

# FRITZ WINERY

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24691 Dutcher Creek Rd, Cloverdale, CA

Offered at \$6,950,000



Luxe  Vineyards



# LISTING DESCRIPTION

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Discover a rare opportunity to own a stunning winemaking facility nestled into the side of a picturesque hill in the northernmost region of the renowned Dry Creek Valley. Spanning roughly 109 acres, Fritz Winery offers serene landscapes and 17 acres of sustainably farmed vineyards. With a 30,000-case production permit and a fully equipped 10,000 sq. ft. winery, complete with a welcoming tasting room, this property is ready for your vision.

The winery boasts a cutting-edge gravity flow system that moves the juice naturally from the crush pad to the fermentation tanks, barrel room, and cave—preserving the quality of the wine while saving energy. The site is thoughtfully designed with abundant water resources. Vineyard irrigation is supported by a 2-acre pond with diversion rights, while the winery's water supply comes from a spring in the Redwood Grove. Wastewater management is eco-friendly, using gravity to deliver gray water to evaporation ponds and domestic waste to the leach field.

This property offers the perfect canvas to create your own legacy in one of California's most coveted wine regions. Make your dream a reality at Fritz Winery.



# PARCEL DETAILS

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## Parcel:

1. **County:** Sonoma
2. **AVA:** Dry Creek Valley
3. **Parcel Size:** 108.93 + | - Gross Acres
4. Williamson Act
5. **Zoning:** LIA Land Intensive Agriculture District
6. **Flood Zone Determination:** Out
7. **APN:** 139-050-021-000

## Infrastructure:

### *Underground Square Footage*

1. Tasting Room ~880 sqft
2. Fermentation Room ~3,120 sqft
3. Barrel Room ~4000 sqft
4. Cave ~2000 sqft

***Total ~10,000 sqft Winery Building***

### *Outdoor*

5. Crush Pad ~5,500 sqft
6. Barrel Washing Pad ~1000 sqft
7. Tasting Room Patio ~1,500 sqft

***Total ~8,000 sqft***

### *Cottage*

~800 sqft, 3-Room Structure

\*Brand and Inventory Not Included in the Sale\*

\*Equipment Except Stainless Steel Tanks, Not Included in the Sale\*

# PARCEL DETAILS

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## **Irrigation:**

1. *Vineyard Irrigation* is supplied via the pond below the winery. The pond was developed around 1979 and has diversion rights. Water is supplied to vineyard blocks through a drip system and overhead sprinklers supply frost protection.
2. *Winery Water* is supplied from a spring located in Redwood Grove. Water is conserved in multiple holding tanks before being transferred to winery use, including winery operations, tasting room operations, and gardening.
3. *Winery Gray Water* is delivered by gravity to evaporation ponds below the winery with a load factor of a 30,000 Case Use Permit.
4. *Winery Domestic Waste* is delivered by gravity to the leach field in the Zinfandel Vineyard.
5. *Irrigation/Recreation Pond* is ~2 acre-feet.

## **Vineyard & Winery Details:**

1. 30,000 Case Winery Production Use Permit  
(permit allows for 4 industry events annually up to 150 people)
2. Over ~38,000 Gallons of Closed Top Stainless Steel Tanks
3. ~17 Acres of Vineyard
4. Grape Contact: Sauvignon Blanc Tonnage is on a Multi-Year Contract

## *Varietal & Yields (last 3-5 years on average)*

Zinfandel | ~4-5 tons

Cabernet Sauvignon | ~3 tons

Malbec | ~3 tons

Sauvignon Blanc | ~5 tons

Petite Sirah

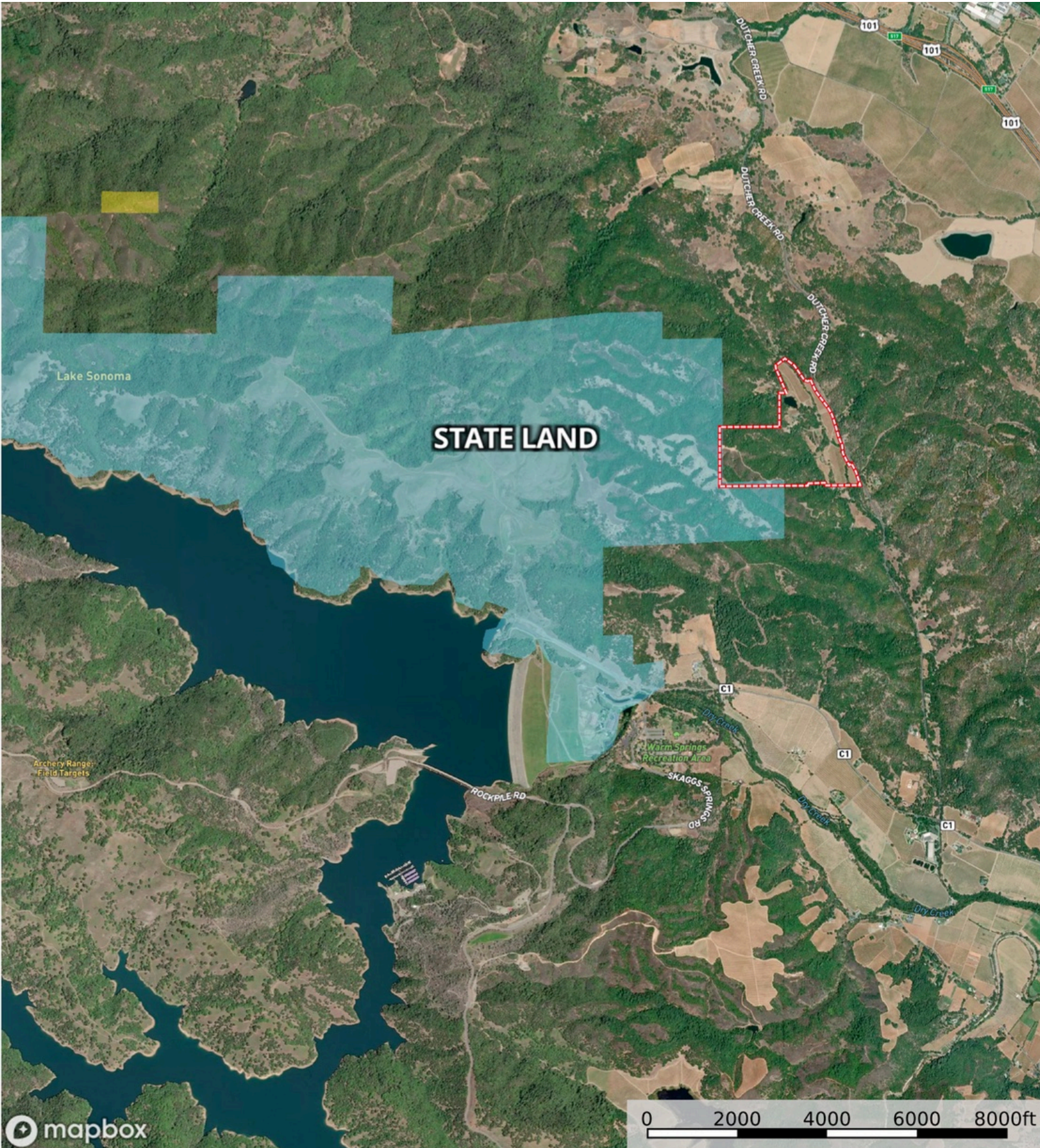
Petit Verdot

# PARCEL MAPS

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# PARCEL MAPS



# BLOCK MAP

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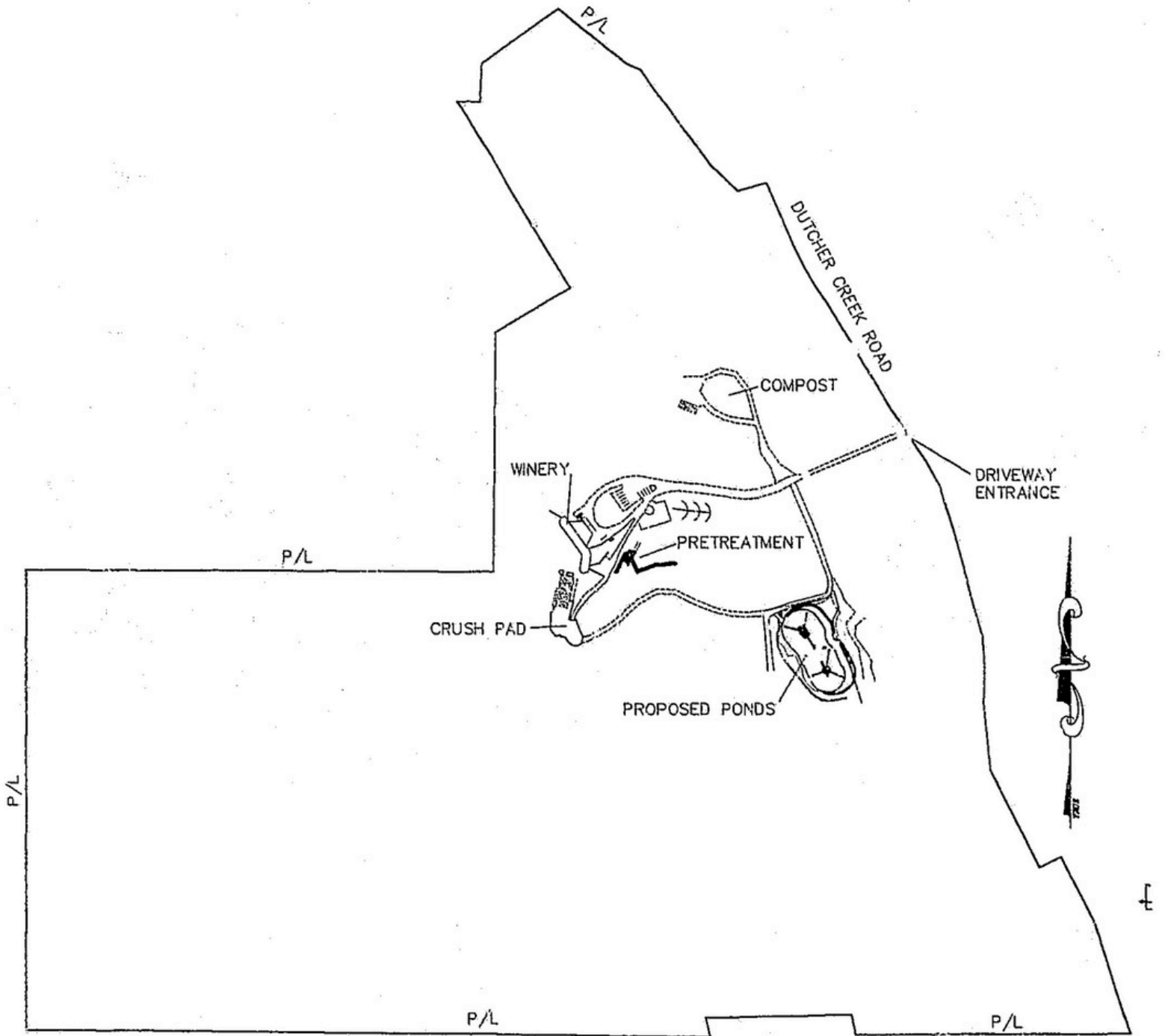


# BLOCK DETAILS

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<i><b>Block</b></i>	<i><b>Variety</b></i>	<i><b>Clone</b></i>	<i><b>Rootstock</b></i>	<i><b>Planted</b></i>	<i><b>Spacing</b></i>	<i><b>Acres</b></i>
1	Petite Sirah				6 x 10	0.3
2	Zinfandel	Shenandoah	3309, 5BB, 420A	1990	6 x 10	4.3
3 A B C	Zinfandel	Church	110 R	2000	5 x 8	4.5
4	Zinfandel	Clone 05	St. George	1980	8 x 12	1
5	Cabernet Sauvignon	Clone 6	110 R	2003	5 x 9	1
6	Petit Verdot	Clone 400	101 - 14	2003	5 x 8	0.2
7	Cabernet Sauvignon	Clone 191	101 - 14	2003	5 x 8	1
8	Sauvignon Blanc	Clone 1 & Musque	Borner	2003	6 x 10	2
9	Malbec	595 Clone	101 - 14	2003	5 x 8	1
10	Sauvignon Blanc	Clone 1	101 - 14	2003	5 x 8	1.23
					<b>Totals:</b>	<b>16.53</b>

# WINERY SITE MAP



Site Map  
Scale 1"=300'









# Luxe Vineyards



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