



This 17 acre property is located in the Heart of Anderson Valleys Pinot Noir Central. It sets on the hilltop, with a southern exposure, overlooking Roderer, Husch, Standish, Lazy Creek, Navarro, and Kendal Jackson's Edmeads winery's and their associated vineyards. This is one of the most stunning vineyard and valley views in the Anderson Valley.

HEAGAN LAZY SPRINGS OVERLOOK An exceptional little ag. property.

Improvements include a good quality large shop building, a nearly 2 Ac. ft. pond, a 5.5 acre vineyard, and some lovely building sites. While the vineyard is older and beyond it prime, this location is superb for a Premium Pinot Noir vineyard.

\$395,000 Cash



RANCHERIA REALTY



Located in the Heart of Anderson Valley, California

Tim Mathias, Broker 707-272-9280

Sheri Hansen, Agent 707-272-7248

www.rancheriarealty.com

This property sits at the top of the hill overlooking Anderson Valley. There are multiple good buildings sites with great views. There is an existing vineyard, 5 acres of Chardonnay and 1/2 acre of Pinot Noir. The vineyard is 35 years old, and a bit beyond its prime, and probably ready for replacement, or a phased replacement. Water is provided by the pond shown at right. The large shop shown below is ready for your working needs and storage needs. This kind of small parcel in this location is rare, and very sought after. Don't miss this opportunity to own this great property.



The aerial photo at right shows Clow Ridge Road along the North edge and across the northeast corner. Lazy springs road, accesses a few properties to the south. Several neighboring properties also have vineyards, and generally this area does not require frost protection. The vineyards are located on the more gentle ground along the ridge top. An excellent location for Premium Anderson Valley Pinot Noir.

