

Harp Vineyards

15401 Sonoma Hwy, Sonoma

Price \$6,250,000

Assessor's Parcel # 056-012-008

Address: 15401 Sonoma Hwy, Sonoma, CA 95476

Parcel Size: 124.43+/- acres per survey

Location: This property fronts well traveled Hwy 12. The cross-street, Madrone Road, looks up to the rolling benchlands of the south facing Mayacamas Mountains where this wonderful vineyard and property are sited.

Zoning: LIA B6 100, SR
LIA (Land Intensive Agriculture) zoning allows for winery and tasting room use with County approval of conditional use permit.

Appellation: Sonoma Valley

Physical Features: There are 30+/- acres of Cabernet and Zinfandel vineyards and an estimated 20+/- additional acres available for planting.

The 8+/- acres of Zinfandel vineyards were planted in 1997 to St. George resistant rootstock on 5 x 10 spacing. The vineyard is classic head-trained with drip irrigation.

The Cabernet Sauvignon vines cover 22+/- acres and were planted to 110R resistant rootstock with clone CS 15 and 337 in the year 1997. The trellis is Geneva Double Curtin with spur pruning. Acreage estimates are:

<u>Varietal</u>	<u>Acres (+/-)</u>	<u>Varietal Acres as a % of Total</u>	<u>2008 Tons</u>
Cabernet Sauvignon	22	73%	121
<u>Zinfandel</u>	8	7%	29
Total	30+/-	100%	150
2008 Average gross revenue	\$9,704/acre		\$2,485/ton

Harp Vineyards grapes have been sold to local well-known wineries, including BR Cohn and Sebastiani, since the vineyard came into production. Wine samples are available upon request.

Enjoy impressive views overlooking the Valley of the Moon, from the foothills of the Mayacamas Mountains across to Sonoma Mountain. Choose from multiple building sites for the construction of a new family home or winery.

Structures: This unique property includes a two-story 4 bd/3ba, 2,652-sq ft cedar home with vaulted ceilings, constructed in 1998. In addition, there is a mobile home on the property.

Utilities: Electrical power is supplied to the well.

Water Source 500 gpm is the reported capacity of the well, however, this has not been verified. Water is distributed through the vineyard with drip lines.

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Soils

Thirty-five soil profiles were taken in 1997 before the vineyard was planted.
Soil types according to the Natural Resources Conservation Service are:

Goulding Cobbly Clay Loam, 5 to 15 % slope
Goulding Cobbly Clay Loam, 15 to 30% slope
Red Hill Clay Loam, 2 to 15% slope
Tuscan Cobbly Clay Loam, 0 to 9% slope

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