

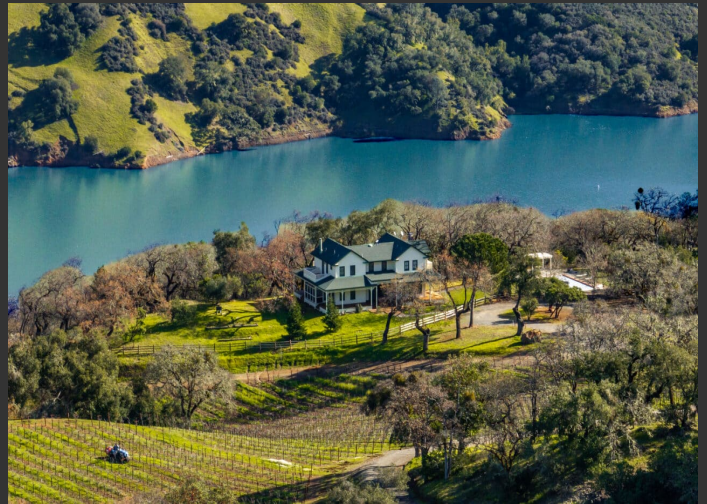
Pritchett Peaks Vineyard

Sonoma County, California

\$11,900,000 | 120.00 Acres

13700 Rockpile Road
 Geyserville, California

The 120-acre Pritchett Peaks Vineyard, nestled in the Rockpile AVA near Healdsburg, 45 acres of premium vines. Professionally planted Zinfandel, Cabernet Sauvignon, and Malbec, plus 5 wells and a 11-acre foot pond, this vineyard is irreplaceable. The estate includes a 4-bedroom, 3-bath manor with expansive views, manicured gardens, and access to Lake Sonoma.



PROPERTY HIGHLIGHTS

- 120 acres with 45 acres of premium vines in Rockpile AVA at 800-1000ft elevation
- Varietals: Zinfandel/Primitivo, Cabernet Sauvignon & Malbec, yielding 100-180 tons yearly
- 5 wells, 11-acre pond, three 10,000-gallon storage tanks; deer-fenced with electric gates
- Underground utilities; trademarked brand Pritchett Peak Vineyard with olive orchard
- 3,000 sqft custom manor, 4 bed/3 bath with deck, pool, and veranda
- Abundant wildlife



JIM MARTIN
 Real Estate Agent
 BRE# 01245738
 Cell: (707) 272-5507
molyneauxent@aol.com



BRIAN WHITE
 Real Estate Agent
 BRE# 02191158
 Cell: (707) 953-3807
pacificagriculture@yahoo.com