

ENGEL&VÖLKERS




LAND COMPANY



VICE
PROPERTIES

Cline Ranches

EXCLUSIVELY PRESENTED BY
DAVID CARCIERE • DARRYL VICE • WILL DENSBERGER

An aerial photograph of a vast, green agricultural field. A white line, likely a property boundary or a planned road, runs diagonally across the field. In the upper left, there are some trees and a small building. In the background, there are power lines and more trees. The overall scene is a rural landscape.

CLINE RANCHES

Manor Lane Ranch

Stunning Estate Home & Vineyard Site

3625 MANOR LANE • PETALUMA • CA

◆ **VINEYARD DEVELOPMENT OPPORTUNITY**

Offers 82 acres of undeveloped land, perfect for creating a premium vineyard estate.

◆ **IDEAL ORIENTATION & ELEVATION**

With south- and west-facing slopes and 150+ feet of elevation change, the site supports efficient vineyard design and top grape quality.

◆ **ESTATE BUILD POTENTIAL**

The property includes a prime estate site with panoramic valley views and stunning sunsets.

◆ **TOP-TIER VINEYARD POTENTIAL**

Neighboring top vineyards like Sun Chase and Terra de Promissio, this corridor is known for premium Sonoma Coast fruit.

±82.24 ac.

TOTAL ACREAGE

±60 ac.

POTENTIAL VINEYARD

\$2,000,000

OFFERED AT

Perched midway up Sonoma Mountain at the end of a quite lane sits this spectacular estate building site of over 80 acres with panoramic views of the Petaluma Valley and beyond. The site is gently rolling and has primarily South and West exposures providing incredible sunsets and a blank canvass for those interested in developing a vineyard (as many as 60 acres may be plantable) in the mold of highly acclaimed Petaluma Gap neighbors Sun Chase, Peperwood and Terra de Promisso. This beautiful site is just 15 minutes from downtown Petaluma where you'll find a variety of dining and entertainment options and only 45 minutes from the Golden Gate making the city and greater Bay Area an easy trip. Don't miss this opportunity to build your dream in Sonoma County Wine Country!

Property Details

Manor Lane Ranch

Address	3625 Manor Lane, Petaluma
APN	017-110-006-000
Parcel Size	82.24 ac
Onsite Water	Well 1: 14GPM, 417' deep, 5" pvc. Well 2: Reported as not currently operating
Structures	None
Zoning	LEA B6 60 Z, LG/MTN RC50/50 SR VOH ONSITE (Williamson Act)
Estimated Pantable AC	60.00 ac estimated per slopes
Slopes	Primarily 0-15%
Soils	Diablo Clay
Aspect	Primarily South, Southwest and Western Exposures
Elevation	+/- 320-490'
Appelations	Sonoma Coast & Petaluma







**CLINE
RANCH**
MANOR LANE

±82.2 ac.

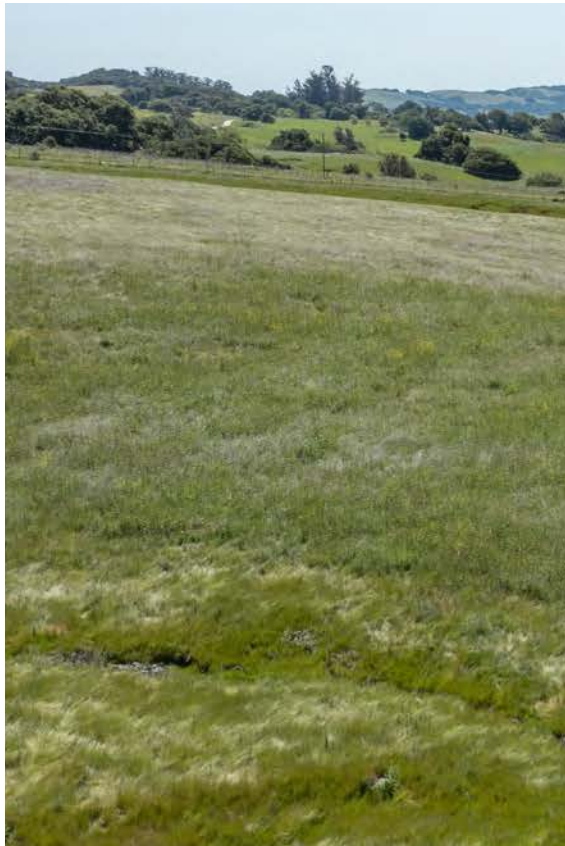
TOTAL ACREAGE



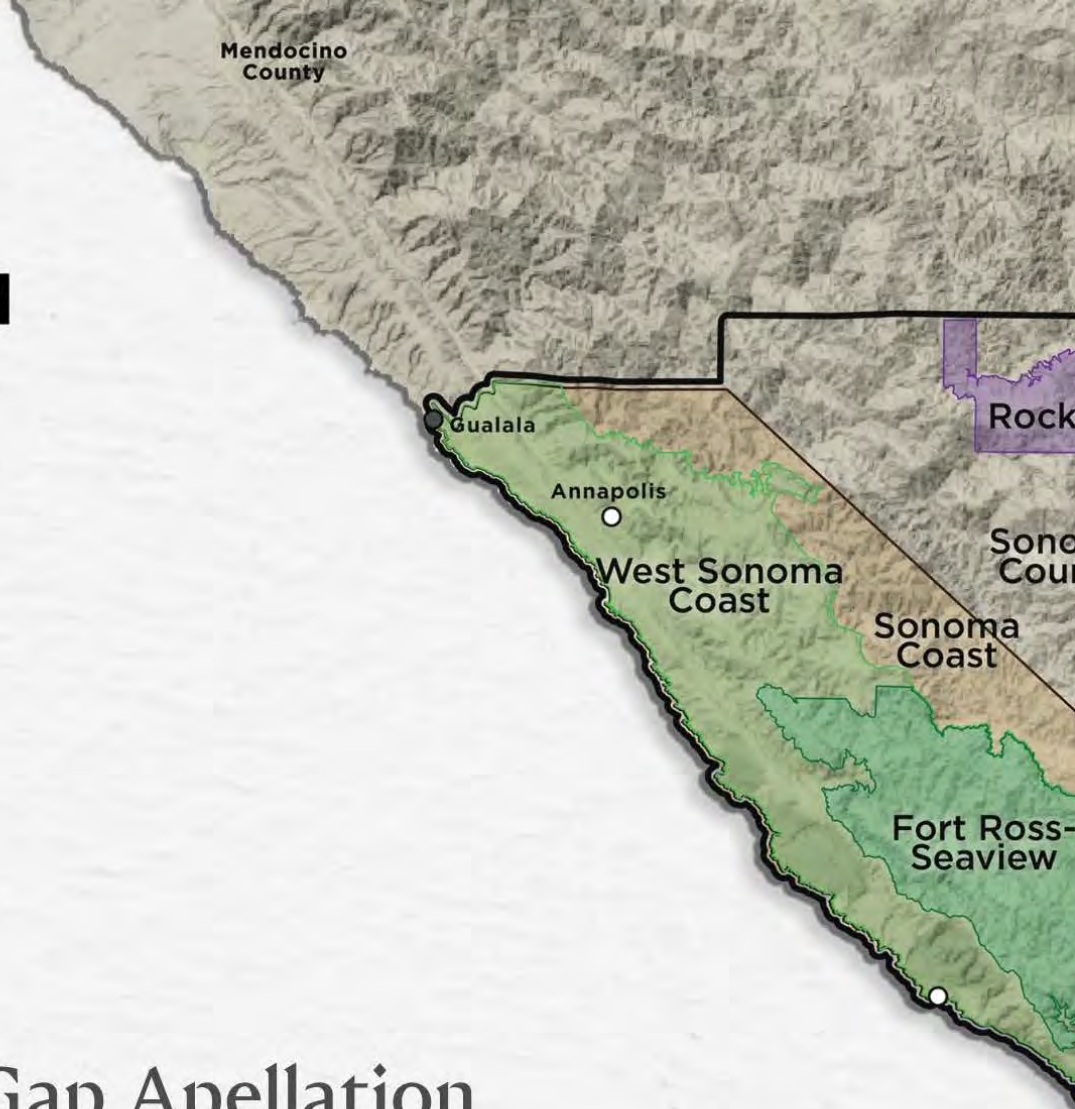
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017-110-006

CLINE RANCHES

Manor Lane Ranch



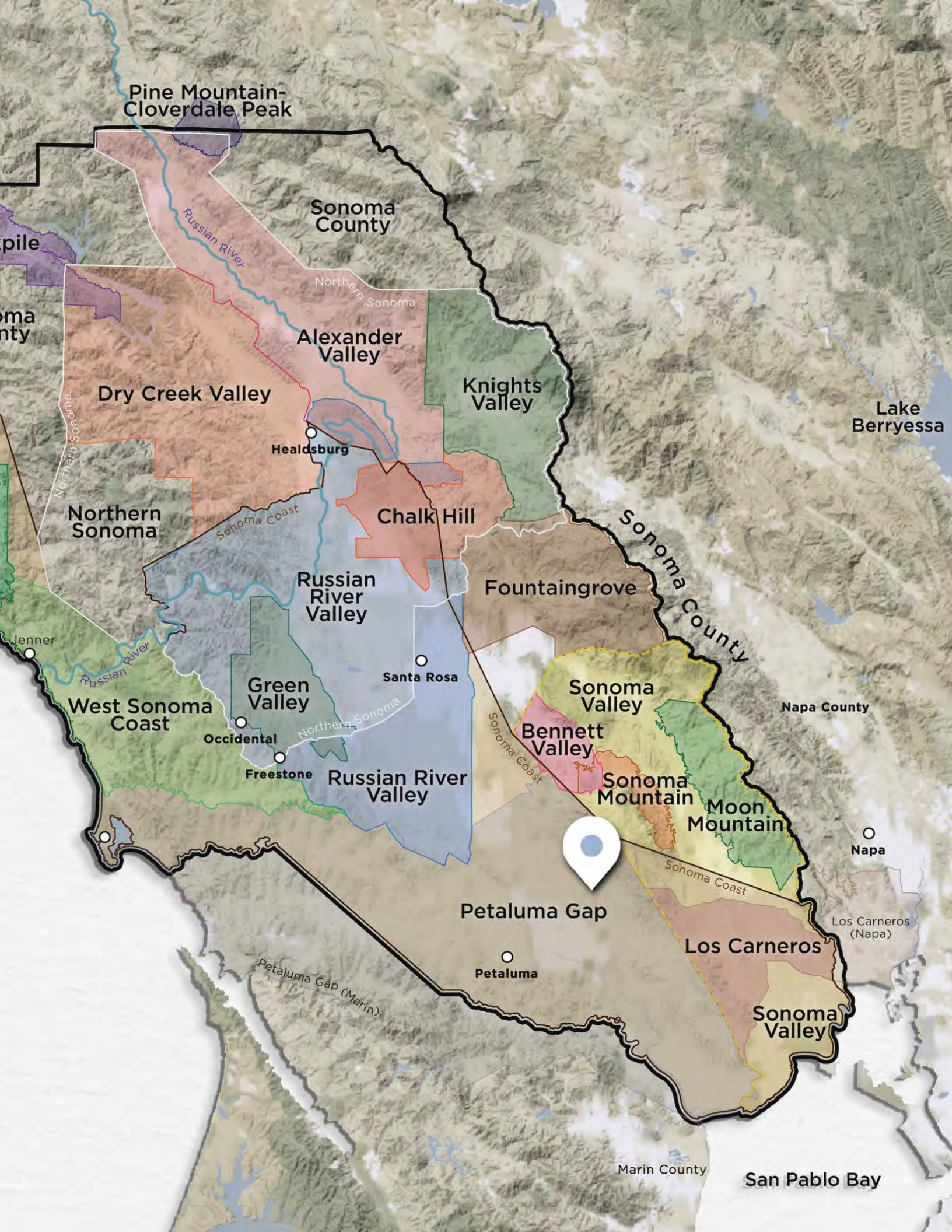




Petaluma Gap Apellation



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

Northern Sonoma

Alexander Valley

Knights Valley

Dry Creek Valley

Healdsburg

Chalk Hill

Northern Sonoma

Russian River Valley

Fountaingrove

Sonoma County

Lake Berryessa

Santa Rosa

Green Valley

West Sonoma Coast

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 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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