



3232  3280

DRY CREEK ROAD

HEALDSBURG





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TWO PARCELS AVAILABLE AS ONE EXCEPTIONAL PACKAGE

OFFERED FOR \$9,000,000

Table of Contents

Overview	4 - 5
Location	6 - 9
3280 Dry Creek Rd Overview + Gallery	10 - 13
3280 Dry Creek Rd Details + Vineyards	14 - 21
3232 Dry Creek Rd Overview + Gallery	22 - 27
3232 Dry Creek Rd Details	28 - 31
Farmstay Vacation Rental Potential	32 - 33
Zo Wines	34 - 37
Equipment List	38
ZO Wines Harvest History + Awards	39 - 40
Varietal Analysis	41
Agent Contact Information	42

3280 Dry Creek Road

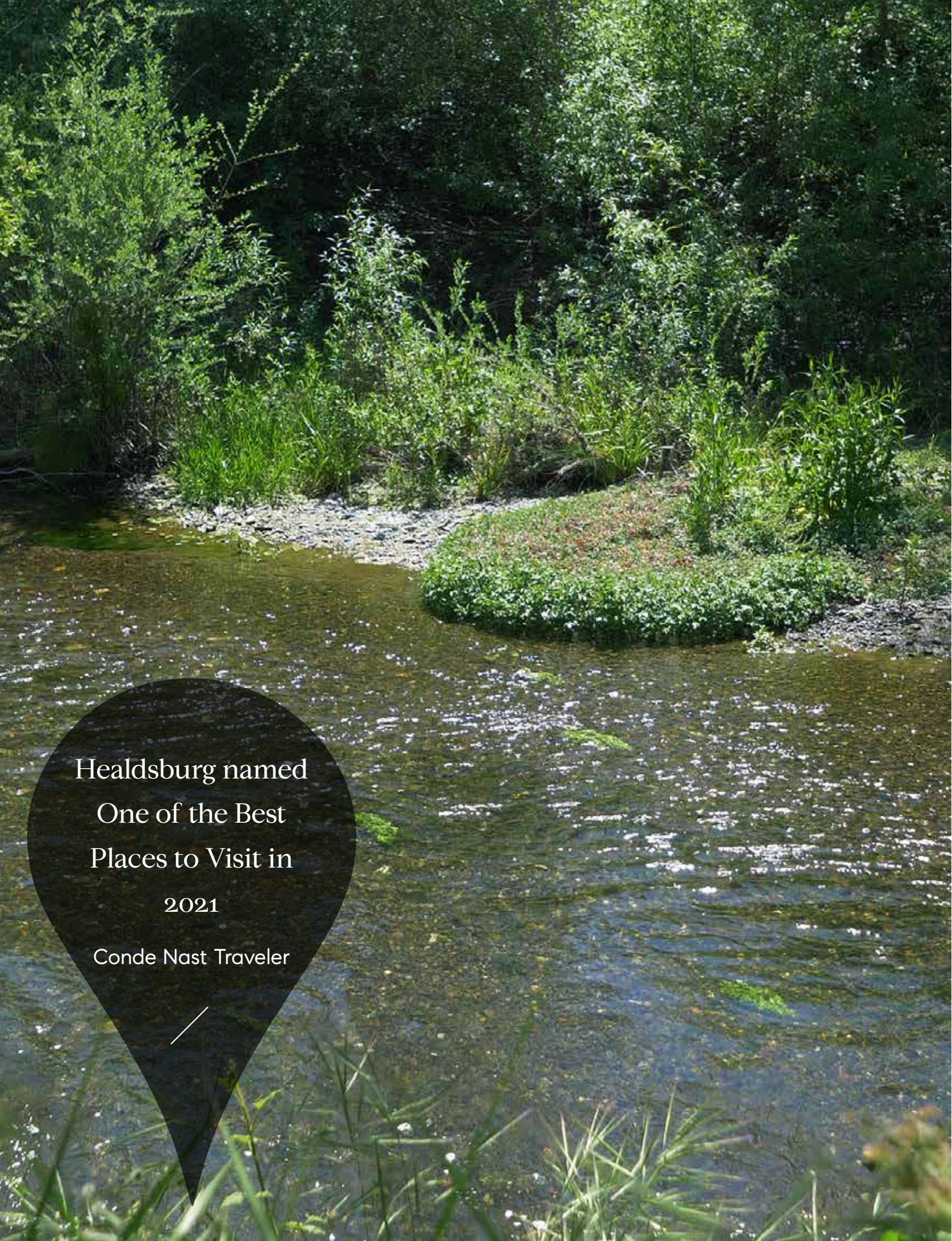
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3232 Dry Creek Road

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Healdsburg named
One of the Best
Places to Visit in
2021

Conde Nast Traveler

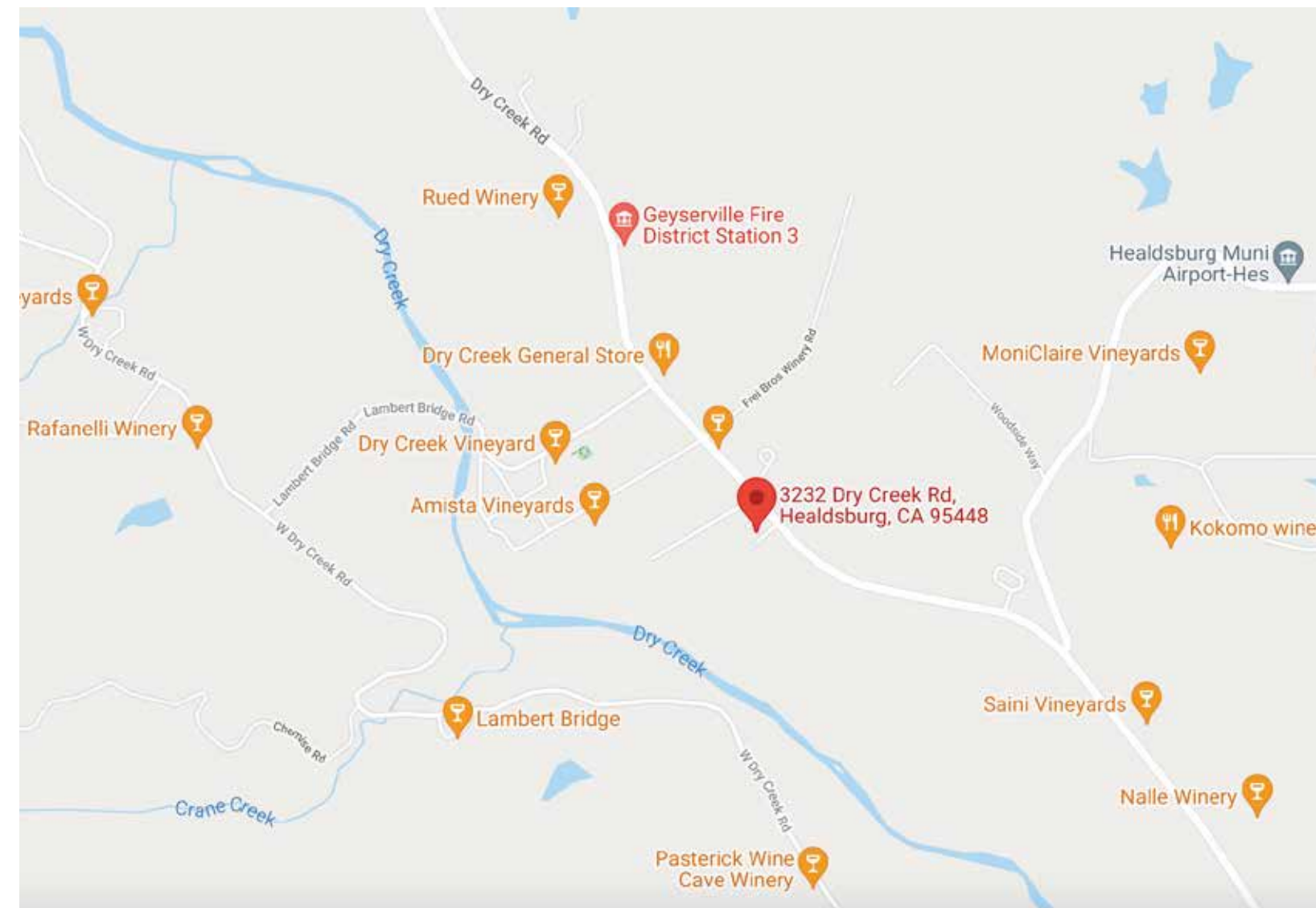
Location

Dry Creek Valley is located in the heart of Northern California's Sonoma County winegrowing region. Visitors are drawn to the boutique wineries and cultivated charm of Healdsburg and Dry Creek Valley. Wine enthusiasts and experts recognize the ultra premium wines from this exceptional appellation.

Earning AVA status in 1983, the Dry Creek Valley's unique microclimate yields award-winning zinfandel, chardonnay, sauvignon blanc, and cabernet sauvignon wines. Only about 16 miles long and 2 miles wide, the Dry Creek Valley is home to approximately 10,000 vineyard acres, 150 winegrowers and 60 wineries, making it one of the smallest—and most coveted—appellations in the area.

Location

Two parcels offered as one purchase represents a rare opportunity to own 17± acre Dry Creek winery, vineyards and estate compound. Only 3 miles from Hbg square, this is a prime location in the heart of Dry Creek Valley. The combined parcels span Dry Creek Road to the Dry Creek River, with unobstructed valley floor views.



3280 Dry
Creek Road,
Healdsburg



16± acre parcel. 10+ acre vineyard planted in 15 grape varietals. Luxury residence is recently remodeled in contemporary wine-country style. This home features a spacious open floor plan, swimming pool, outdoor entertainment areas, and a new Tesla solar roof with 3 Powerwall battery systems. Private shared paved driveway. Available for separate purchase: ZO Brand and merchandising, wine club, premium wine inventory.



3280
DRY CREEK



Newly Remodeled Luxury Residence

2 BED | 4 BATH | 3,634 SF | OFFICES

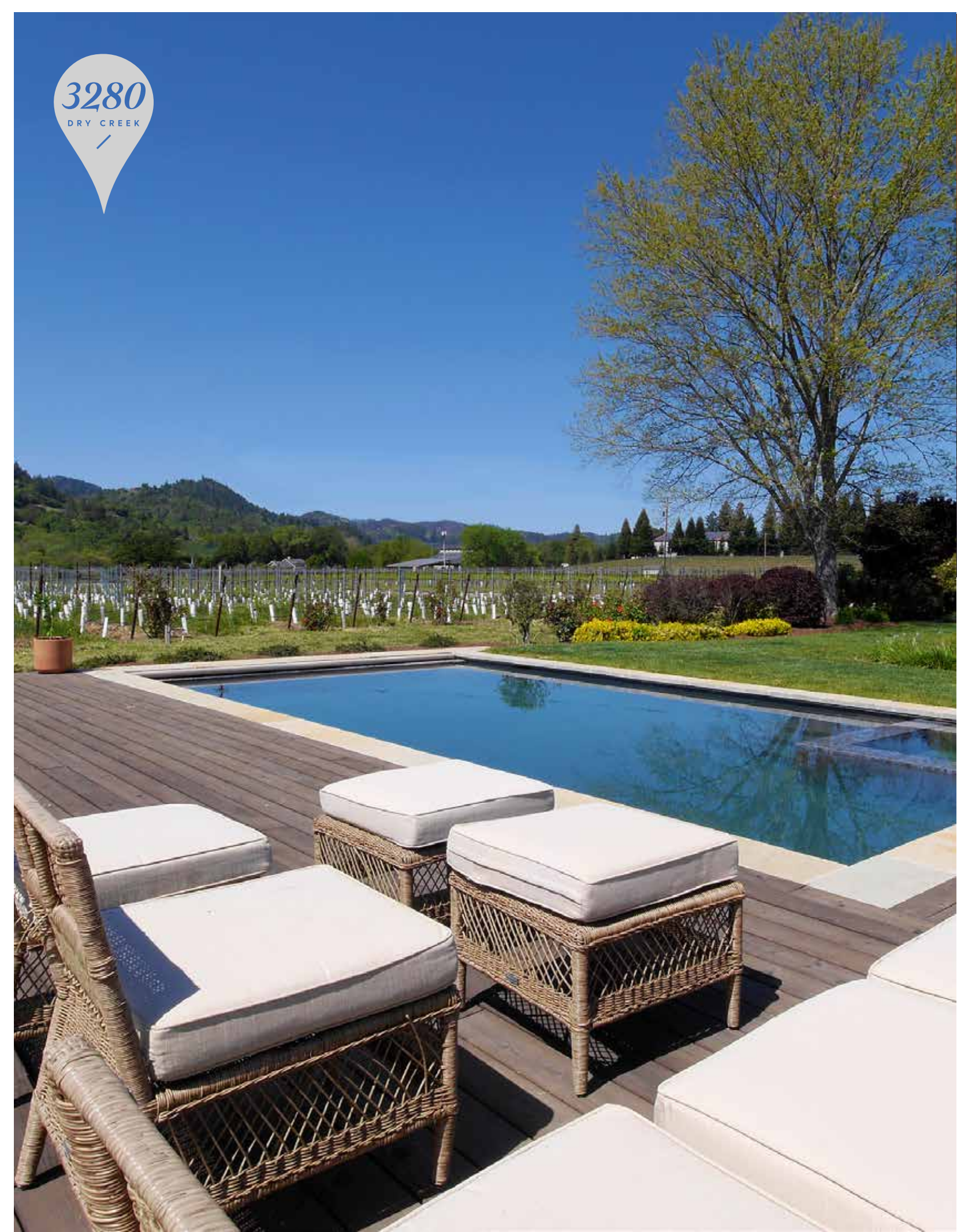
This contemporary Monterey mission-style home has unobstructed western views of Dry Creek Valley. The residence has been newly remodeled to offer the best of elegant wine country living with enviable amenities.



HIGHLIGHTS

- New high-end glass entry door.
- 18-20 foot ceiling height and 8 foot tall sliding doors in main living/dining/kitchen area.
- Contemporary wide plank French oak floors.
- Wood-burning fireplace.
- Limestone bathroom tile.
- Custom climate-controlled wine cellar.
- Luxury finish painted cabinetry.
- Premium brand appliances: Bosch double oven with warmer. Bosch dishwasher. Subzero 36" integrated refrigerator/freezer. Viking 6-burner gas cooktop.
- Custom granite countertops.
- Large butler pantry/pool party bar features mini refrigerator, sink, and desk.
- Master suite has pool access, radiant-heat bathroom floor, separate his-and-her vanities, large walk-in shower.
- Second bedroom en suite.
- Large media room/office/library area overlooking inner courtyard.
- Stunning mud/laundry room.
- Spacious 569 sqft second floor offices with bath.
- Septic capacity for 3 bedrooms

3280
DRY CREEK



3280
DRY CREEK



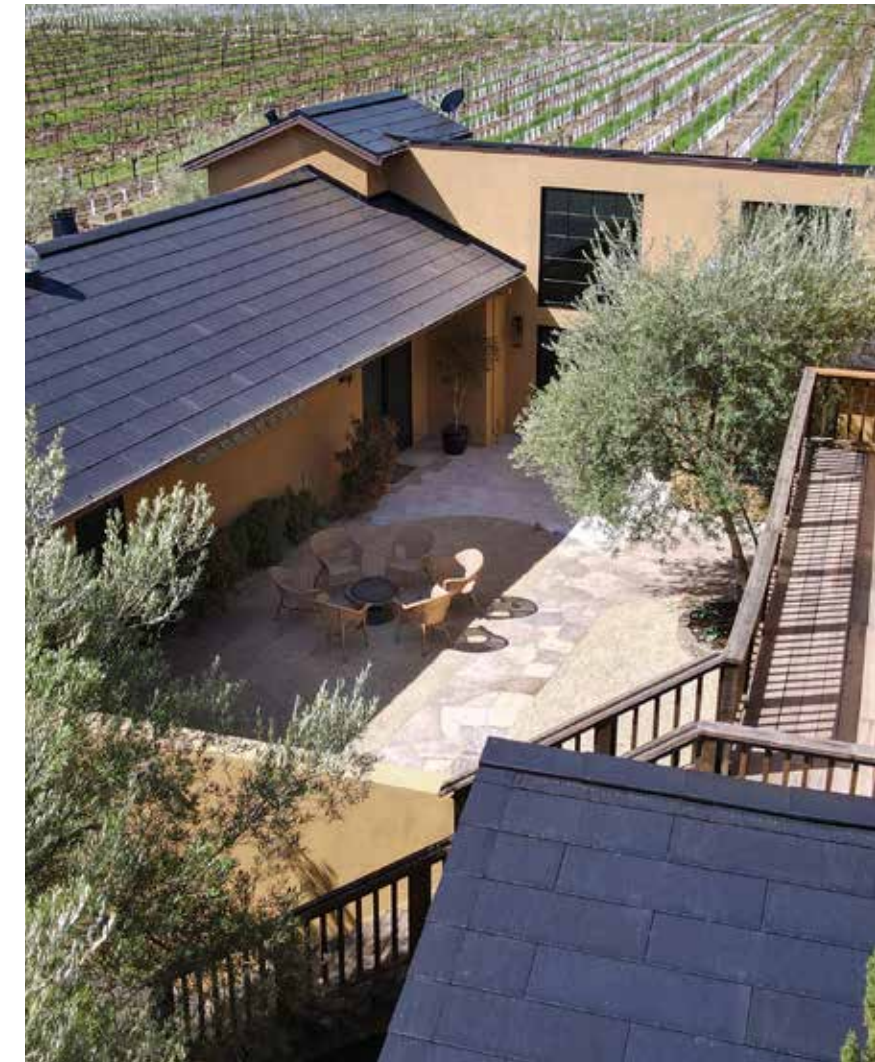
OUTDOOR ENTERTAINING

- 16' x 30' swimming pool with electric pool cover and new deck surround, built in fall of 2019.
- Large paved terrace and summer kitchen.
- Inner courtyard features a custom stamped concrete patio, large fountain, and high-end exterior light fixtures.
- Unobstructed Western views of Dry Creek Valley.



STATE OF THE ART

- New Tesla solar roof. Installed March 2021.
- Solar roof tiles are 3x stronger than standard roofing for all-weather protection.
- Seamless and sleek design augments architecture.
- 3 Tesla Powerwall compact battery systems ensure 24/7 outage protection.
- 25 year warranty. Class A highest fire rating.
- Solar system includes two battery backups. House can operate off-grid in the event of a PG&E power outage.
- Electric car charging station in garage.
- Generator set up at pump house for well electricity.



INFRASTRUCTURE

- Finished 2-car garage. 489 sqft
- Multi-use garden shed.
- Paved private shared driveway.
- Exceptional well with great water quality and flow (approximately 70± gallon/minute.)
- Water pump house remodeled in 2012. Dual pump for house and irrigation. Includes gas-powered generator.
- Propane tank on property (leased).
- Property parcel is surveyed and marked.
- Partly walled garden with mature landscaping.



PREMIUM DRY CREEK VALLEY VINEYARDS

Nearly 11 acres of 15 grape varieties. 80±% planted 2018 – 2020

The vineyard property comprises 10.93 acres of planted varieties with an estimated yield of nearly 50 tons. Varieties planted (in descending order of acreage) include: Zinfandel, Mourvedre, Petit Sarah, Aglianico, Chardonnay, Sauvignon Blanc, and others.



THOUGHTFULLY PLANNED VINEYARDS

- 15 varietal vineyard offers small batch production.
- 80±% recently planted vineyards. First crop expected 2023.
- Boundary lines and riparian rights to the Dry Creek.
- Vineyards planted with middle alley to allow guest and members to tour the ranch vineyards.
- Partly walled garden with mature landscaping.
- Totally automated iPhone controlled irrigation for the vineyard.
- First crops will start in 2021 and increase to full production in 2023.
- Zin and Petite Syrah are fully contracted in 2021 with long term potential.



3232 Dry Creek Road, Healdsburg



1.3± acre parcel. Boutique turnkey winery with rare level of automation and infrastructure. Added bonus of offices and barn. Vintage Estate House offers Farmstay potential. Dry Creek Road frontage and abundant parking for the winery and estate house.



3232
DRY CREEK



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DRY CREEK



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DRY CREEK



Vintage Estate House

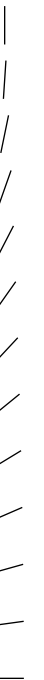
4 BED | 3 BATH | 2,872 SF | UPGRADED 2017

Formerly the “Irish Rose Inn,” this circa 1915 Craftsman house holds a unique place in Dry Creek Valley history, once providing lodging for travellers and their horses.



This classic valley floor Estate House is both spacious and charming.

- Main living and dining room feature original, custom wood paneling, gas fireplace, wood-burning stove and views from every window.
- Garden room provides wine tasting for Farmstay guests, with french doors opening to a large redwood deck/pergola overlooking vineyards.
- New foundation, upgraded plumbing, electrical, roof, and solar since 2017.
- Separate septic system for the house.



OFFICE COTTAGE

- 432.8 SF
- Remodeled: 2017.
- Includes bath and kitchenette.
- Recently remodeled interior.
- The cottage use is non-conforming.



STATE OF THE ART

- Dedicated fiber optic service.
- Two solar systems with battery back up. Winery system has three-phase power, with 9.49 kWp solar production capacity and two batteries. Vintage House has one battery. Both winery and house can operate off-grid in the event of a PG&E power outage.
- Electric car charging station.



INFRASTRUCTURE

- Custom gazebo/summer kitchen features a gas fire pit table.
- 25± parking spaces directly adjacent to Dry Creek Road.
- Restored large storage barn.
- Propane tank on property (owned, not leased).
- Mature trees include pomegranate, apple, pear, persimmon, fig, walnut, olive, maple, flowering plum, lilac, camellia, butterfly, clump bamboo.
- Property parcel is surveyed and marked.

Farmstay

VACATION RENTAL POTENTIAL



A farm stay invites guests to stay overnight in the country and experience the lifestyle—for a night, for a weekend, or more.



HIGHLIGHTS

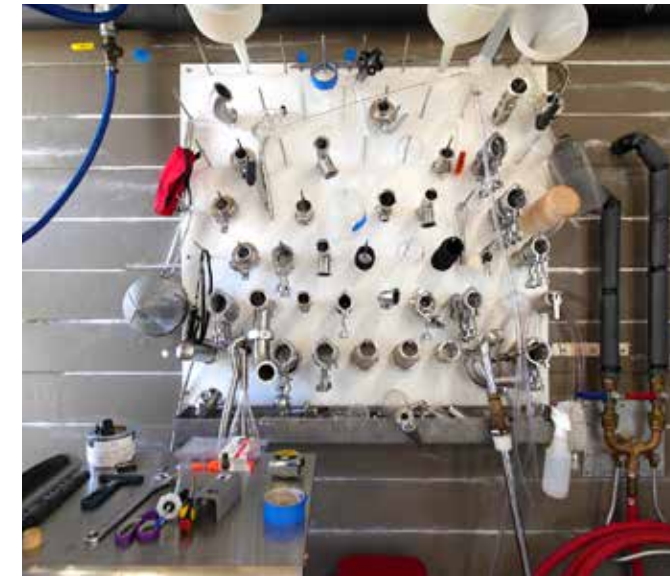
- Part of an agricultural enterprise producing ag products as a primary source of income.
- Farmstay accommodations: the primary residence or guest house on the property.
- The owner, or tenant farmer, must reside on the property.
- Maximum of 5 rooms. Max occupancy of 2/room except for children under 3 years.
- Food served only to registered guests. Meal price included in the cost of lodging.
- There are reasonable noise limitations.
- Special Events require a Special Event permit and then only up to 4 times a year.
- The Farmstay must register and pay Transient Occupancy Tax.
- The septic system must be adequate to accommodate the additional occupancy.

As defined by CA Agricultural Homestay Bill, AB 1258, July 1999

About Zo Wines

Successful Brand and Wine Club

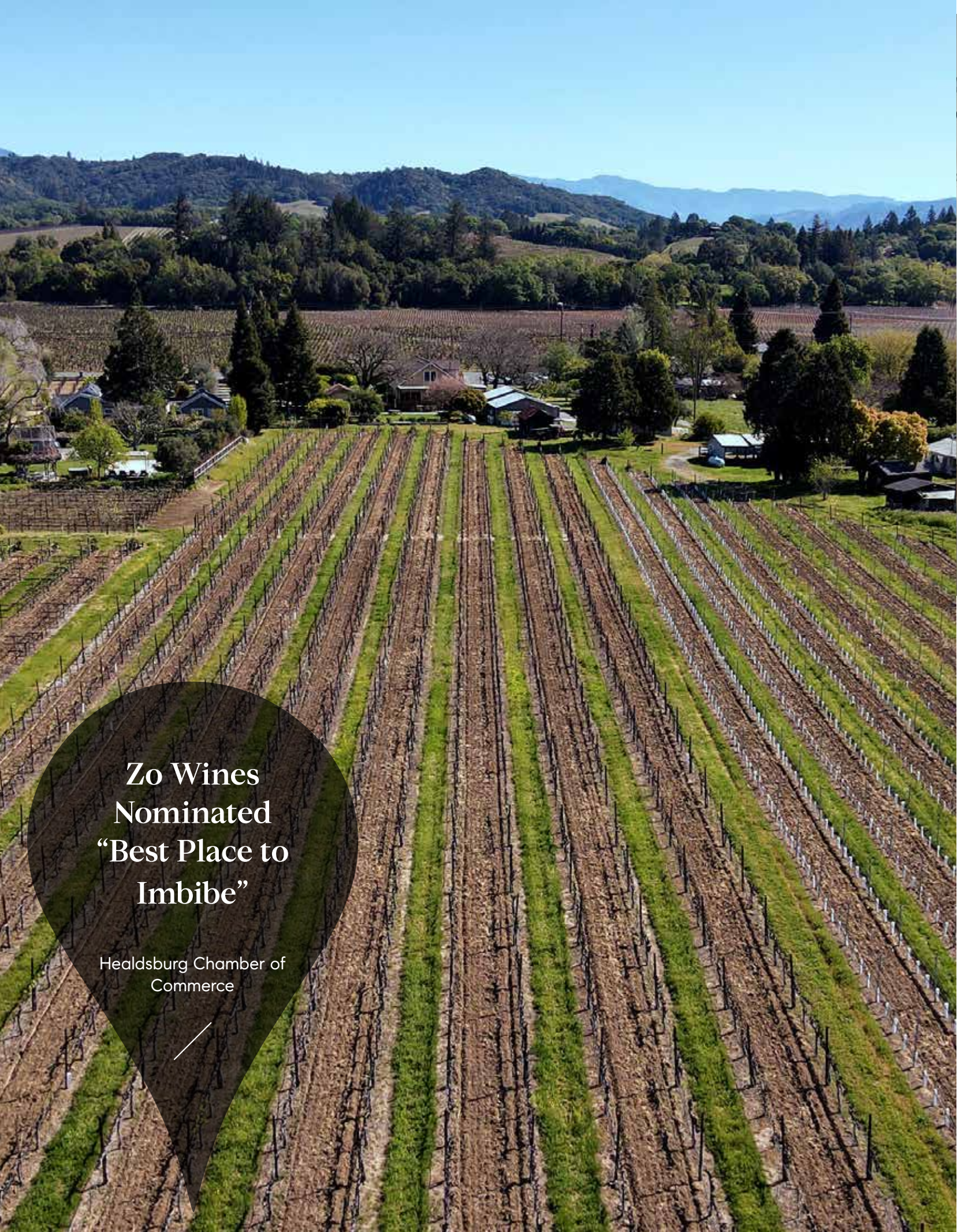
ZO Winery is an artisan producer of award-winning Dry Creek Valley wines. Their varietals include chardonnay, zinfandel, sauvignon blanc, cabernet sauvignon, carignane and others.



The winery was founded by its current owners and has been in operation since 2012. ZO Winery is profitable, thanks to the wine club, Farmstay, and direct-to-consumer sales. Revenues also include a budding wholesale business.

The ZO name (Japanese translation of elephant) reflects the Japanese heritage of one of the owners. Sharing a passion for wildlife preservation, the owners contribute a portion of the proceeds to the preservation of elephants.





Zo Wines
Nominated
“Best Place to
Imbibe”

Healdsburg Chamber of
Commerce



Zo Winery Facilities

600 CASE PRODUCTION | NEW PREMIERE EQUIPMENT AND FACILITIES | 1,394 SF

- Production capacity for 600 cases, with an application for a permit to produce 5000 cases (to be achieved by a lot line adjustment between on 3232 Dry Creek Road and 3280 Dry Creek Road).
- 2017 premiere vinification equipment.
- Rare automation capability for a winery of this size.
- Temperature controlled fermentation room with small stainless steel tanks is ideal for custom batch production.
- Temperature controlled barrel room.
- Solar system dedicated to winery.
- Barn with on concrete flooring – 952 sqft.
- Separate septic system for the winery.

Equipment

Furnishings indoor & outdoor	1	Pump Small	1
Ford f550	1	Power washer	1
Forklift New	1	Steamer	1
Tank 4T	1	Glycol portable	1
Tank 500	5	Glycol fixed	1
Tank 600	2	Barrels	80
Tank 700	1	Washer	1
Tanks 400	2	Glass Washer	1
Old Forklift	1	Dishwasher - new - in gazebo	1
Racks	100	Sink new - in gazebo	1
Incline	1	Tent	1
Diverter plate for sorting table	1	Foss w/computer	1
Horizontal	1	Amplifi network mesh network	1
Press	1	Weber BBQ	1
Crusher/Destemmer	1	SS Kegs - 15.5	38
Oyster Shells	2	SS Kegs - 7.5	4
Macro Bins	20	SS Kegs - 5	4
Bulldog	1	12 bottle boxes	
Plate and Frame	1	6 bottle boxes	
Pump big	1		

TOTAL: \$43,8556.71



ZO Wines Harvest History + Awards

February 2021 - Zo Wines 2019 Syrah - Morning Song Vineyard awarded 90pts - Wine & Spirits

January 2021 - Zo Wines 2018 Cabernet Sauvignon - Hafner Vineyard awarded Gold Medal at SF Chronicle Wine Competition

January 2021 - Zo Wines 2019 Carignane - Oat Valley awarded Double Gold at SF Chronicle Wine Competition

December 2020 - Zo Wines 2018 Pinot Noir - Winemakers Select awarded 93pts Gold Medal - Sommolier Choice Awards

December 2020 - Zo Wines 2017 Cabernet Sauvignon - Northern Sonoma awarded 92pts Gold Medal - Sommolier Choice Awards

2020 - Zo Wines 2018 Pinot Noir - River Block awarded 89pts Wine Spectator

January 2020 - Zo Wines 2018 Pinot Noir, River Block Vineyard awarded Gold Medal at SF Chronicle Wine Competition

January 2020 - Zo Wines 2017 Ganesha Red Wine Blend awarded Gold Medal at SF Chronicle Wine Competition

December 2019 - Zo Wines 2018 Sauvignon Blanc Awarded 90 points on Wine Enthusiast

September 2019 - Zo Wines 2018 Sauvignon Blanc Awarded Double Gold at Sonoma County Harvest Fair

September 2019 - Wine Spectator awards 2018 Sauvignon Blanc with 90 Points

August 2019 - Sonoma County highlights Zo Wines as one of the rare wineries with overnight accomodations

August 2019 - Dwell Magazine features Zo Wines new Wine Tasting Pagoda

July 2019 - Zo Wines nominated "Best Place to Imbibe (Wine Tasting)" in the Healdsburg Chamber of Commerce Best of Healdsburg Competition.

July 2019 - Zo Wines 2017 Chardonnay rated 90 points in Wine Enthusiast

June 2019 - BevRoute Magazine on Zo Wines 2017 Zinfandel wine of the Year by Variety

June 2019 - Zo Wines 2017 Zinfandel wins Sommolier Choice Awards - Wine of the Year by Varietal (Zinfandel).

April 2019 - Zo Wines 2017 Zinfandel rated 92 points in Wine Spectator

April 2019 - Zo Wines 2017 Sauvignon Blanc rated 90 points in Wine Enthusiast

January 2019 - Zo Wines 2017 Carignane wins SF Chronicle North America Wine Competition - Best of Class.

October 2018 - Zo Wines 2017 Chardonnay wins Sonoma County Harvest Fair Best of Class

Varietal Analysis

Variety	Acres	Root Stock 039-16 or GRN	Clone	New Block	Row #s	Year Planted	Spare Vines for	Trellis	Rows	Tons/Acre	Tons	Notes	Avg Dist 3 Market price \$/ton	Revenue Potential
Marsanne	0.37	039-16	574.1	1A	70-79	2019	122	VSP	10	4.00	1.48	First Crop 2023	\$2,424	\$3,587
Roussanne	0.41	039-16	468.1	1B	59-69	2019	53	VSP	11	4.00	1.64	First Crop 2023	\$2,783	\$4,565
PS	0.60	039-16		1C	55-58	1999	0	Quad	4	5.40	3.24	in	\$3,151	\$10,210
Zin	2.04	039-16		1D	39-54	1999	0	Quad	16	5.50	11.22	in	\$3,128	\$35,101
	0.54	039-16	76	1E	33-38	2019	0	VSP	6	4.00	2.16	First Crop 2023	\$2,397	\$5,177
Grenache	1.10	039-16	362.1	1F	17-32	2020	0	VSP	16	4.00	4.40	First Crop 2022	\$3,161	\$13,910
Aglianico	0.56	039-16	5.1	1G	1-16	2019	19	VSP	17	4.00	2.24	First Crop 2023	\$3,000	\$6,720
Zin H	0.90	039-16	Heritage Zin 24.1 Lytton Springs	2A	82-90	2020	0	VSP	9	4.50	3.75	First Crop 2022	\$3,128	\$11,732
CF	0.40	GRN-1	327.1	2B	79-81	2020	0	VSP	3	3.00	1.20	First Crop 2023	\$3,766	\$4,519
Syrah	0.40	039-16	470	2C	75-78	2019	48	VSP	4	4.00	1.60	First Crop 2023	\$2,802	\$4,483
PS D	0.50	039-16	3.1 Durif	2D	70-74	2019	0	VSP	5	4.00	2.00	First Crop 2023	\$3,151	\$6,302
Petit Verdot	0.30	GRN-1	1058.1	2E	67-69	2019	0	VSP	3	3.50	1.05	First Crop 2023	\$3,455	\$3,627

Variety	Acres	Root Stock 039-16 or GRN	Clone	New Block	Row #s	Year Planted	Spare Vines for	Trellis	Rows	Tons/Acre	Tons	Notes	Avg Dist 3 Market price \$/ton	Revenue Potential
Vermantino	0.24	039-16	1.1	2F	64-66	2020	23	VSP	3	5.00	1.20	First Crop 2023	\$2,211	\$2,653
Viognier	0.36	039-16	1042.1	2G	59-63	2020	0	VSP	5	4.00	1.44	First Crop 2023	\$2,718	\$3,913
Mourvedre	0.95	039-16	1069	2H	43-58	2019	0	VSP	16	4.00	3.80	First Crop 2023	\$3,487	\$13,252
Carignane	0.38	039-16	10.1	2I	34-42	2019	77	VSP	9	5.00	1.90	First Crop 2023	\$2,566	\$4,875
SB	0.51	039-16	01	2J	17-33	2018	189	VSP	16	5.50	2.81	First Crop 2023	\$1,803	\$5,057
SB	0.37	039-16	01	2J	1-16	2019	0	VSP	17	5.50	2.04	in Production	\$1,803	\$3,669
Total	10.93								170		49.16	Avg \$/ton	\$2,830	\$143,351
												ESTIMATED FARMING COST/ ACRE	\$10,000	\$109,300
												EST PnL		\$34,051



COMPASS



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