



Luxe Vineyards



691 FERGUSON RD, SEBASTOPOL



## THE PROPERTY & MAIN HOUSE

- Neoclassical estate architecture - a gated entrance, columned portico entry, arched windows, and a rooftop deck with sweeping south-facing views
- South-facing outlook over the expansive Dutton Family Mill Station vineyard toward Atascadero Creek and Ragel Ranch, this property delivers views that change with every season.
- Situated in the Green Valley of the Russian River Valley AVA, one of Sonoma County's most coveted sub-appellations
- Wine cellar in the main residence
- Two wood-burning fireplaces + two propane fireplaces
- Oversized pool and hot tub
- Three-car garage
- Professionally landscaped grounds with irrigation on automatic timers
- 30-panel SunPower solar system (owned outright, installed 2010) serving house with net metering through PG&E
- Gated private entry with long driveway approach
- Two septic systems (house and winery separate) and a private well with a full treatment system



4 BDRM



7 BATH



6,130  
SQFT



2.05+/-  
ACRES

## THE WINERY

- 1,200 sq ft permitted winery production building with 220V power and its own septic system
- 478 sq ft office attached to the winery
- Use Permit: up to 500 cases annual production - strictly production and storage
- Three active California ABC licenses enabling production, wholesale, & direct sales
  - Winegrower
  - Beer & Wine Wholesaler
  - Off-Sale Beer & Wine
- Home occupation permit for wine wholesale operations and shipping
- Full crush-to-bottle equipment included



## LENNOX VINEYARDS

- 0.7 net acres of 100% Pinot Noir in the Green Valley of Russian River Valley AVA - among the most prized Pinot Noir ground in California
- Two blocks: Front 7 (0.3 ac, Clones 828 & 777) and Back 18 (0.4 ac, Clones 667 & 115)
- Planted 2001–2002 on Goldridge soil, 101-14 rootstock - last replanted 2025
- VSP trellising, drip irrigation, ~1,160 vines - no frost protection required
- Active grape contract through 2026 harvest at \$3,500/ton
- Vineyard-designate wines produced under the Lennox Vineyards label by local wineries
- Vineyard equipment included: Kawasaki Mule 4x4 ATV, 100-gallon sprayer, harvest bins, and vine nets





Offered at \$3,650,000



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