

GAPSTONE VINEYARD

3340 Lichau Rd, Penngrove, CA

Offered at \$3,500,000



LISTING DESCRIPTION

Ideal for winemakers or investors, Gapstone is an ultra-premium Sonoma County vineyard developed in 2017 with the guidance of one of California's most esteemed award-winning viticultural authorities, Garrett Buckland of Premier Viticulture. Located on the Northeastern slopes of the Petaluma Gap appellation, its terroir and character are defined by well-drained, uniquely silty gravel with a climate characterized by cool ocean breezes and coastal fog.

This vineyard is planted to 24 +/- net vine acres, featuring six clones of Pinot Noir: Calera, Mt. Eden, Swan, 115, Pommard, and Mariafeld. There are two heritage clones of Chardonnay, Wente and Calera. The balance is planted to cool-climate whites — a rare Italian clone of Sauvignon Blanc, Viognier, and Sémillon.

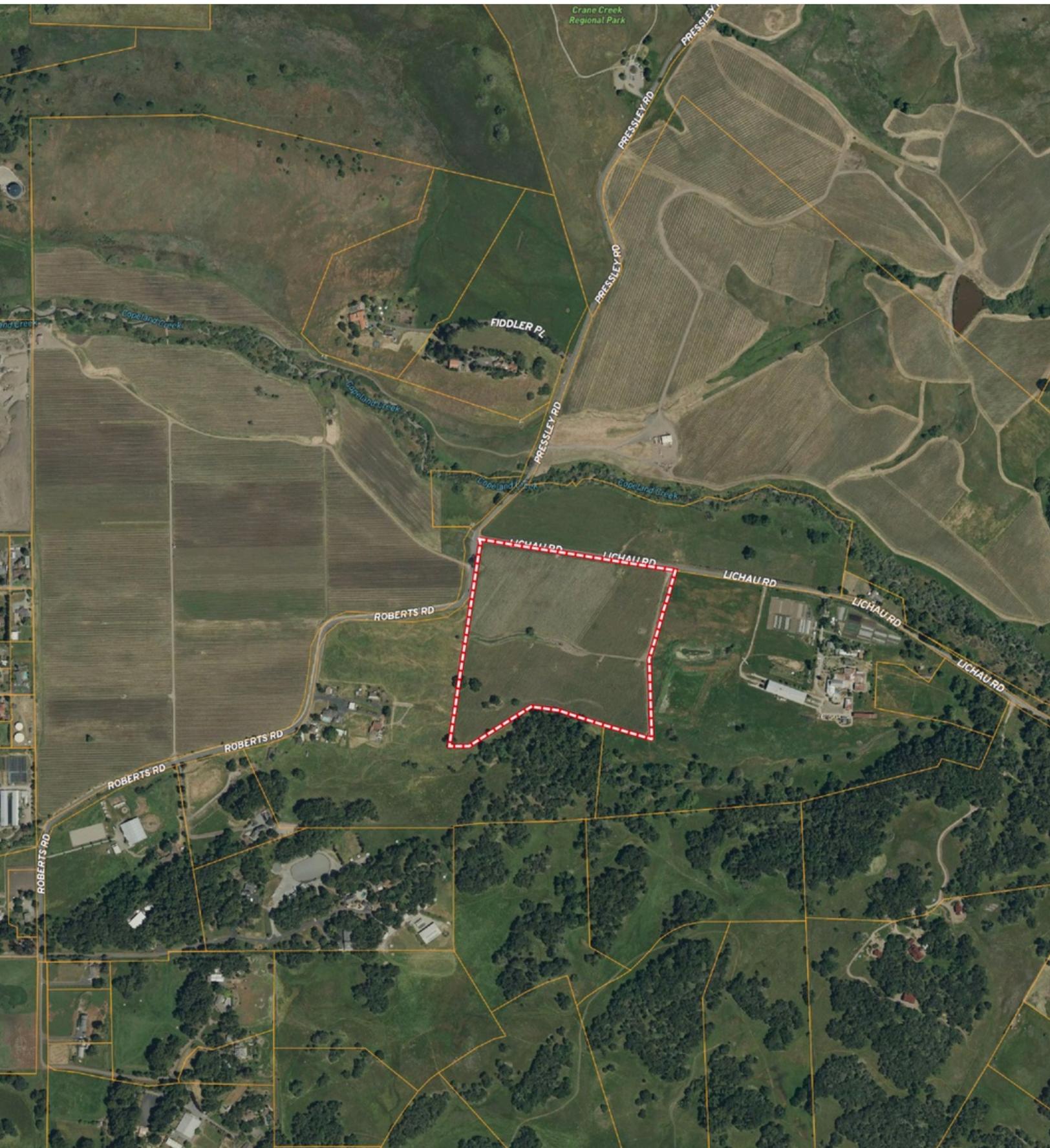
With legendary neighbors such as Gap's Crown and Sangiacomo's Roberts Road Vineyard, and virtually unlimited water from a prolific well, this vineyard produces critically acclaimed high-end wines with the selection of the finest clones, optimal vine density, thoughtfully oriented rows, and a carefully engineered infrastructure. In the past, fruit from this vineyard has been sold to premium wineries, including Flowers & Far Niente. The current owner is willing to extend a contract to purchase grapes from the new owner, if desired.



PARCEL DETAILS & MAP

Address:	3340 Lichau Rd, Penngrove, CA 94951
County:	Sonoma
Assessor's Parcel Number:	047-253-008-000
Property Size:	29.89 +/- acres
Water/Irrigation:	On-site Ag Well 150 gpm
Zoning:	RRD B6 40, LG/MTN RC50/25 SR VOH
Land Use:	Vineyard-Irrigated
Power:	PG & E Generator
Structures:	No Structures

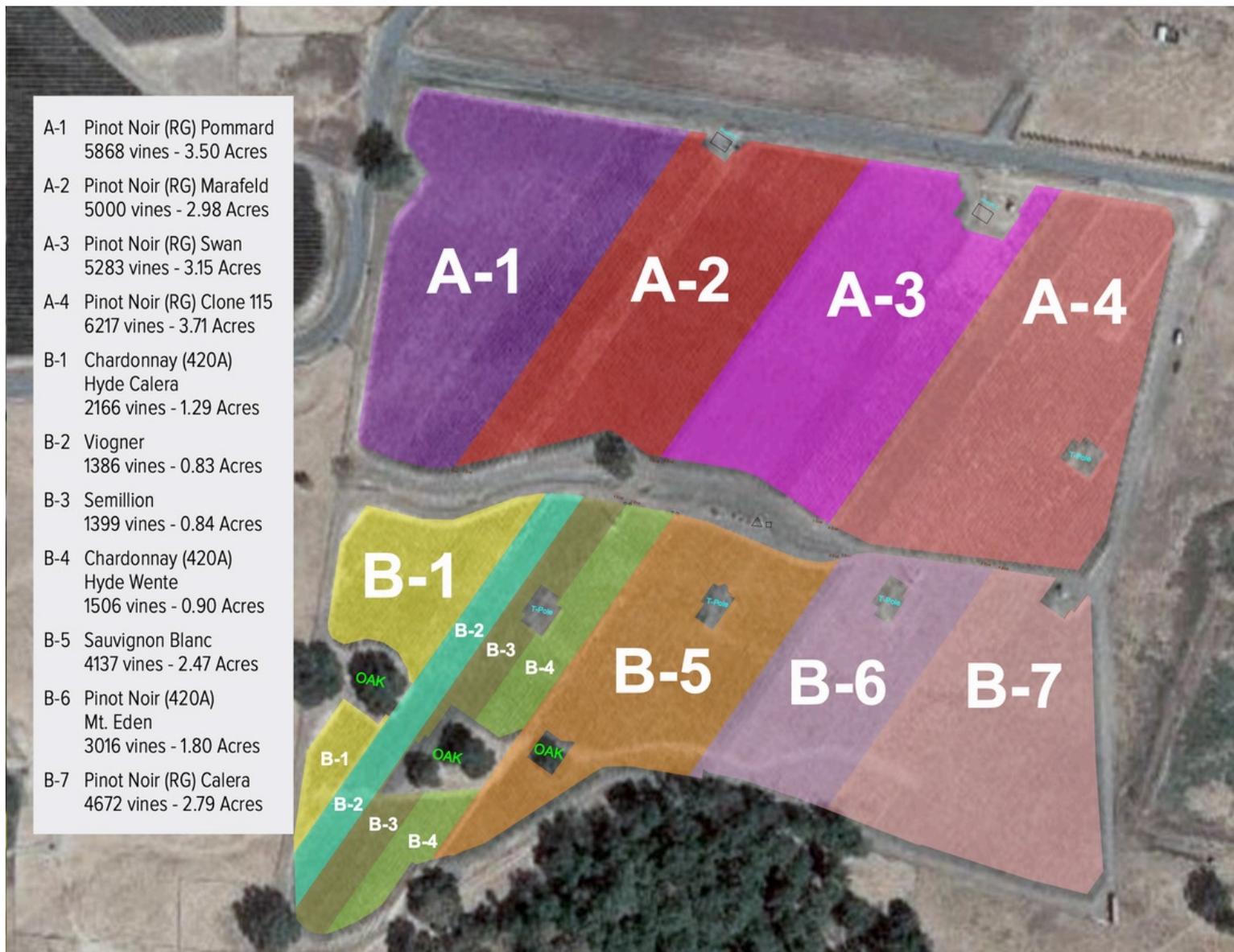




VINEYARD DETAILS

Planted Acreage:	24.26 +/- net vine acres planted in 2017
Appellations:	Petaluma Gap & Sonoma Coast AVAs
Grape Varieties:	Pinot Noir 17.93 acres
	Chardonnay 2.19 acres
	Sauvignon Blanc 2.47 acres
	Viogner 0.83 acres
	Sémillon 0.84 acres
Vineyard Layout:	VSP
Row Orientation:	20 degrees east of true north
Historical Grape Buyers:	Flowers Far Niente Blue Rock
Neighboring Vineyards:	Gap's Crown Sangiacomo's Roberts Road
Slopes & Aspect:	Neutral aspect & slopes from 0 – 5%
Grape Contracts:	Contact for details

BLOCK MAP, DETAILS & YIELDS



* .42 acres of the Sémillon was grafted in 2024 to Sauvignon Blanc.

BLOCK MAP, DETAILS & YIELDS

BLOCK	VARIETY	CLONE	ACRES	SPACING	2022 YIELD	2023 YIELD	2024 YIELD	AVERAGE TONNAGE	AVERAGE TPA
A-1	Pinot Noir	Pommard	3.50	6.5 X 4	11.19	21.33	13.34	15.29	4.37
A-2	Pinot Noir	Marafeld	2.98	6.5 X 4	13.47	14.31	9.37	12.38	4.16
A-3	Pinot Noir	Swan	3.15	6.5 X 4	4.89	7.89	4.47	5.75	1.83
A-4	Pinot Noir	Clone 115	3.71	6.5 X 4	6.82	19.78	12.43	13.01	3.51
B-1	Chardonnay	Hyde Calera	1.29	6.5 X 4	9.27	11.31	9.61	10.06	7.80
B-2	Viogner		0.83	6.5 X 4	6.22	6.98	2.39	5.20	6.26
B-3	Sémillon		0.84	6.5 X 4	10.64	10.69	2.74	8.02	9.55
B-4	Chardonnay	Hyde Wente	0.90	6.5 X 4	5.16	6.212	5.51	5.63	6.25
B-5	Sauvignon Blanc		2.47	6.5 X 4	11.66	17.32	7.68	12.22	4.95
B-6	Pinot Noir	Mt. Eden	1.80	6.5 X 4	5.63	10.16	13.48	9.76	5.42
B-7	Pinot Noir	Calera	2.79	6.5 X 4	7.24	13.78	14.35	11.79	4.23
TOTAL			24.26		92.19	139.76	95.37	109.11	4.50

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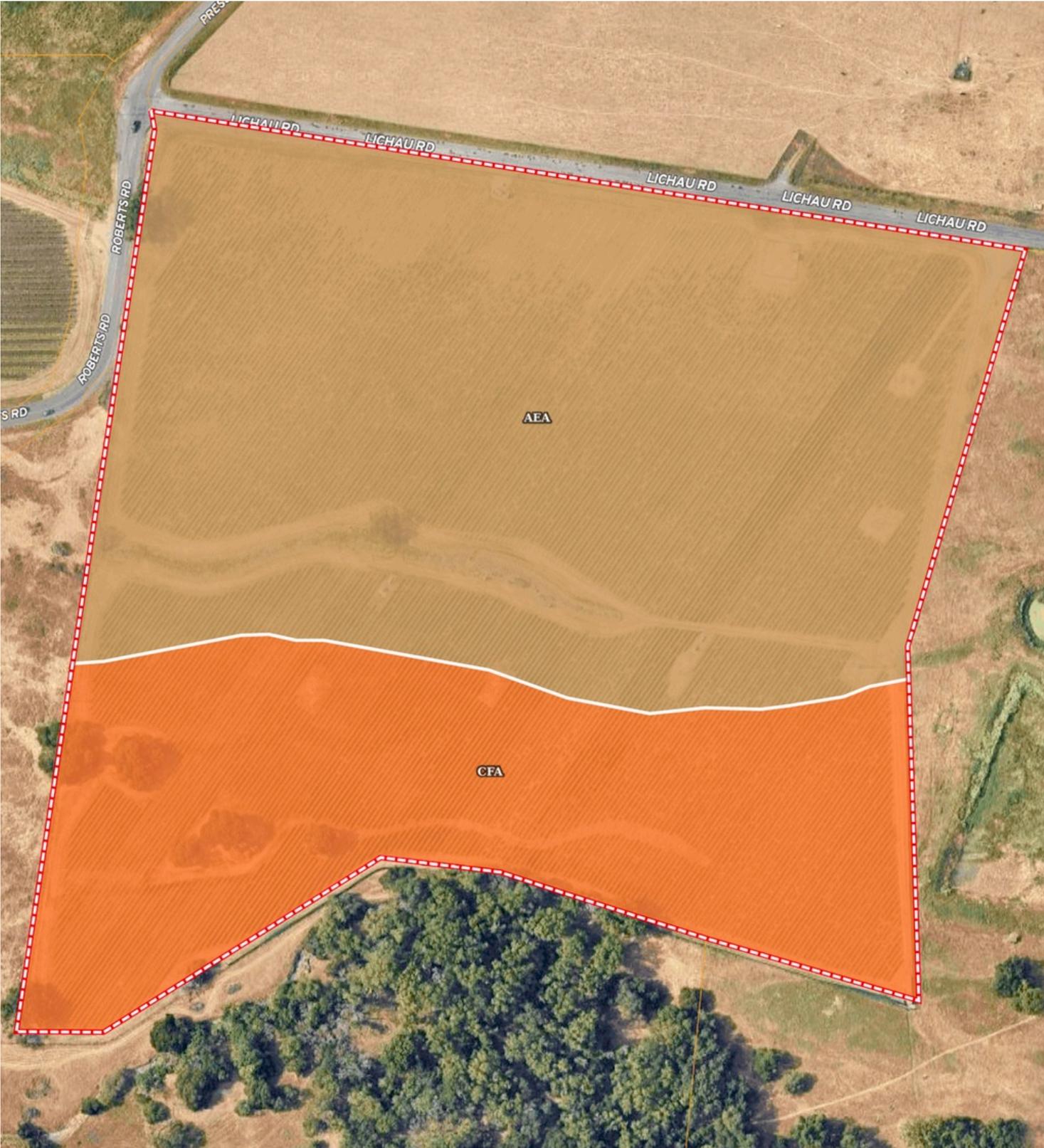
DISCOVERY OF GAPSTONE

Gapstone's founder, Kenny Kahn, discovered his passion for wine as a young man through the exquisite wines of Burgundy. In 2016, a call from a longtime friend unveiled a rare opportunity: a 30-acre parcel of untouched pastureland, nestled beside the legendary Gap's Crown vineyard. Beneath its surface lay something extraordinary—soils rich with river cobbles and volcanic rock extending more than 20 feet deep, a striking contrast to the heavier clays typical of the region.

It was a chance to craft a Grand Cru-caliber vineyard from the ground up. Every detail could be considered with precision and without compromise: the selection of the finest clones, optimal vine density, thoughtfully oriented rows, and a carefully engineered infrastructure. To realize this vision, Gapstone enlisted the expertise of one of California's most esteemed viticultural authorities, Garrett Buckland of Premier Viticulture, ensuring the vineyard would fulfill its highest potential.



SOIL MAP & INFORMATION



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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AeA	Alluvial land, clayey	19.5	65.2	0	-	3s
CfA	Clear Lake clay, ponded, 0 to 2 percent slopes	10.41	34.8	0	43	3s
TOTALS		29.91(*)	100%	-	14.97	3.0

Albert Cass performed a complete soil analysis of the site, and the reported soil series includes Sandy Alluvial, Loamy Alluvial, Berm, and Swale soils.

VINEYARD ACCOLADES

BLUE ROCK

2024 Baby Blue Pinot Noir
Gapstone Vineyard, Petaluma Gap

Technical Data

100% Pinot Noir
13.7% Alc.
9 months in French oak, 17% new
Titratable Acidity (g/L): 5.1
pH: 3.64
Cases Produced: 2,828
Bottled: June 2025
Released: November 2025

www.BlueRockVineyard.com



*2023 vintage



*2020 vintage



BLUE ROCK

2023 Baby Blue Chardonnay
Gapstone Vineyard, Petaluma Gap

Technical Data

94% Chardonnay
- 04 % Viognier, 01% Semillon
13.1% Alc.
Aged 10 months
- 60% French oak, 10% new oak
- 40% Stainless Steel tanks
Titratable Acidity (g/L): 6.1
pH: 3.42
Residual Sugar (g/L): dry - 0.3
Cases Produced: 566
Bottled: July 2024
Released: October 2024

www.BlueRockVineyard.com



*2022 vintage



*2022 vintage





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