

# VINEYARD ESTATE PROPERTY

7044 BENNETT VALLEY RD SANTA ROSA, CA 95404



Build your dream home on this 60+/- acre stunning Bennett Valley AVA vineyard property in a bucolic setting with amazing vineyard and rolling hill views. Property previously had a home which was taken in the 2017 fires and has a 3 bedroom septic system finalized in 2000. Based on a row count of the vineyard, management estimates there are currently 5.58+/- acres of Malbec and 4.07+/- acres of Merlot. The vines are on a VSP trellis system. The Malbec and Merlot in the northern block are on 10x5 spacing and the Malbec block in the South is on 8x6 spacing. There is potential to replant the 20+/- acres on the South West portion of the property where vineyards were previously or there are numerous other opportunities to repurpose the land with its LIA zoning. The property has a well installed in 1998 and has two 2500 gallon water storage tanks. At the time the well was drilled it produced 150+/- gpm and the property is under the Williamson Act. Truly a must see property.

PROUDLY PRESENTED AT

**\$2,870,000**

**WEBSITE**

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