

INFORMATION MEMORANDUM

# Carneros Estate Vineyard

\$2,995,000

602 Bonneau Road, Sonoma, California



Presented By:

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**LAND COMPANY**

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# Key Investment Considerations



## **Established Vineyard with Redevelopment Potential**

The 40-acre parcel includes 20.06 acres of established Chardonnay vineyard, providing immediate revenue, while an additional 15.97 acres of plantable land offers significant opportunity for expansion and redevelopment to enhance production capacity.



## **Premium Location within Renowned AVAs**

Situated in both the prestigious Los Carneros and Sonoma Coast AVAs, this vineyard benefits from a terroir recognized for producing high-quality grapes, particularly Chardonnay and Pinot Noir, making it a prime asset for premium wine production.



## **Efficient Farming and Operational Flexibility**

The vineyard's gentle slopes and potential for long, uniform rows offer optimal conditions for efficient farming practices, reducing operational costs while maintaining high-quality yields. The property's diverse soil types allow for flexible planting and grape variety options.



## **Ample Water Resources**

With abundant water availability, the property is well-positioned to sustain long-term, productive viticulture, supporting both existing operations and future vineyard development.



## **Proximity to Renowned Wineries**

**Proximity to Renowned Wineries:** Located near established, high-profile wineries, the property offers strategic value for investors and producers looking to align their brand with a prestigious winemaking community, securing access to premium Carneros fruit in a highly competitive region.

# Executive Summary

Located in the heart of the historic Sonoma Carneros AVA and within the larger Sonoma Coast AVA, this 40-acre vineyard parcel offers a compelling strategic investment opportunity. With 20.06 acres currently planted and an additional 15.97 acres of plantable acreage, the property combines redevelopment potential and established vineyard in a historically renowned location. The vineyard's proven pedigree, coupled with the potential for further development, appeals to investors seeking consistent returns and producers looking to cultivate a premium estate vineyard.

Positioned against an eastern-facing hillside, the parcel benefits from a microclimate shaped by cool breezes and maritime fog, ideal for both still and sparkling wine production. The site's varying soil types, gentle slopes, and the potential for long, uniform rows offer opportunities for both premium grape quality and highly efficient farming practices. With plentiful water resources, this vineyard is well-equipped to support sustainable and productive viticulture. Its proximity to renowned wineries and vineyards further underscores the value of this property, making it a compelling choice for those looking to secure prime Carneros fruit and invest in one of California's most prestigious AVAs.





# Property Specifications

ADDRESS	602 Bonneau Road, Sonoma, California
APN	128-451-055
PARCEL SIZE	40.12 acres
ZONING	DA B7, SR VOH
ACCESS	Private Gated Access off Bonneau
ONSITE WATER	Ag Well - 70 GPM (Drilled 2012)
ONSITE POWER	PG & E

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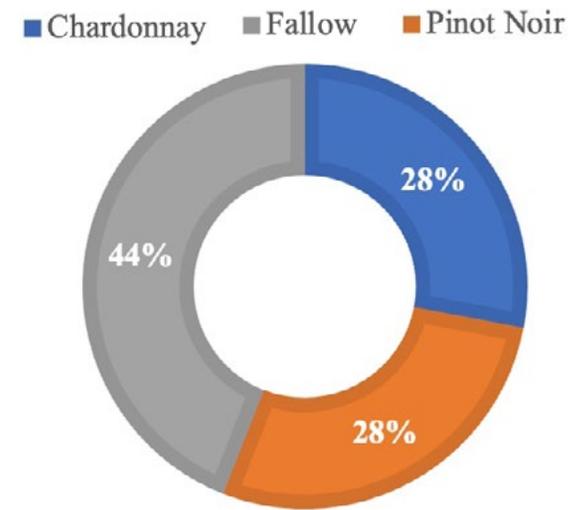
## Site Characteristics

SLOPES & ASPECT	Varying slopes and aspects up to 20%.
SOILS	Clear Lake Clay, Diablo Clay, Goulding Clay Loam.
ELEVATION	Ranges from 35' +/- to 180' +/-.
APPELLATION	Los Carneros AVA and Sonoma Coast AVA.

# Vineyard Details

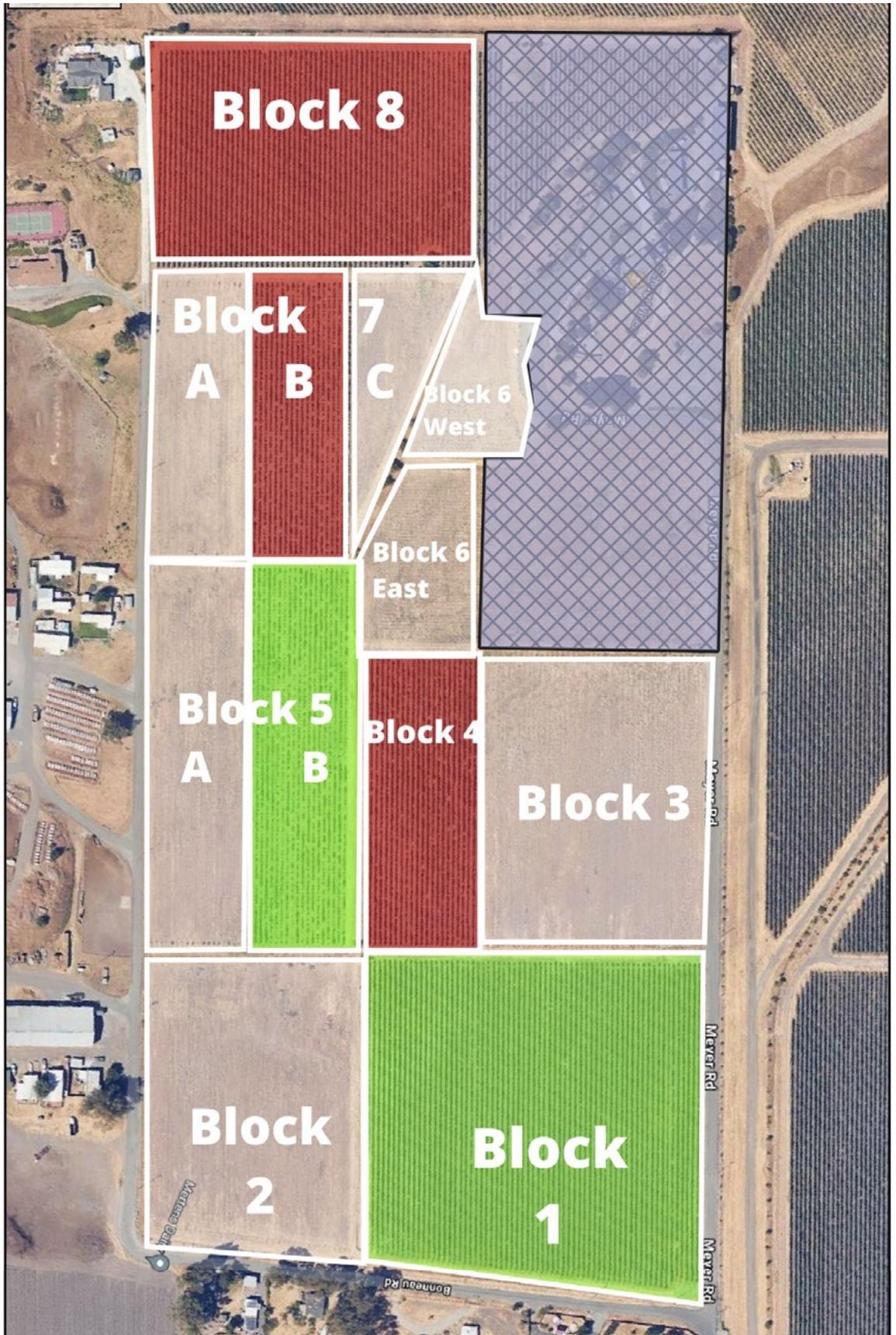
VINEYARD	20.06 acres
ADDITIONAL PLANTABLE ACREAGE	15.97 acres
ROW ORIENTATION	North-East to South-West.
HISTORICAL FRUIT USE	Estate Bottlings
FARMING CONSULTANTS	Robledo
NEIGHBORING VINEYARDS AND WINERIES	<ul style="list-style-type: none"> <li>• Durrell Vineyard</li> <li>• Sangiacomo's, El Novillero &amp; Tallgrass Vineyards</li> <li>• Gloria Ferrer</li> <li>• Robledo Family Winery</li> <li>• Sonoma Stage Vineyard</li> <li>• Grace Benoist Ranch</li> </ul>

## Varietals



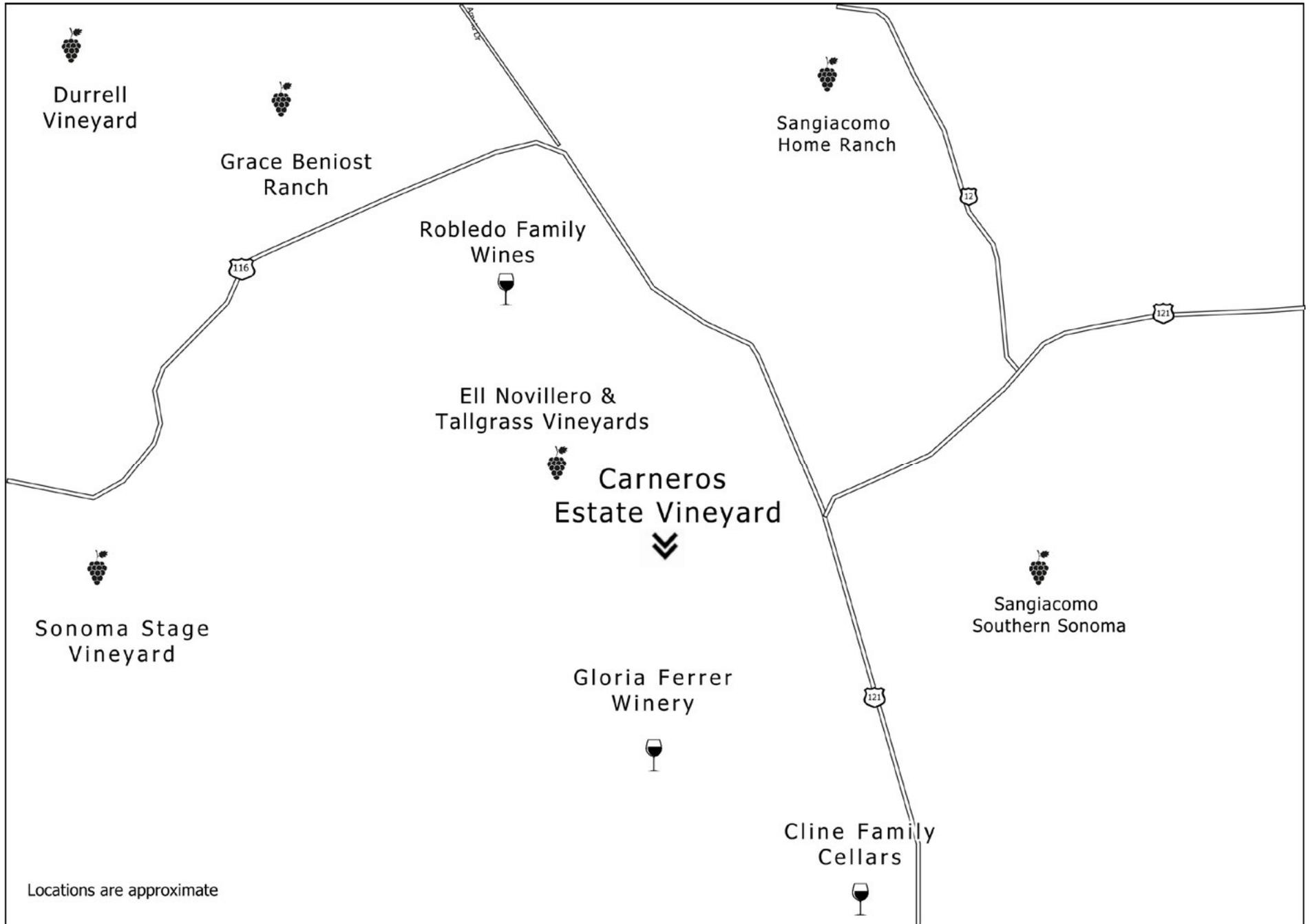
BLOCK	Varietal	YEAR PLANTED OR REMOVED	ACRES	VINE COUNT	CLONE	ROOTSTOCK	SPACING
1	Chardonnay	2011	7.35	5,922	C	5BB	6 X 9
4	Pinot Noir	1995	2.42	2,346	13	3309	5 X 9
5b	Chardonnay	1990	2.73	2,200	G9V5	5BB	6 X 9
7b	Pinot Noir	1990	2.36	1,900	UCD 12 (Pommard)	5BB	4 X 9
8	Pinot Noir	2003	5.20	5,847	5 (Pommard)	Boerner 101-14	4 X 9
<b>Total</b>			<b>20.06</b>				

# Block Map



\*See page 4 for Block Details

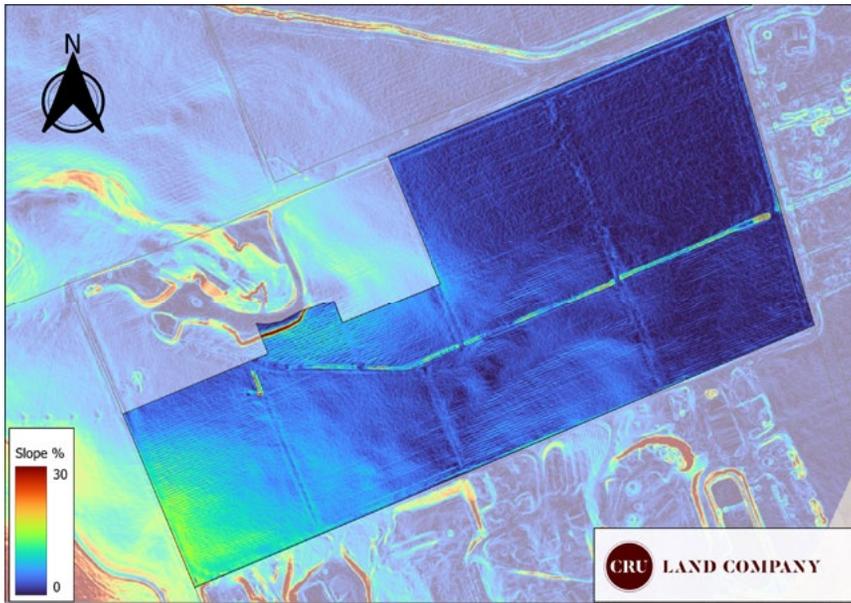
# Location Map



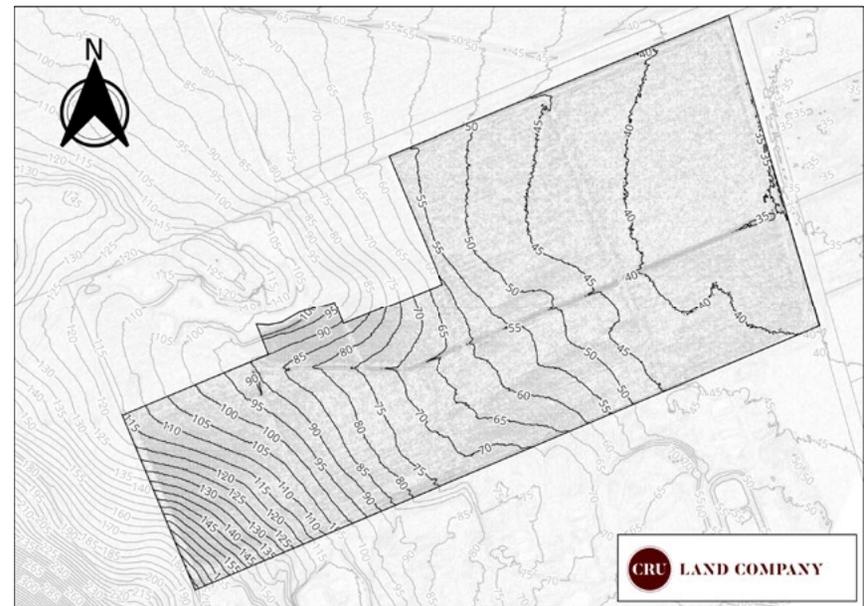
# Aerial Map



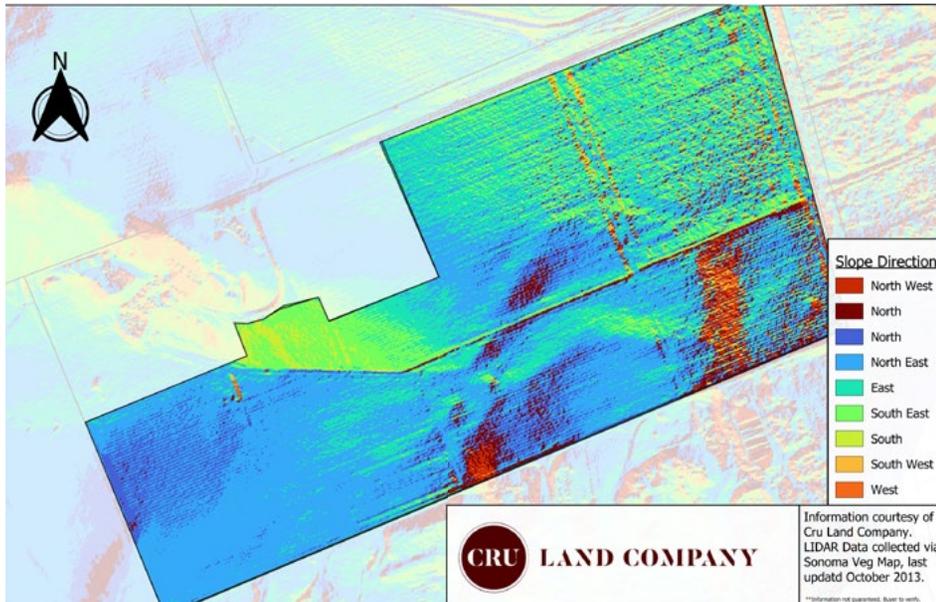
# Slope Map



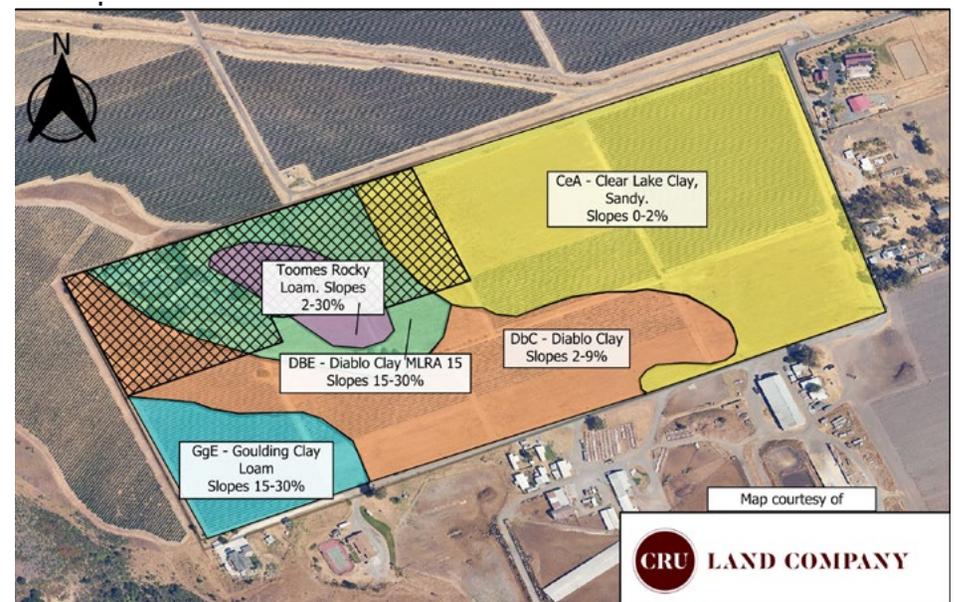
# Topo Map



# Aspect Map



# Soil Map









Cru Land Company is a boutique Real Estate brokerage and advisory firm whose primary focus is the sale of investment-grade agricultural land. We provide landowners, investors and wineproducers with local expertise and a path to growth within the complex field of agricultural investment.

At Cru Land Company we have a fluency in the vineyard and ag space born from experience that goes far beyond transactional Real Estate. Collectively the team at Cru Land Company has firsthand wine industry experience in the vineyards and in wine-production, with sales and marketing, and finance and accounting. With all that said, we are a Real Estate brokerage and advisory firm at our core, and to that end our team has successfully closed over \$150,000,000 in Real Estate assets, including more the \$60,000,000 in premium vineyards, wineries and plantable land since 2020.

We are selective about the properties and projects we choose to take on. We only take on properties of the highest caliber and projects where we can add value by leveraging our network and experience not only in Agricultural Real Estate but also in the wine industry. This selective approach allows us to focus more attention on fewer projects, and the results have been the sale and acquisition of an incredibly compelling portfolio of premium vineyards and agricultural properties on behalf of our clients.



**David J. Carciere**

Owner & Broker

David's decades of experience as a broker alongside his prior history as an Agricultural Appraiser allow him to bring vast knowledge of the agricultural real estate space. His wine industry experience managing Donnelly Creek Vineyard and helping run his family's wine label Suacci Carciere Wines give David first hand experience in both the growing and production.



**Mike Hansen**

VP of Sales

Mike's family history and immersion in wine industry as a grower fuel his success in selling Vineyard, Winery, and Luxury Vineyard Estates. Armed with an MBA from Sonoma State and certified as a Mergers & Acquisition Professional (CMAP), Mike seamlessly blends business acumen with an extensive professional network to source and execute premium vineyard and winery deals.



**Bonnie Burnett**

Senior Project Manager

Bonnie brings extensive experience to the team having coordinated over \$100,000,000 in gross sales for Winery, Vineyard, and Agricultural Land. She also brings extensive wine industry experience having been a grower and hailing from the esteemed Alexander Valley. Bonnie's attention to detail and organization allows her to coordinate smooth and efficient transactions.

## 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 805.503.8552.

