

Baldi Ranch
23640 Geyserville Ave.
23700 Old Redwood Hwy.
Cloverdale, CA



Alexander Valley AVA
MLS# 21117170

Another property of distinction presented by:

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Offered at \$2,925,000

NOTE: The seller and other sources furnished the information and statements contained in this offering package and while the information is believed to be accurate it may contain error. A prospective Buyer is advised to conduct independent investigations of the property by qualified experts of Buyer choice to determine the condition of the property and its suitability for Buyers purposes

Property Profile

<i>Assessor's Parcel #</i>	140-200-002	54.26 acres
<i>& Acreage:</i>	118-050-018	8.79 acres
	118-080-016	8.73 acres
<i>Total:</i>	<i>3 Parcels</i>	<i>71.78 acres</i>

Zoning: LIA (Land Intensive Agriculture) – 20 acre density

Water: Well sufficient to drip irrigate the vines.
Small domestic well for the residence.

Waste Treatment: Standard Septic System.

Utilities: PG&E electricity; telephone

Improvements: An approximate 1,400 sq. ft. single family residence built circa 1952 consisting of 3 bedrooms, 1 bath, kitchen, living room and family room. A large metal barn/workshop with workman's quarters.

Vineyard Data

<i>Year Vines Planted:</i>	Petite Sirah –	Grafted 2002
	Cabernet Sauvignon -	Grafted 2001
	Zinfandel -	Planted 1996
	Open ground fallow -	Merlot pulled 2009

Root Stock: St. George

Spacing: 8 x 10

Irrigation Method: Drip

Water/Well Production: 1 well

<i>Vine Count by Varietal:</i>	<i>VARIETAL</i>	<i># VINES</i>	<i>ACRES</i>
	Petite Sirah	5,005	9.19
	Cabernet Sauvignon (Blk 1)	3,676	6.75
	Cabernet Sauvignon (Blk 2)	1,857	3.41
	Zinfandel	3,300	6.06
	Merlot	(Pulled 2009)	20.7