



9499 Mill Station Road, Sebastopol, CA 95472
APN 016-100-075

Property Summary

Custom home on rare 81+ acre parcel in the much sought after Green Valley sub appellation of the Russian River Valley AVA. Property features large custom estate home perfect for entertaining large events, pool, spa, 13+- acres of bio-dynamically farmed Pinot Noir vineyards, 10+ surface ac. lake for boating, recreation, wildlife habitat. More plantable land. Also available are two adjoining parcels: one, 2.2 acres with home, barns and small orchard, the other, 2.9 acres planted to Pinot Noir Pommard clone.

Vineyard

Acreage: 13+
Planted: 2002
Varietal: Pinot Noir
Rootstock: 101-14
Clone: Dijon
Irrigation: Drip, Micro Frost
Spacing: 5x8
Trained: Vertical Shoot Positioning
Harvest History:

YEAR	TONNAGE	PRICE
2004	6.5	2,000
2005	9.5	2,000
2006	25.4	4,000
2007	14.8	4,000
2008	17.4	5,800
2009	21+	2,500/3,000
2010	20.5	3,000
2011	23+	2,500

Fruit Contract: 1 year, renewable with Red Car Winery
Vineyard Management: Red Car Winery, 1 year lease, renewable
Water Source: Private well
Equipment: Negotiable



Main Home

Year Built: 1991

Square Footage: 7,900+

Bedrooms: 4

Bathrooms: 7

Features:

- **Views**
- **Open Floor Plan for Entertaining**

Attached guest unit:

Water: Shared well

Septic: Standard

Offered At \$3,990,000

For More Information Contact:

Bill Kunde or Sue Michaelsen

707-537-8989

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.