

ENGEL&VÖLKERS



LAND COMPANY



VICE
PROPERTIES

Cline Ranches

EXCLUSIVELY PRESENTED BY
DAVID CARCIERE • DARRYL VICE • WILL DENSBERGER

An aerial photograph of a large, green ranch. A white line, likely a road or boundary, runs diagonally across the middle. To the left, there are rows of vineyards. In the center, there's a small pond. To the right, there's a larger pond and some farm buildings. The background shows more green fields and some trees.

CLINE RANCHES

Lazy P Ranch

Sonoma Mountain Ranch with Premium Vineyard

3655 OLD ADOBE ROAD • PETALUMA • CA

◆ PREMIER VINEYARD OPPORTUNITY

With as many as 100 vineyard acres (Level 1 VESCO approved & Level 2 Pending) this ranch offers an opportunity to develop a high quality, highly efficient vineyard at scale. The property currently includes newly developed Chardonnay and Riesling Vineyard.

◆ ACCLAIMED VINEYARD NEIGHBORS


This neighborhood corridor of the Petaluma Gap and Sonoma Coast AVA's are home to highly acclaimed vineyards including; Terra de Promissio, the Uberroth Vineyard, Sun Chase Vineyard, Sonoma Stage Vineyard and just over the hill the famed Durell Vineyard.

◆ MULTIPLE WATER SOURCES

The ranch is served by multiple water sources including Well(s), Riparian Rights, multiple ponds and reservoirs and newly delivered City of Petaluma Recycled Water.

◆ RECREATION AND ESTATE OPPORTUNITIES

The ranch currently consists of a home and farm compound but includes stunning elevated homesites and nearly 140 acres ideally suited for recreation.



±134.27 ac.

TOTAL ACREAGE

±97.50 ac.

POTENTIAL VINEYARD

\$4,000,000

OFFERED AT

The Lazy P Ranch sits on the western slope of Sonoma Mountain just below the acclaimed Pepperwood Vineyard, previously developed by Atlas Vineyard Management. The ranch includes a nominal amount of still productive Chardonnay and Riesling vineyard acreage but predominantly provides the opportunity to efficiently (re)develop nearly 100 acres to premium vineyard. The site has elevated blocks suited for exceptional quality, and the ranch orientation allows for long, uniform rows that make for efficient development and farming operations. Included are (2) modest residences and various barns and outbuildings for a farming headquarters. Water is via wells and storage reservoirs with pending delivery of City of Petaluma Recycled Water. In addition to the premium vineyard potential, the ranch includes two homes and several barns including a large shop and the ranch could be reimagined as a diversified ag operation or a family retreat with easy access to the Bay Area and beyond. Looking for ag, access and opportunity? Look no further!

Property Details

Lazy P Ranch

Address	3655 Old Adobe Road, Petaluma
APN	017-120-001
Parcel Size	134.27 ac
Onsite Water	Well 1: 11 GPM, 220' deep Well 2: 6 GPM, 95' deep Water Right: S022936 - 35 ac.ft. Reservoir 1 - est. @ 35 ac.ft. Reservoir 2 - est. @ 9 ac.ft. 1 Pond - Est. 0.25 surface ac.
Structures	2 Homes est. 2,180 & 992 sq.ft. 2 Barns est. 2,630 & 2,304 sq.ft. Additional sheds, garages and outbuildings.
Zoning	LEA B6-60, SR, VOH (AG Preserve)
Estimated Pantable AC	90.50 ac. estimated per slopes 21.67 ac Level I VESCO - Approved 75.83 ac. Level II VESCO - Pending
Slopes	Primary 0-15% with some 15-30%
Soils	Diablo Clay, Linne Variant and Laniger Loam.
Aspect	Primarily South, Southwest and Northeast exposures.
Elevation	+/- 120-475'
Appellations	Petaluma Gap & Sonoma Coast








±134.2 ac.

TOTAL ACREAGE

An aerial photograph of a rural landscape. A white boundary line outlines a large, irregularly shaped parcel of land. Inside this parcel, there is a dark, irregularly shaped pond. The surrounding area consists of various fields, some green and some brown, with scattered trees and a few small buildings. A winding road or path is visible in the lower right portion of the image.

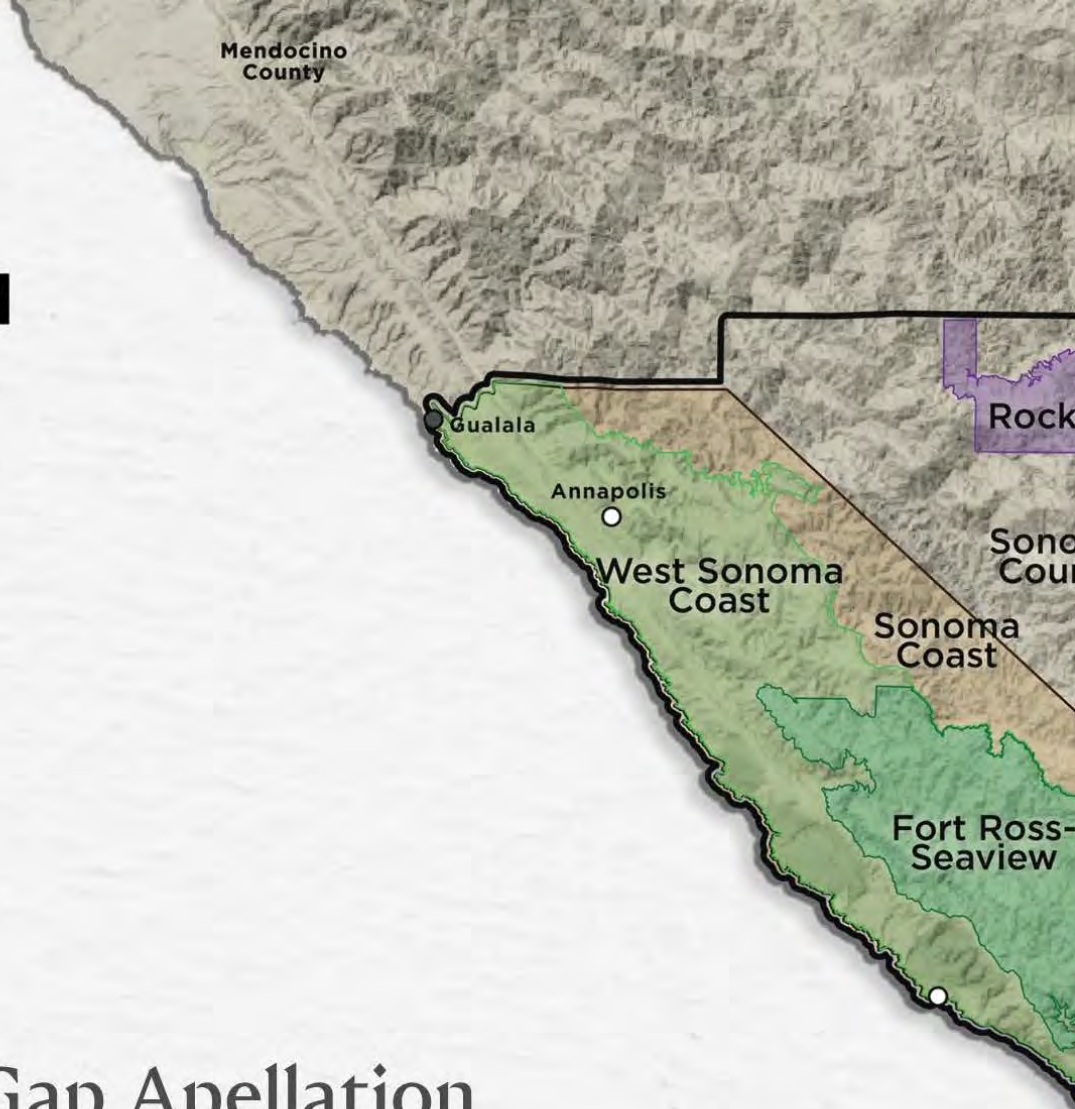
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017-120-001

CLINE RANCHES

Lazy P Ranch



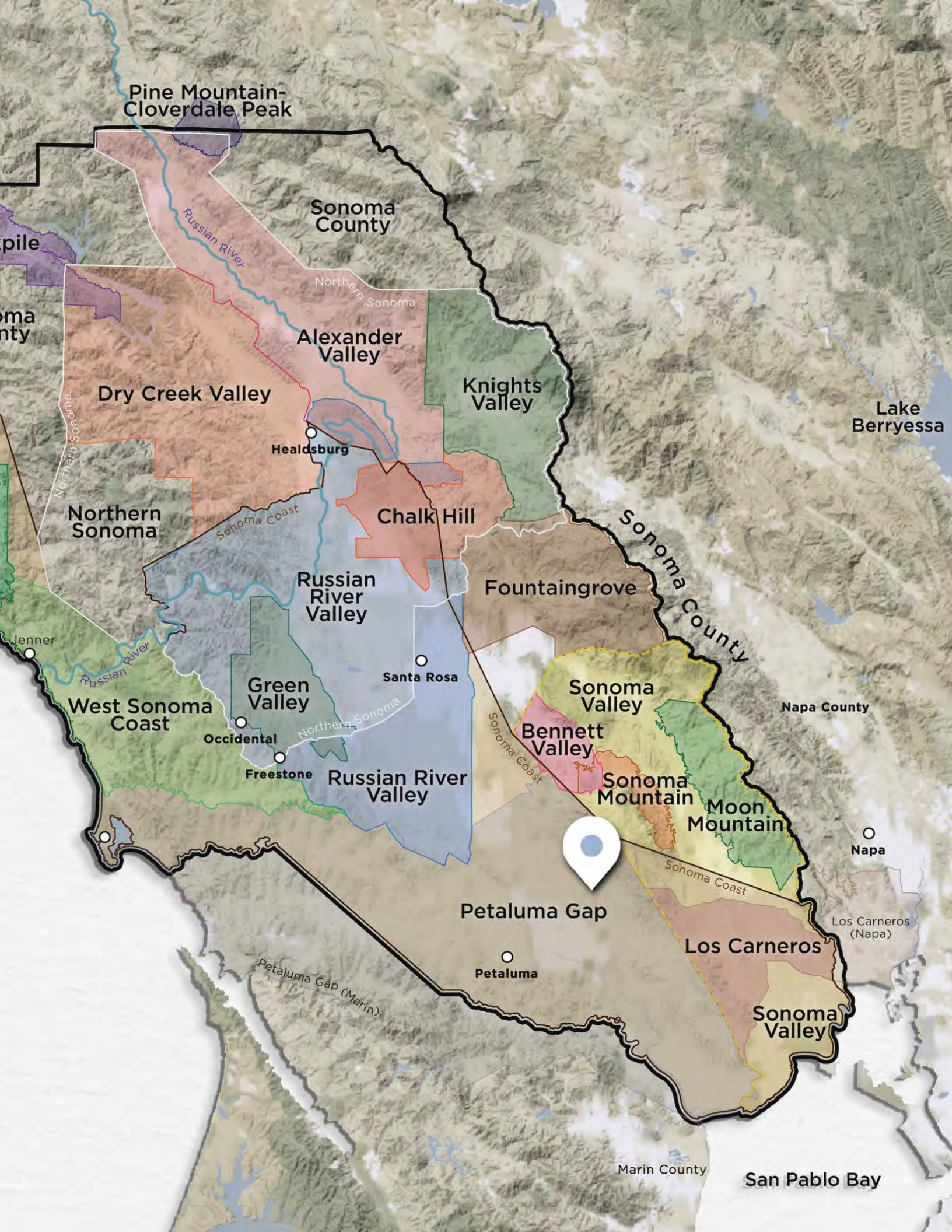




Petaluma Gap Apellation



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

West Sonoma Coast

Green Valley

Occidental

Freestone

Russian River Valley

Sonoma Valley

Bennett Valley

Sonoma Mountain

Moon Mountain

Napa County

Napa

Los Carneros (Napa)

Los Carneros

Sonoma Valley

Petaluma Gap

Petaluma

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

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