



Edgar Vineyards

Property Summary

900 Hiatt Road, Cloverdale, CA 95425

APN: 117-030-032

53.22 Acres

Zoned: Resources and Rural Development; B6 Combining District, 40 Acre Density, Valley Oak Habitat

Vineyard

Acreage: 17 vine acres planted in 2002 and 2004.

Varietal: Cabernet Sauvignon

Rootstock: St. George Rootstock

Clone: 7

Irrigation: Drip

Spacing: 11 x 6 feet

Trained: Vertical Shoot Positioning (VSP) – Single Lateral Cordon

Harvest History: Last 2 years averaged 68.5 tons.

Fruit Contract: 2-year evergreen contract with Rodney Strong Winery

Vineyard Management: Year to Year lease with Vine Pro Vineyard Management, with 65% management, 35% owner split. Manager negotiates grape price.

Water Source: 5 acre-foot lake with 15 horsepower 220 volt irrigation pump. Lake is fed from winter run-off.

Equipment: Spray Rig, tractor, duster, disc, plow, spring tooth, drag.



Main Home

Year Built: 1963

Square Footage: 2,220

Bedrooms: 3

Bathrooms: 2.5

Features:

- All electric kitchen
- 3 water heaters
- Forced air and heat, propane
- New carpet, paint, flooring inside home
- 2 fireplaces
- Built-in safe
- Patio and Deck overlooking Vineyard
- Newer Roof (2007)
- Attached Single Car Garage

Attached guest unit: 1 bedroom/1 bathroom, kitchen

Water: Private domestic well

Septic: Private standard septic system

Out Buildings

2 Stall Barn and Storage Area

Chicken Coop with enclosed yard

Equipment Barn

Mobile home

3 Bedroom/2 Bathroom

Enclosed for privacy

Own standard septic system

Other Amenities

Security Gate at entrance to property

Private bridge over seasonal creek at entrance

Irrigated Hobby Garden

Small Table Grape Vineyard

Residual Acreage for recreation or farm animals

Aluminum boat with dock on lake

Views

Privacy

Offered At \$2,300,000

For More Information Contact:

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United Country-KM Properties does not guarantee this information. Details were provided by either Tax Assessor or Trustee owner. Those interested in purchasing the property are encouraged to complete their own investigation of the property.