

# SONOMA COUNTY | Agricultural Opportunity

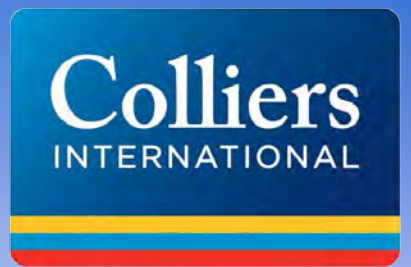
2020 Cherry Creek Rd., Cloverdale, CA 95425

**PRICE** \$995,000

**ACRES** 133.25 ±

**ZONING** Resource and Rural  
Development - RRD160

**TEAM GHOBADI** | REAL ESTATE INVESTMENT SERVICES





# SONOMA COUNTY



*\*Photo for Illustrative Purposes Only  
Not Actual Property*





# OVERVIEW

With more than 425 wineries, miles of rugged Pacific coastline, towering redwood forests, and its close proximity to San Francisco's Golden Gate Bridge, Sonoma County is a traveler's dream vacation spot in California. Sonoma County is known for winemaking, both in growing grapes and vinting, 80% of the agricultural land of Sonoma County is set aside for wine grapes and Sonoma County is home to over 250 wineries.

Sonoma County represents the best of Northern California — premium wine, farm-to-table dining, unique resorts and spas, and over 50 state and regional parks. Breathtaking Highway 1 delights visitors with crashing waves, sea lions and otters sunning on the beaches, and fantastic sunsets that color the sky in brilliant hues. Tasting rooms in the world-class Sonoma wine region range from simple and rustic to elaborate wine castles.

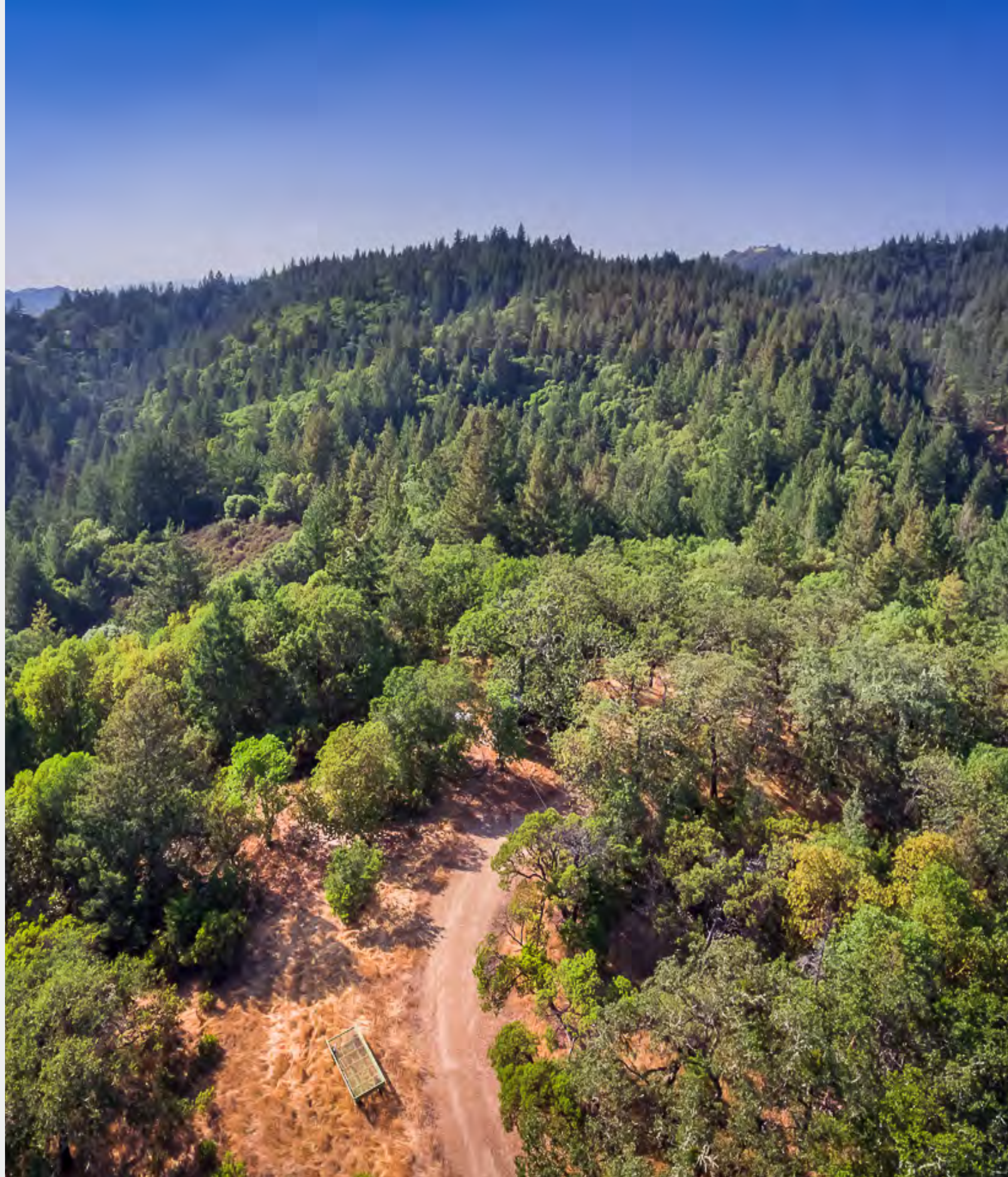
Cloverdale is the 8th largest city within Sonoma County, with a population of 8.8 thousand, making it a quiet quaint community just off the 101, just 11 miles north of Geyserville and 88 miles from San Francisco.

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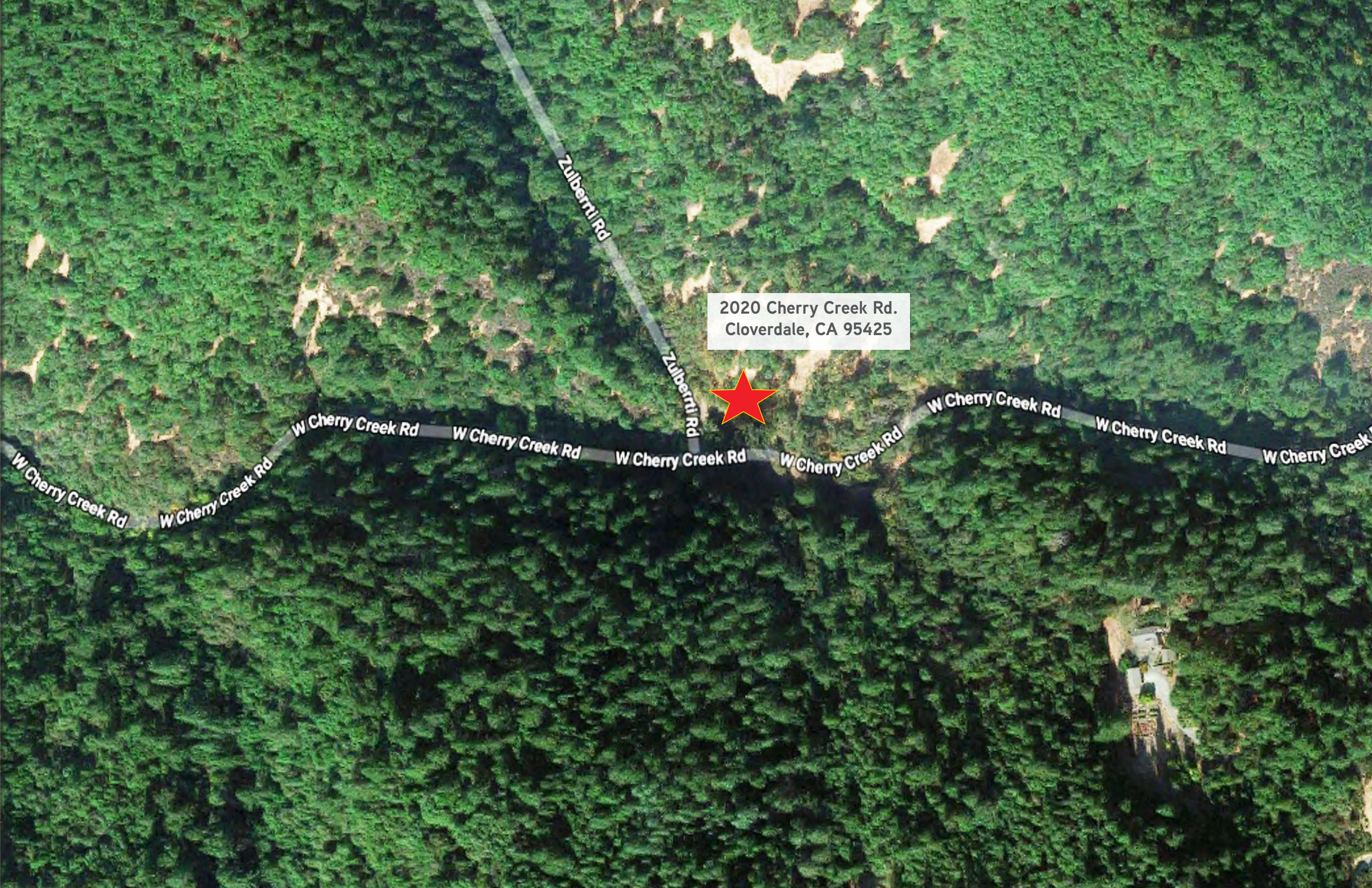


# PROPERTY DESCRIPTION

133 gorgeous, redwood filled acres only five minutes from downtown Cloverdale in the sought-after Alexander Valley. Large graded and cleared area for building site with exceptional 360 degree views and no other houses in sight. The possibilities are endless...zoning allows for agricultural, farming and ranching, horses, orchard, vineyard, recreational and single-family residential uses. Plenty of water, and county-maintained roads all the way to the property. Perfect, picturesque property for agricultural endeavors, building a dream home, or escape from the city with easy access to amenities in Cloverdale.







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# PROPERTY HIGHLIGHTS

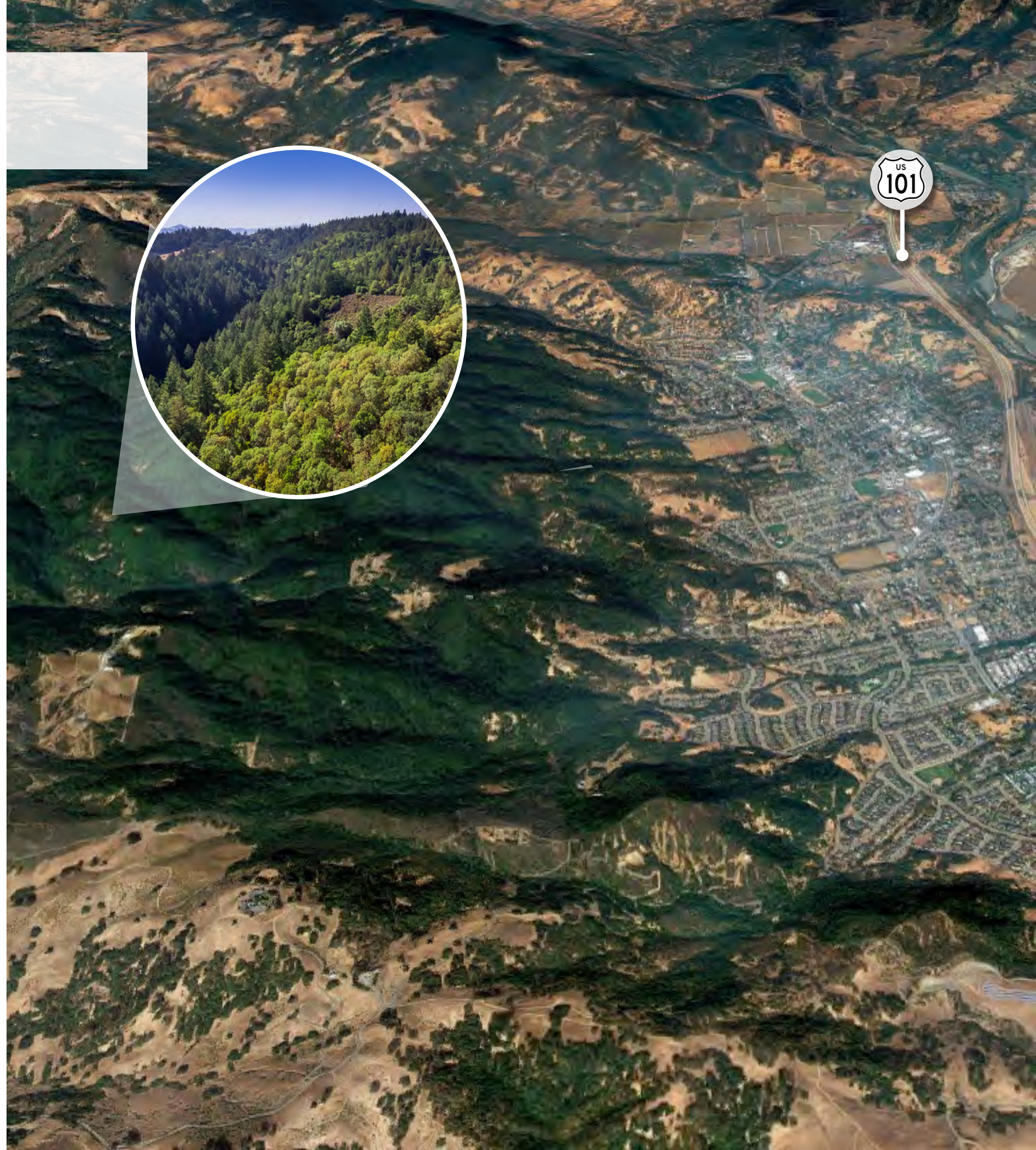
- Located in the prestigious Alexander Valley, the largest and most fully planted wine region in Sonoma County
- 10,000 Gallons of water storage located directly on property
- Zoning allows for many land uses such as Agricultural, Farm/Ranch, Horses, Orchard, Recreation, Residential, Single-Family, Vineyard
- Secluded property with no other homes in sight
- Located less than 3 miles away from downtown Cloverdale



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- Large water allotment through two separate wells connected with new plumbing. Well one produces between 8-10 gallons per minute. Property has water rights through an easement for 50% of a second off site well that produces between 80-90 gpm.
  - Attractive agricultural opportunity especially for wine cultivation
  - Captivating scenery with 360 degree views of surrounding area including Lake Sonoma
  - Beautiful Redwood and California Oak tree covered mountains that also contain a large variety of vegetation such as Madrones and Manzanitas



# PROPERTY PHOTOS











# AREA DEMOGRAPHICS

## 5 Mile Radius

|                                              |              |
|----------------------------------------------|--------------|
| Population 2018 Estimate                     | 11,776       |
| Population Growth Percent Change 2018-2023   | 12.16%       |
| Households 2018 Estimate                     | 4,342        |
| Household Growth Percent Change 2010 to 2018 | 10.20%       |
| Average Age                                  | 43           |
| Average Household Income                     | \$96,662.90  |
| Median Household Income                      | \$74,402.76  |
| Median All Owner-Occupied Housing Value      | \$448,327.07 |



# NEARBY VINEYARDS

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*William Gordon Winery*

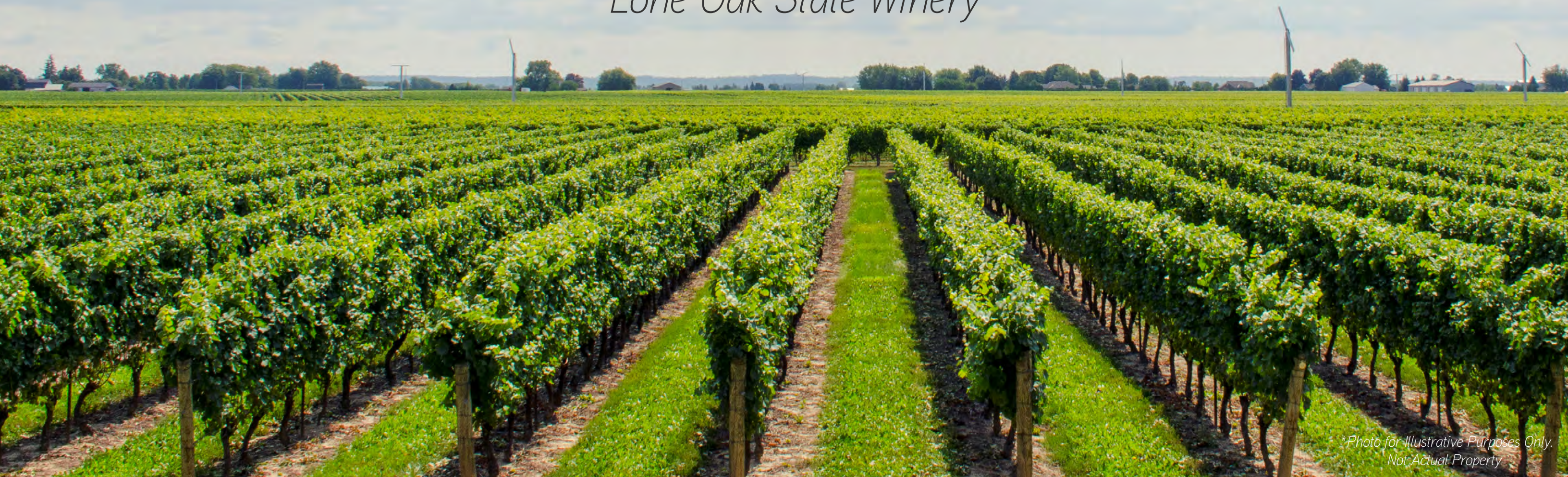
*Wattle Creek Winery*

*Icaria Creek Winery*

*Steven Arches Vineyard, LLC*

*Pendleton Winery*

*Lone Oak State Winery*



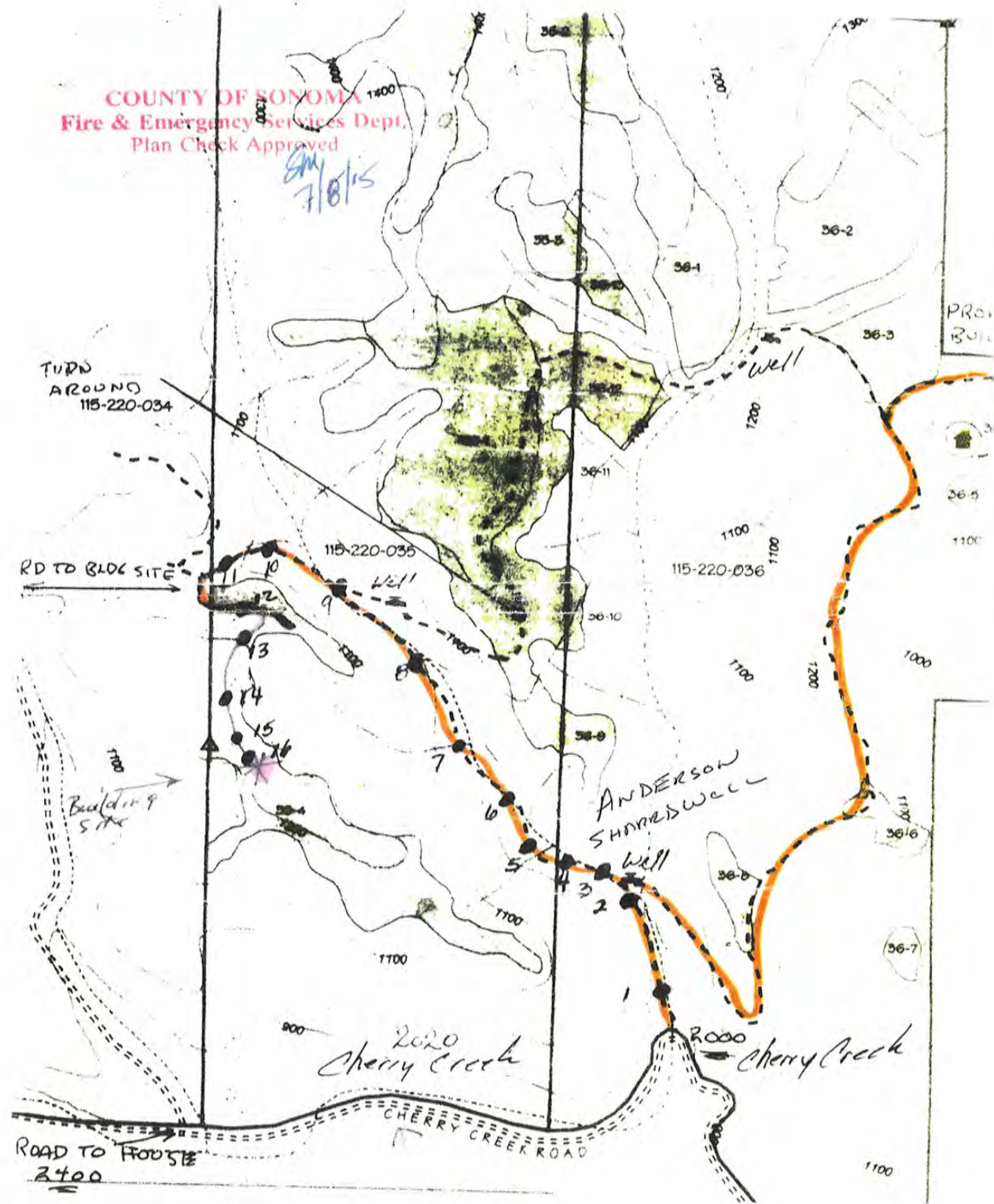
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# TOPOGRAPHICAL MAP





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