Client Detail Report

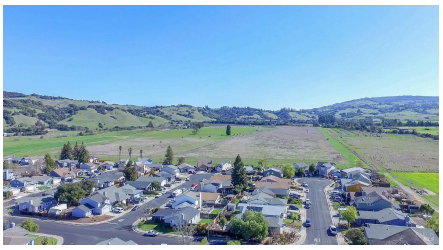
Listings as of 09/10/25 at 12:55pm

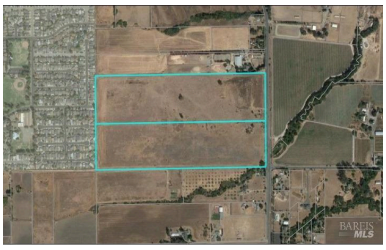
Active 12/12/24 | **Listing # 324093863** | **County: Sonoma** | **5655 Petaluma Hill Rd, Santa Rosa, CA 95404-9706** Map | **Cross St: Crane Canyon Rd** | **Listing Price: $1,200,000** | **Original Price: $1,200,000**

See Additional Pictures | See Virtual Tour

Property Type	Land	**Property Subtype**	Agriculture
Area/District	Cotati/Rohnert Park		
		Price/Acre	$27,541.89
APN	045-201-004-000	**Lot Sq Ft (approx)**	1897909 ((Assessor Auto-Fill))
		Lot Acres (approx)	43.5700
DOM/CDOM	183/183		

Directions Petaluma Hill Rd south of Snyder Lane and North of Crane Canyon Road
Public Remarks An ideal location to develop a hobby farm or equestrian property. Convenient location to Rohnert Park, Santa Rosa, Petaluma. Previously this property was an operating farm acquired in 2004 by the current owners but never developed. Currently open pasture land with all buildings removed. Small wetlands area of 1.42+/- acres on property line shared with adjacent 45.43+/- acres at 5573 Petaluma Hill Rd. which is also for sale. The owners would like to sell both parcels at a combined price of $2,500,000 for the approximately combined 98+/- acres.





Property Location
Zoning DA20

Property Information

Utilities	Gas TBD, Phone TBD	**Electric**	Electric TBD
Water Source	Domestic Well Capped, TBD	**Sewer**	TBD
Special Listing Cond	Offer As Is		

Parking Information

Total Parking Spaces	0

Lot Information

# of Lots	1	**Lot Features**	Shape Regular
View	Hills, Panoramic, Pasture, Vineyard	**Topography**	Gently Sloped, Mostly Level
Description			
Fencing	Partial		

Lot Uses

Zoning Description	Agricultural/Residential	**Current Use**	Agricultural
Possible Use	Agricultural, Residential	**Soil**	Unknown
Vegetation	Brush, Pasture	**Road Frontage Type**	Highway
Other Structures	None		

Association Information

Association	No	**Association Fee**	$0

Presented By:

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Secondary:
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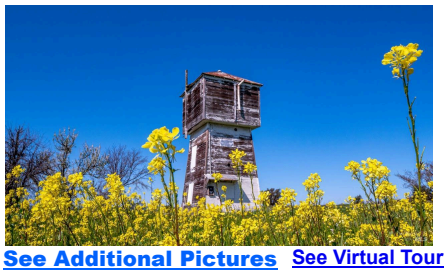
Client Detail Report

Listings as of 09/10/25 at 12:55pm

Active 12/12/24 | **Listing # 324093867** | **County: Sonoma** | **5573 Petaluma Hill Rd, Santa Rosa, CA 95404-9706** Map | **Cross St: Crane Canyon Rd** | **Listing Price: $1,300,000** | **Original Price: $1,300,000**

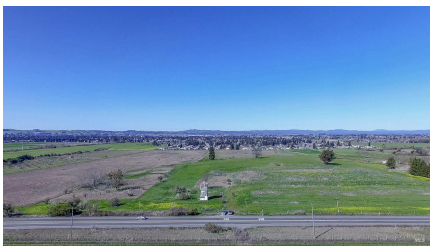
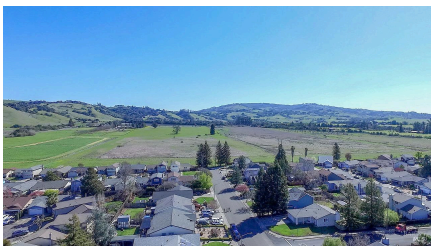


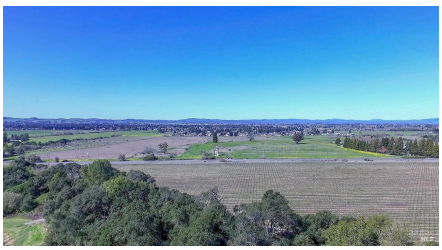
See Additional Pictures | See Virtual Tour

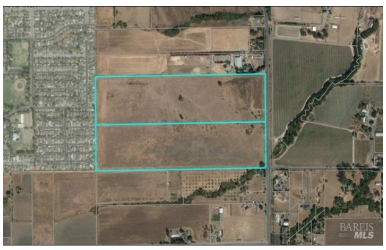
Property Type	Land	**Property Subtype**	Agriculture
Area/District	Cotati/Rohnert Park		
		Price/Acre	$28,615.45
APN	045-201-003-000	**Lot Sq Ft (approx)**	1978931 ((Assessor Auto-Fill))
		Lot Acres (approx)	45.4300
DOM/CDOM	270/270		

Directions Petaluma Hill Rd south of Snyder Lane and North of Crane Canyon Road

Public Remarks An ideal location to develop a hobby farm or equestrian property. Convenient location to Rohnert Park, Santa Rosa, Petaluma. Previously this property was an operating farm acquired by the current owners in 2004 but never developed. Currently open pasture land with all buildings removed except old water tower. Small wetlands area of 1.42+/- acres on property line shared with adjacent 43.57+/- acres at 5655 Petaluma Hill Rd. which is also for sale. The owners would like to sell both parcels at a combined price of $2,500,000 for the approximately combined 98+/- acres. Both parcels are zoned DA20





Property Location

Zoning	DA20

Property Information

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Road Frontage Type	Highway	**Other Structures**	None

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Association	No	**Association Fee**	$0

Presented By: **Darryl Vice**
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