

INFORMATION MEMORANDUM

Wine Country Estate Site

\$500,000

Sonoma County APN 059-130-021, Fulton, California



Presented By:

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LAND COMPANY

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Executive Summary

Welcome to your slice of paradise in the heart of one of Sonoma County's most prized wine regions: the Russian River Valley. This exquisite parcel boasts sweeping southerly views, offering a panoramic vista of the picturesque landscape that defines this renowned wine region. Imagine waking up to the gentle morning light streaming through the vineyards, as you sip your coffee and soak in the beauty that surrounds you.

While the site is private and surrounded by vineyards, access to major thoroughfare is just minutes away, providing convenient access to Healdsburg, Napa, the Sonoma Coast, and San Francisco. Additionally, the proximity to Sonoma County Airport, just 7 minutes away by car, ensures effortless travel for both business and pleasure.

The site is currently perced for a 6-bedroom estate. Whether you're dreaming of building your dream home or envisioning a vineyard estate getaway, this parcel offers endless possibilities for creating your own piece of Wine Country bliss. Don't miss this opportunity to make your mark in one of the most coveted destinations in Sonoma County!

Boutique Russian River Vineyard

The beautiful homesite includes approximately 2 acres of premium Russian River Valley Pinot Noir. Over the past 30 years, the Russian River Valley AVA has gained a reputation as the preeminent growing region for Pinot Noir and Chardonnay on the North Coast. This is due to its rich valley soils and climatic influences including abundant sunshine, moderated by the cooling influence of the coastal fog.

The vineyard was planted in 2003 on 8 x 5' spacing with Clone 777 on 5C rootstock. It has historically averaged 5 tons per acre with the fruit being sold to premier wine producers at District Average pricing. This type of premium vineyard setup provides the new owner an opportunity to continue selling the fruit for profit or incubate a wine brand of their and take advantage of their own exceptional estate Pinot Noir.





Property Specifications

ADDRESS	1160 Hart Lane, Fulton, California
APN	059-130-021
PARCEL SIZE	2.24 acres
BUILDING SITE	6-bedroom Perc - WSR23-0507
ZONING	LIA40 (Land Intensive Agriculture District)
ACCESS	Direct access from Hart Lane.
ONSITE WATER	Available via California American Water.
ONSITE POWER	PG & E available at the street.
APPELLATION	Russian River Valley & Sonoma Coast AVA's.
STRUCTURES	Approximately 1600 sq. ft. Barn.

In the Neighborhood!



1 Mile



1.2 Miles

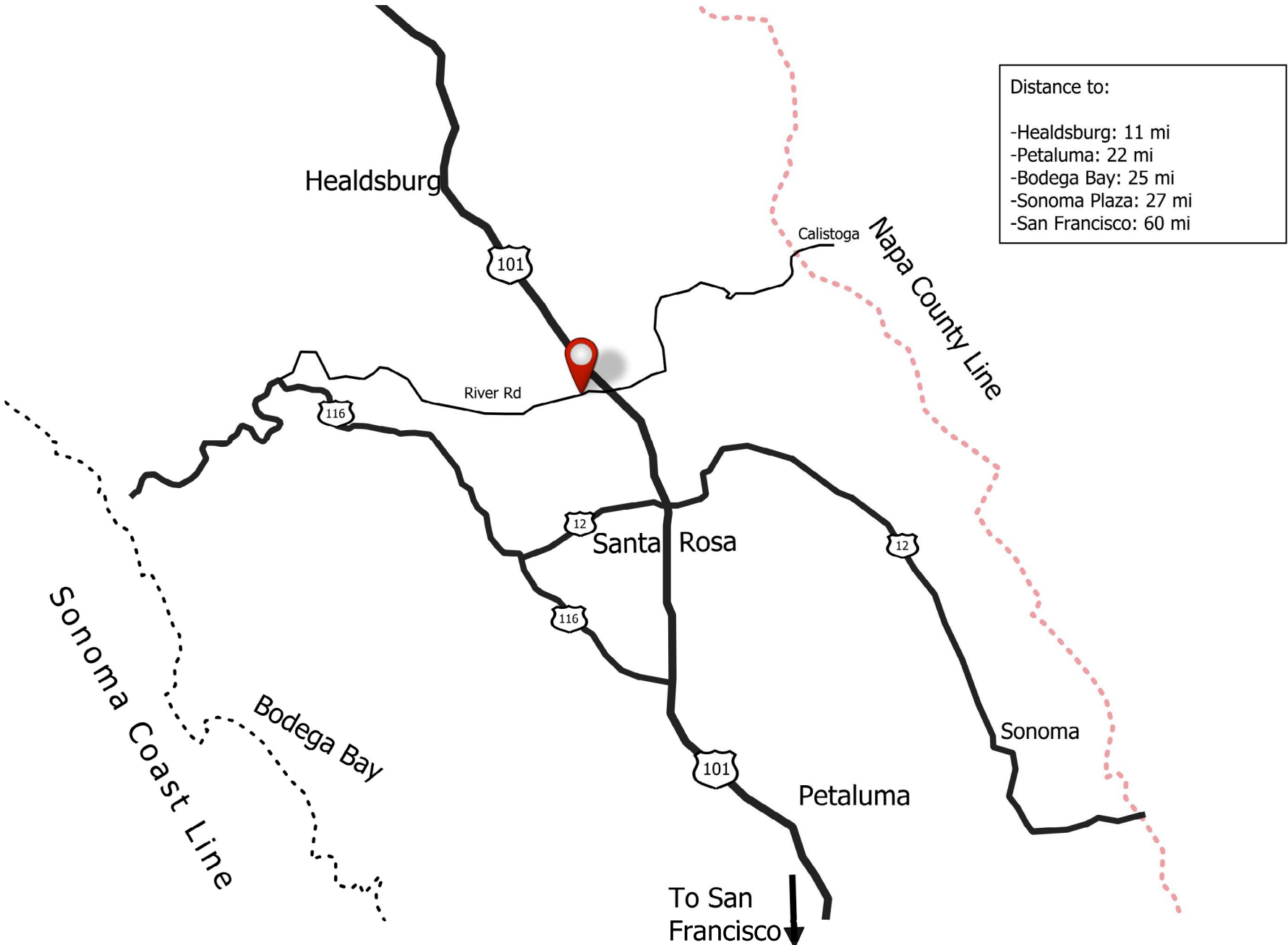


6.5 Miles



3.4 Miles

Location Map



Aerial Map



Property Photos



About Cru Land Company

Cru Land Company is a boutique Real Estate brokerage and advisory firm whose primary focus is investment-grade agricultural land. We provide landowners, investors, and premium wine-producers local expertise and a platform for growth within the rapidly accelerating Agricultural Investment space.



David J. Carciere

David Carciere's Real Estate career began as a California Certified General Appraiser with a focus on recreational and agricultural land. In 2010 he was a founding partner at First Leaf Land Acquisitions where he spent a decade brokering agricultural and vineyard land sales. During that period, he also had first-hand experience on the wine-production side with his family's wine label, Suacci Carciere Wines, as well as on the grower side operating the Donnelly Creek Vineyard in Anderson Valley.

Understanding the intersection of the Real Estate, growing and production sides of agriculture gives David a unique perspective when both evaluating vineyard and agricultural land and, as importantly, analyzing potential investment opportunities.

David holds a Bachelor of Science degree in Industrial Engineering from Cal Poly San Luis Obispo and a master's degree in Land Economics and Real Estate from the Mays Business School at Texas A&M where he worked as a graduate assistant under research economist Dr. Charles Gilliland. He is a licensed Real Estate Broker in the state of California and is active in the California Association of Farm Managers and Rural Appraisers, as well as the Sonoma County Farm Bureau.



Mike Hansen

Michael Hansen is a formally trained business professional with a MBA from Sonoma State University. Both of Michael's parents worked in the wine industry his whole life, so Michael grew up and lived in several prominent wine regions up and down the California Coast. This life-long immersion and proximity to the industry naturally grew into a curiosity in the business aspect of wine and vineyard operations.

Michael's introduction into Real Estate began in 2018, totally by happenstance. While working in management at a Sonoma County Country Club, Michael's wife suggested he get his Real Estate license to complement his outgoing personality. After unexpected success in his first few years of Real Estate activity, Michael began to consider leaving his full-time career as a Vice President at a prominent lifestyle company. After meeting David Carciere, Principal at Cru Land Company, at a property showing, Michael was convinced that CRU was the place to be, ultimately coming on as Vice President of Sales and Marketing.

Michael and his wife Christy own and manage multiple rental properties in both residential and agricultural locales. This first-hand experience gives Michael's clients a useful perspective on local Real Estate Investment Strategy as well as expertise in permitting, land use, well and septic, contract negotiation, vineyard management, and overall land strategy.

Michael currently resides in Sonoma county, where he helps to run and manage his wife's family ranch, which was established in 1848. Michael is an asset in most conceivable business cases, bringing significant skills and experience in the fields of business, strategy, marketing, financial management, analytics, sales, and operations. He brings enthusiasm and energy to all his projects. Contact Michael today!



Bonnie Burnett

Bonnie Burnett is the Senior Project Manager and marketing specialist at Cru Land Company. Bonnie grew up in Alexander Valley where she developed a love and fascination with the wine industry. In 2007 she graduated from Sonoma State University with her Bachelor of Science degree in Wine Business. After graduation, she worked for Quivira Vineyards and Winery in the Dry Creek Valley where she spent several years as their accountant learning the intricacies on the financial side of winery operations.

Bonnie began her Real Estate Career in 2017, when she was asked to join NorCal Vineyards as their supporting agent. She spent her time at NorCal focused on creating high-end marketing materials and successful internet marketing campaigns, while also showing vineyards and wineries and managing all open escrows.

In her first year in Real Estate, she won the Rookie of the Year Award generating the largest gross sales of new agents in the entire brokerage. In her second year of being licensed, she was awarded the most Real Estate Transactions in the entire office. Bonnie is also a Certified Transaction Coordinator, TCing over \$100,000,000 in Gross Sales for Winery, Vineyard and Agricultural Land.

With a background in the wine industry and having cultivated an exceptional understanding of Real Estate's role in industry during her years spent with NorCal Vineyards, she was invited to join Cru Land Company.

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 at contacting: David Carciere at 707.479.2199 or Mike Hansen at 805.503.8552.

