



BID DEADLINE **JANUARY 21** .....

## Imagery Winery | 19.6± AC Vineyard & Production Facility

Turnkey Winery Six Miles North of Sonoma Square

 14335 Sonoma Highway 12, Glen Ellen, CA

### HIGHLIGHTS

- Turnkey facility for winery, tasting & hospitality events
- Licensed for 180,000 annual case production
- 3.82± AC of vineyard (2.57± AC Cabernet Sauvignon/1.25± AC Malbec)
- Six miles from Sonoma Plaza & 50 miles from downtown San Francisco
- 35 minutes from Sonoma County Airport & 90 minutes from San Francisco International Airport
- Excellent entry point for a hobbyist or local purveyor seeking expansion

### DETAILS

Located in the heart of Sonoma Valley, this fully equipped, operating winery and hospitality venue offers a rare opportunity to acquire a piece of Sonoma's winemaking tradition. The 19.56± AC property features established vineyards, a tasting room, an on-site art gallery and expansive lawn area ideal for weddings and hospitality events. With a license to produce 180,000 cases annually, this production facility has an on-site barrel cellar, a crush/tank pad and 250,000 gallons of jacketed tank storage.

Whether continuing its legacy of successful vintages or transforming it into a boutique operation, this property provides the ideal setting for both experienced vintners and emerging producers.



**Building Size** 55,000± SF



**Land Size** 19.56± AC



**Tank Storage** 250,000 Gallons



**APN** 054-160-042



**Taxes (2025/26)** \$132,722.48



**Zoning** LIA - Land Intensive Agriculture

855.755.2300

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## LOCAL INFORMATION

Known as the birthplace of California's wine industry, Sonoma Valley is one of the world's most celebrated wine regions, stretching roughly 17 miles between the Mayacamas and Sonoma Mountains. The area blends vineyard estates, boutique wineries and charming small towns, offering the quintessential Wine Country experience.

In 2024, it was reported that Sonoma County drew more than 10.5 million visitors annually through its tasting rooms, farm-to-table dining, luxury inns and outdoor recreation. Just minutes from the historic Sonoma Plaza, and less than an hour from San Francisco and Napa Valley, Sonoma Valley offers an unmatched mix of proximity, prestige and natural beauty, making it one of Northern California's most desirable destinations for both lifestyle and investment.

## SALE INFORMATION

### BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Global website at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

### ON-SITE INSPECTIONS

By Appointment Only

### BID DEADLINE

January 21 by 5:00 p.m. (PT)

### BID SUBMISSIONS

Bid should be submitted on provided Contract of Sale bid document, outlining the purchase price, earnest money deposit and closing timeline. All offers must be submitted to Jamie Cote at [jcote@hilcoglobal.com](mailto:jcote@hilcoglobal.com) and Christian Koulichkov at [ckoulichkov@hilcoglobal.com](mailto:ckoulichkov@hilcoglobal.com).

### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

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