

OAKMEAD- JACKSON RANCH



CONTACT US
for current price

2875 Woolsey Road
Windsor, CA

INFORMATION
MEMORANDUM

Darryl Vice
Owner/Realtor

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Broker/Owner

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EXECUTIVE SUMMARY



ABOUT THE PROPERTY

Experience "Oakmead" an exquisitely preserved estate in Sonoma County. Built in 1888, this historic property overlooks 18.32 acres of picturesque Pinot Noir and Chardonnay vineyards contracted with esteemed wineries. Lovingly maintained for over 40 years by the same family, Oakmead seamlessly blends its original Victorian charm with modern amenities.

Explore winding pathways through rose gardens, ponds, fountains, and manicured lawns, leading to a restored 5,000 sqft barn, an art/exercise studio with half bath, and an independent 2bed/1bath cottage. Additional features include wine cellar, multiple outbuildings and a detached two-car garage.

The main residence, nestled amidst lush gardens, offers an outdoor kitchen, fire-pit, and expansive patio for entertaining. The first floor showcases an elegant primary suite with walk in closet and grand bathroom, custom kitchen with large pantry and breakfast nook open to a cozy family room with one of five fireplaces. Rounding out the main floor is the sunroom, library, formal dining and living room with adjacent music room, and a versatile office suite with full bath. Upstairs includes four bedrooms, a full bath, and expansive views.

Immerse yourself in the rich history and luxurious amenities of Oakmead, a rare wine country gem.

PROPERTY HIGHLIGHTS

Addresses	2875 Woolsey Road & 3000 River Road Windsor, CA	Access	2 Developed access points on Woolsey Road and access via River Road frontage
Zoning	LIA-B6-40 - Land Intensive Agriculture zoning designation allows for winery, tasting room and agricultural marketing accommodations with a conditional use permit. Permitted uses include periodic special events, agricultural farm stay, farm retail sales and farm stands. APN 057-110-013 is a separate legal parcel, allowing for additional homesite.	Structures	± 4747 sq. ft. Victorian Main Residence ± 5,040 sq. ft. Barn (remodeled 1996) ± 800 sq. ft. Cottage - See all on p. 3-4
Site Size	± 27.46 acres	Vineyard	10.19 Acres Pinot Noir 8.13 Acres Chardonnay
APN	057-110-012 & 057-110-013	Water Resources	2 Domestic wells 24.3 GPM and 16.6 GPM 2 Ag-Wells ± 200 GPM and ± 600 GPM Half-Acre Pond/Reservoir



SITE CHARACTERISTICS



MAIN HOUSE ± 4747 sq. ft.

- 5 Bedrooms:
 - 1st Floor Primary Suite
 - 4 Bedrooms on 2nd Floor
- 4 Full Bathrooms
- Kitchen
- Large Walk-In Pantry Room
- Sitting Room
- Dining Room
- Sunroom
- Living Room
- Library
- Office/Den with the En-Suite Bathroom
- Music Room
- 5 Fireplaces
- Wine Cellar

ADDITIONAL FEATURES

- Barn - ±5,040 sq. ft. (Renovated in 1996)
- Exercise Room - 260 sq. ft. (with half bath)
- 2-Car Detached Garage
- Wood Deck - 1,940 sq. ft.
- Outdoor Kitchen with BBQ and Firepit
- Laundry Room - 110 sq. ft.
- Refrigerator Room - 100 sq. ft.
- Garbage Shed - 170 sq. ft.
- Tool Shed - 175 sq. ft.
- Potting Shed - 225 sq. ft.
- Wood Shed - 295 sq. ft.
- Whole House Generator



SITE CHARACTERISTICS



ACREAGE

- 27.46 acres total – 2 legal parcels
- Approx 3 acres of manicured landscaping
- Pond (half acre)
- 4 Wells

VINEYARD INFO

- 18.32 acres of vineyard: 8.13 acres Chardonnay/
10.19 acres Pinot Noir
- Planted in 2001, 2002 & 2004
- Chardonnay contracted to Jordan
Pinot Noir contracted to Copper Cane
- 2023 Harvest Details:
49.7 tons Chardonnay @ \$2,500/ton
= \$124,250 Gross Income
65.26 tons Pinot Noir @ \$3,150/ton
= \$205,569 Gross Income
\$329,819 total Gross Income
- 3 yr. production averages (2021-2023):
42.85 tons Chardonnay (5.27 tons/acre)
59.87 tons Pinot Noir (5.88 tons/acre)
- Vineyard management by Sanchietti Farming Inc.

COTTAGE ± 800 sq. ft.

- 1 Bedroom
- 1 Bath
- Office
- Living Room
- Kitchen
- Breakfast Nook
- Laundry Room

VINEYARDS



Vineyard Detail

Block Name	Varietal	Rootstock	Clone	Spacing	Acres	Year Planted
Yard Block A-1	Chardonnay	3309	17	9 x 6	3.63	2004
Small Block A-2	Chardonnay	3309	17	9 x 6	0.43	2004
Big Block B	Chardonnay	3309	809	9 x 6	4.07	2004
Total					8.13	
Hill Block C-1	Pinot Noir	110R	4	9 x 6	1.55	2002
Flat Block C-2	Pinot Noir	101-14	667	9 x 6	3.79	2002
River Rd. Block D	Pinot Noir	3309	777	9 x 6	4.85	2001
Total					10.19	

Vineyard Production & Gross Income

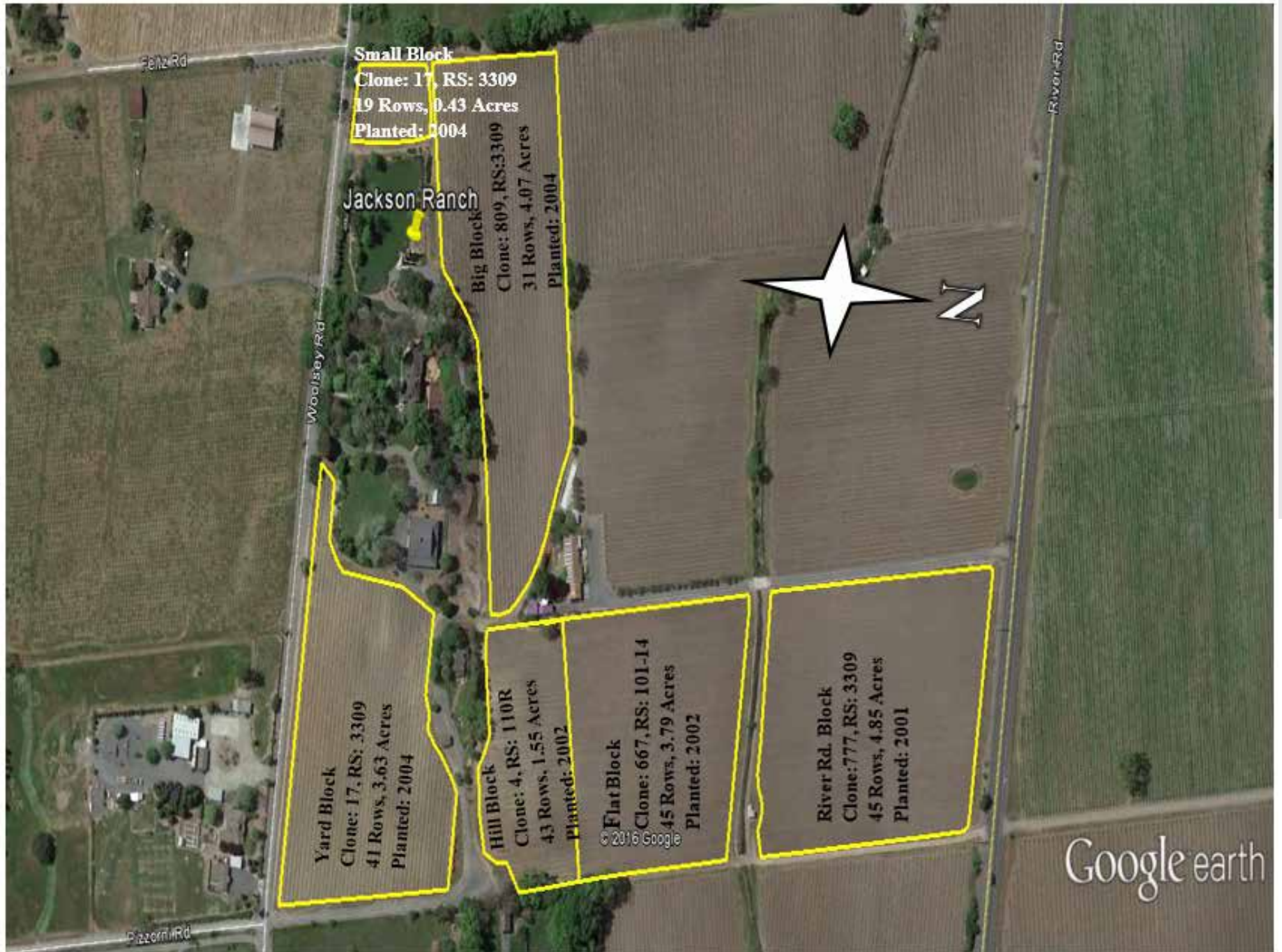
HISTORIC GRAPE PRODUCTION

Varietals	2021	2022	2023	2024	4-yr. Avg.
Pinot Noir	59.14	55.21	65.26	60.00	59.90
Chardonnay	41.61	37.23	49.7	48.00	44.14
Total	100.75	92.44	114.96	118.00	104.04

GROSS INCOME

Varietals	2021	2022	2023	2024	4-yr. Avg.
Pinot Noir	\$186,275.00	\$173,912.00	\$205,569.00	\$192,780	\$188,634
Chardonnay	\$95,703.00	\$93,075.00	\$124,250.00	\$128,400	\$110,357
Total	\$281,978.00	\$266,987.00	\$329,819.00	\$321,180	\$299,991

VINEYARD BLOCKS



AERIAL MAP



MAIN HOUSE

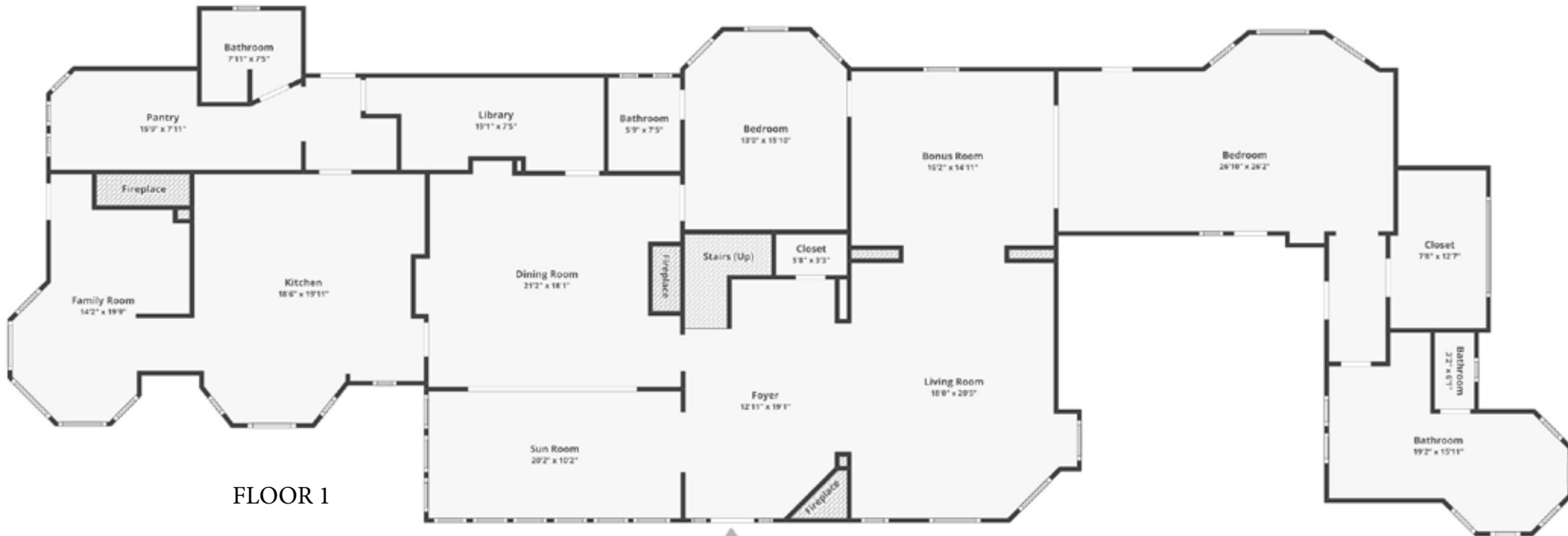








FLOORPLAN



EAST OUTBUILDINGS





WEST OUTBUILDINGS



Tool Shed

Laundry Room

Refrigerator Room

RENTAL HOUSE



Main House

2875 Woolsey Driveway Entrance

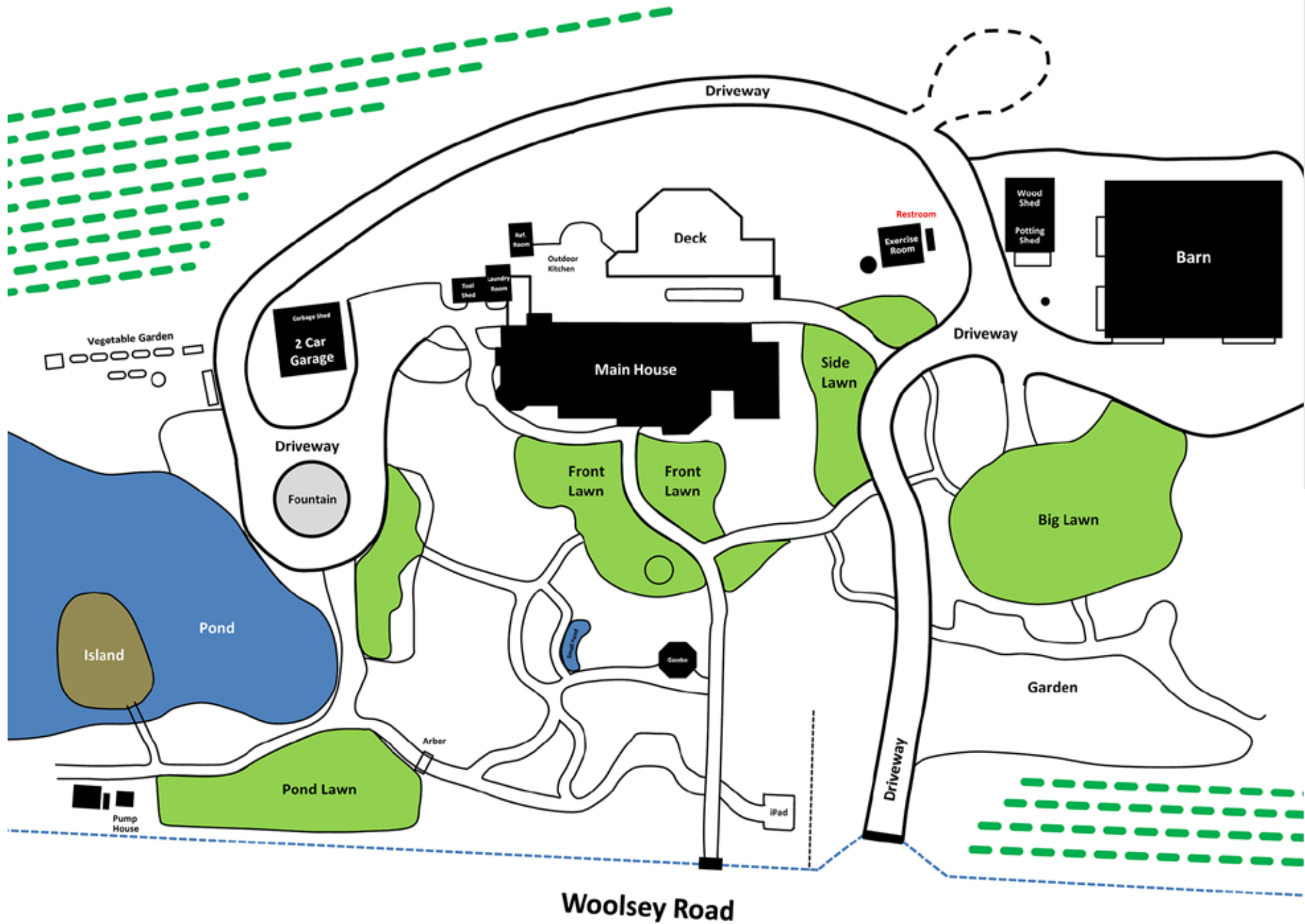
"Cottage" House

Sheds

Covered Carport

2757 Woolsey Driveway Entrance

GARDEN & OUTDOOR SPACES









VICE PROPERTIES

Established in 2004, Vice Properties, Inc. is a full-service brokerage with two generations of experience in the North Bay real estate market. Working hand in hand with Vice Appraisal Company, Vice Properties offers complete sales and listing services with unique knowledge of large-acreage ranches, vineyard land, commercial, and residential properties. Drawing upon years of expertise in the valuation of North Bay properties, our comprehensive real estate and investment services include:

NORTH BAY RANCHES & VINEYARDS | Specializing in North Bay ranches, including rural and recreational properties, developed vineyards and land suitable for vineyard development, our team offers targeted expertise to both buyers and sellers. Knowing that quality ranch and vineyard properties in Sonoma, Napa, Marin, Lake and Mendocino Counties often change hands without exposure to the open market, our relationships with industry leaders and market participants allow us identify potential properties and conduct transactions to meet your specific needs.

COMMERCIAL PROPERTIES | Our experience in the office, retail and industrial markets throughout the North Bay allows us to meet the specific demands of the selling, buying and leasing of single tenant and multi-tenant properties. In addition to owner-user opportunities and income producing investments, we specialize in putting deals together between landowner and developer.

INVESTMENT PROPERTIES | Vice Properties provides advisory and consulting services on your existing investment properties, or potential acquisition of investment properties. We will seek to understand your goals and objectives as an investor to ensure we position you in a property consistent with those goals and objectives.

RESIDENTIAL PROPERTIES | As an extension of our appraisal work, our team has been working within the North Bay residential market since 1964. We know the ins and outs of this volatile market and can help both buyers and sellers get the best deal possible.

DARRYL VICE

With diverse experience valuing large rural, residential and commercial properties throughout the North Bay, Darryl specializes in ranches, vineyards, investment properties, and development projects.

Born in Santa Rosa, Darryl Vice has lived in the North Bay all his life. He attended Cardinal Newman High School before moving on to University of California, Berkeley, where he played second base and shortstop for the Cal Baseball Team, including a trip to the College World Series in



1988 with future San Francisco Giants players Jeff Kent and Darren Lewis. After college, Darryl was drafted by the Oakland Athletics organization and went on to play for both the Oakland A's and Chicago Cubs reaching the AAA level.

Darryl returned to Sonoma County in 1993, and became a teacher and coach at Cardinal Newman High School. In 1998, he joined his father Gary Vice at Vice Appraisal Company, and began training for his General Appraisers License. In 2004, they were joined by Darryl's brother Ryan Vice in forming Vice Properties, with the goal of providing complete real estate services to their clients.

Darryl has more than 25 years' experience as a California licensed real estate appraiser with Vice Appraisal Company, and nearly 20 as co-founder, owner and licensed salesperson of Vice Properties, Inc. With diverse experience valuing large rural, residential and commercial properties throughout the North Bay, Darryl specializes in ranches, vineyards, investment properties and development projects. Through his national network, Darryl is responsible for identifying potential opportunities, site evaluation, acquisition and disposition.

CONTACT DARRYL

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W Real Estate

W Real Estate is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide and around the world, we ensure your home receives maximum exposure. Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales and are always ahead of the curve on housing trends, consistently selling homes at or above asking price.

OUR TEAM OF LEADING REAL ESTATE AGENTS AND MARKETING

EXPERTS | With more than 270 agents and 13 offices strategically positioned across the North Bay and San Francisco, we provide the ideal combination of local expertise and global marketing reach. Not only will you receive the best advice and outcome with your agent, you will also benefit from a full-time marketing director spearheading a team of industry experts, a skilled transaction coordinator to streamline paperwork, and an in-house mortgage lender to assist with all your financial inquiries. You can be assured you will always have access to top-tier professionals throughout the process.

OUR NETWORK & AFFILIATES | W Real Estate is part of the prestigious Who's Who in Luxury Real Estate network, representing top brokers and luxury properties worldwide. This elite group spans over 70 countries and sells more than \$300 billion in real estate annually.

We are also endorsed by Leading Real Estate Companies of the World®, a selective global network of 4,900 offices, helping us market your home nationally and internationally.

Additionally, as members of the LuxeSF Marketing Council, our agents have exclusive access to market listings to over 11,000 Bay Area realtors across 11 counties, making us leaders in luxury marketing.

RANDY WALLER

Randy Waller is the Broker/Owner of W Real Estate located in Napa, Sonoma, Mendocino & San Francisco Counties. Since founding the company in 2007, he has grown W Real Estate to be the largest locally founded and independently owned real estate brokerage in the North Bay.



Randy has been the #1 agent in Sonoma and Napa Counties for the past 15 years in both volume and transactions. He sold over \$550 MM worth of real estate in the last three

years alone. RealTrends ranked him the #1 agent in the State of California based on his 2019, 2021, and 2022 completed transactions. Additionally, Waller was inducted into the Leading Real Estate Companies of the World's Billionaire Club for closing over \$1 billion dollars of real estate in his career. In 2023, Randy was inducted into the Elite 100, the Top 1% of Agents Nationwide. He is also a North Bay Business Journal "Top 40 under 40" award winner.

Randy's ties to the Sonoma & Napa housing markets date back over 75 years. His father founded the local construction company, Shook & Waller, where Randy was the Director of Land Acquisition. This background in residential construction was a driving force behind the creation of W Marketing, W Real Estate's New Development Division. W Marketing is a prominent force in new construction sales, with thousands of new homes marketed and sold while serving over twenty builder clients throughout the Bay Area.

Randy's entire life he has been accumulating the knowledge he has today of the home building and selling process. This lifetime of experience and expertise allows him to provide unparalleled service to his clients, as he knows the area and its unique market conditions unlike anyone else.

CONTACT RANDY

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DISCLAIMERS

Seller, Landlord or Lessee Rights: Seller reserves the right in its sole discretion to accept or reject any offer, terminate negotiations, withdraw the Property from market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow.

Sellers Disclaimers: This Offering Memorandum has been prepared for Buyer and Buyers Representatives' use in considering the Property for a potential future acquisition, and contains only a general overview of the Property. Although information herein and subsequent information provided are from sources deemed reliable, neither Seller, nor Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the enclosed Property information. It is the Buyer's sole responsibility to conduct an independent investigation and due diligence of the Property and its attributes and characteristics in its entirety. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyers intended use. Buyer is also advised that this Property Offering information is dated, and that changes may have occurred prior to, during and after the time that it was prepared. The Property is being sold in its present As-Is condition, subject to the terms and conditions of a fully executed, definitive Purchase and Sale Agreement.

Communications, Offering Process, Viewing of Property: All communications, letters of intent, offers, requests for additional copies of this Property Offering and viewing the Property shall be made directly by contacting Darryl Vice at 707.889.4569.

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