

Ownership has entered into a ground-lease on approximately 15.8 acres of the Lazy K with renewable energy developer Terra-Gen (see enclosed map). Upon Sonoma County approval, Terra-Gen intends to build a battery storage project to be connected to the PG&E Lakeville substation located west of Adobe Road on this acreage.

The project is currently in process with the county with approval targeted by the end of 2024 and construction projected to begin in early 2025. Upon completion of the battery storage project it is reported the site will be a passive facility, requiring little traffic or personnel onsite. Easement to the site, when needed, will be via the access easement currently in place and over the current roadway and entry point.





**APN:**  
**017-130-008**  
**137.77 ac**

**BESS**  
**Lease Area**  
**15.8 ac**

**Plantable**  
**Land:**  
**89.91 ac**

**ma Adobe**  
**e Historic**  
**Park**

**Adobe Rd**





±137.7 ac.

TOTAL ACREAGE





APN  
017-130-008



CLINE RANCHES

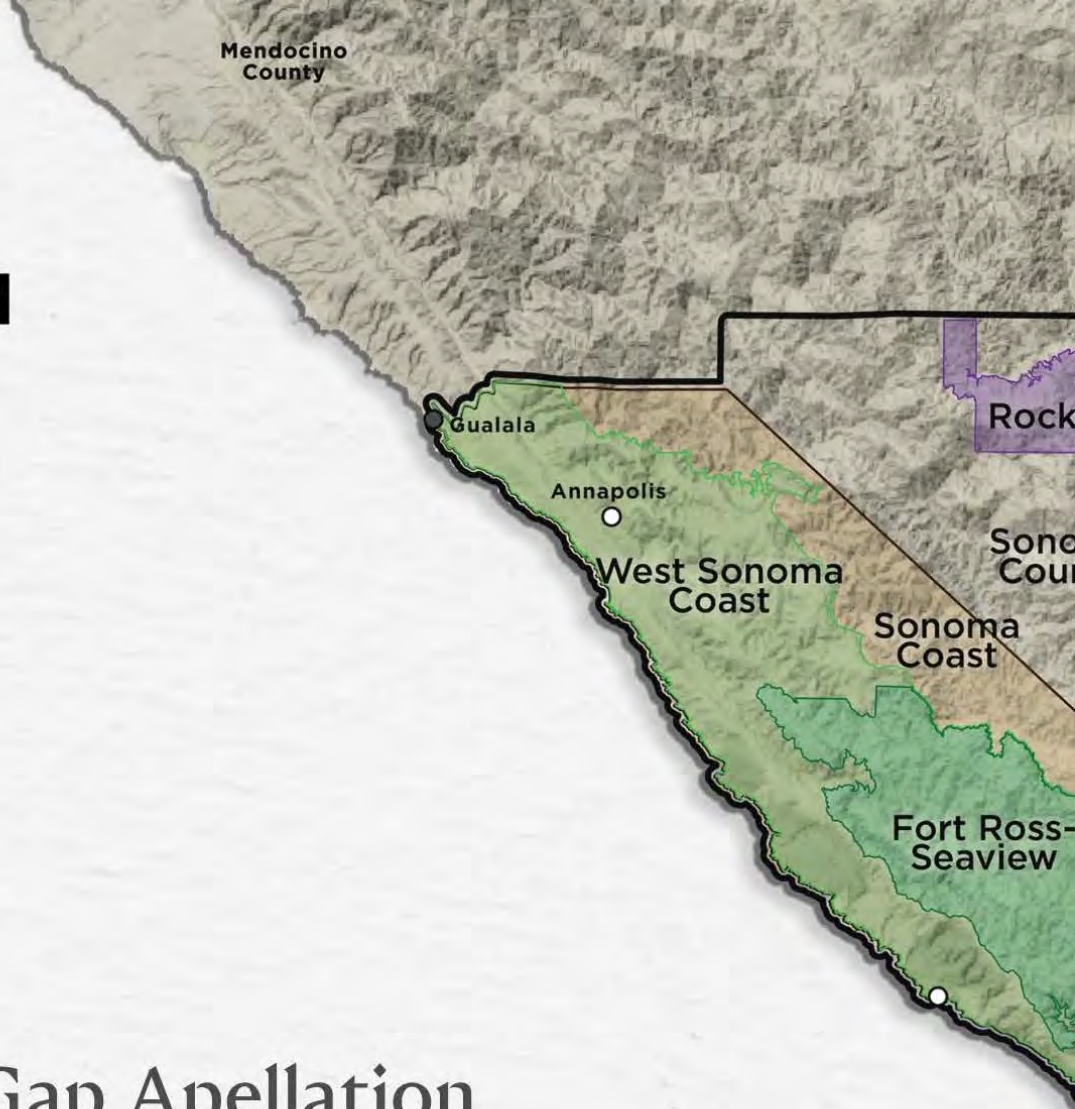
# Lazy K Ranch









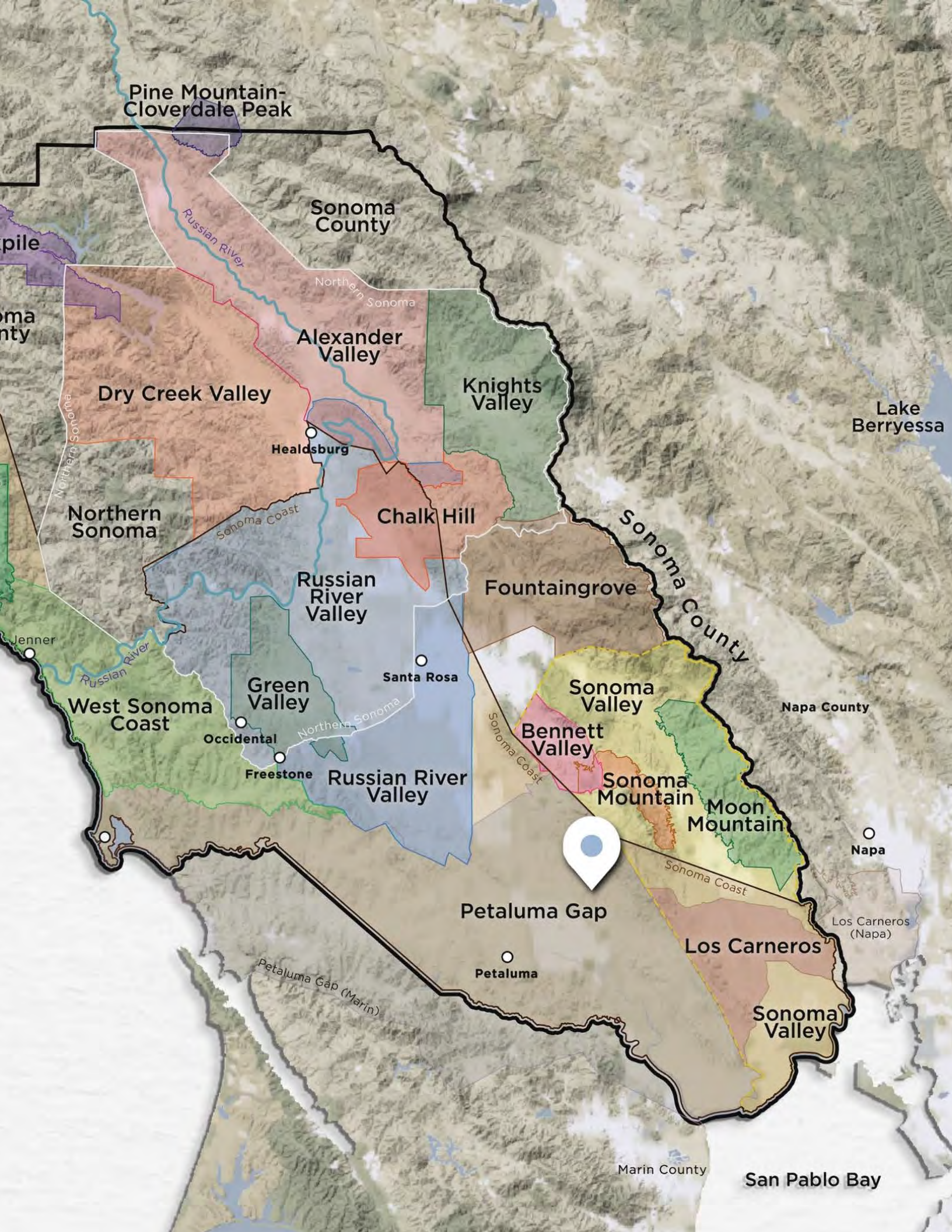


## Petaluma Gap Apellation



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.







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 filled with dense, lush green forests covering the slopes of the mountains. In the background, more mountain ranges are visible under a soft, hazy sky, suggesting a misty or early morning atmosphere. The overall scene is peaceful and scenic.

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