



REALTY WORLD®

1400 Road C
Redwood Valley, Ca. 95470

This is a quality property, ideal for the buyer looking to build their dream home, with privacy and security, surrounded by vineyard and beautiful views of the mountains and vineyards. There is approximately twenty-six total acres of agriculture land, with twenty-four acres planted to vineyard. The county records show two Assessor Parcels: #163-140-06 and #163-220-15, but it is one legal parcel. The property is zoned Agriculture-40 acre minimum lot size, and is in agricultural preserve, under the Williamson Act.

The vineyard was planted by owners over several years of their ownership, with a variety of different vine sources. The following best represents the owner's knowledge of the grape vines:

| <u>Acres</u> | <u>Variety</u> | <u>Spacing</u> | <u>Rootstock</u> |
|--------------|----------------|----------------|------------------|
| 4 acres | Petite Sirah, | 6 ft. x 9 ft. | 110-R |
| 2 acres | Petite Sirah | 8 ft. x 12 ft. | SO4 |
| 2 acres | Zinfandel | 6 ft. x 9 ft. | St. George |
| 16 acres | Zinfandel | 8 ft. x 12 ft. | St. George |

Redwood Valley County Water District serves the property with an agricultural water hook-up. The vineyard is deer-fenced, a portion has overhead irrigation, and the balance is dry farmed, and without frost protection. The 2019 grape crop is not under contract.

This property is located in a very desirable area of Redwood Valley, with good soils, and a desirable home-site location.

Realty World Selzer Realty
551 S. Orchard Ave.
Ukiah, Ca. 95482

AGENTS

Diane Rucker
Broker Associate
707-272-5555
dianekrucker@comcast.net

Bud Thompson
Realtor
707-489-6936
bud@allnorcalproperties.com

Deer Fenced
 Dry Farmed with a portion of Zinfandel
 with overhead water,
 Redwood County Water Ag connection.



163-220-15

163-140-02

Leaflet | Map data © OpenStreetMap contributors, and the
 IGN, USGS, Esri, DeLorme, AeroGRID, IGN, and the GIS User Community

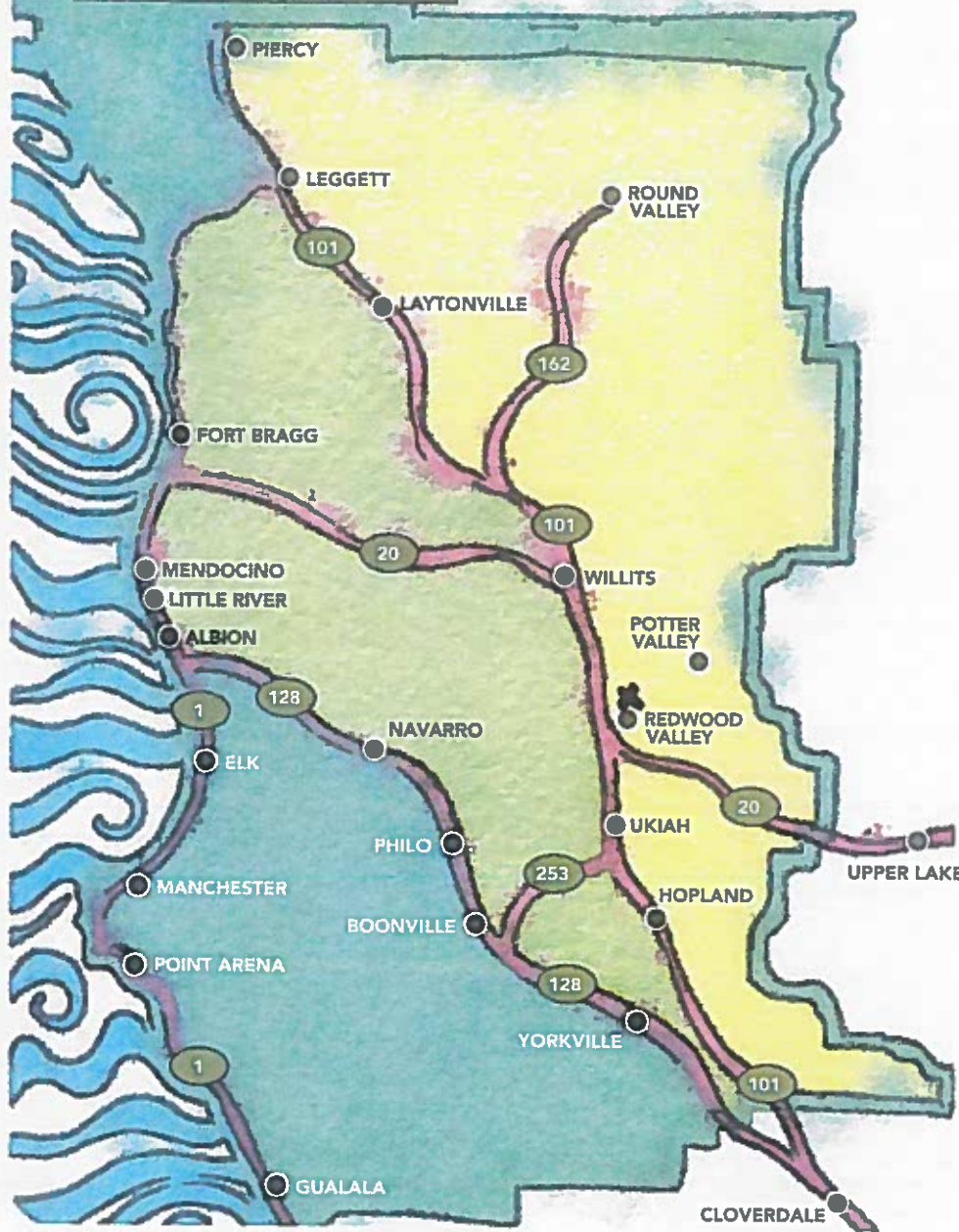


163-140-02

163-220-15

East, HERE, Garmin, © OpenStreetMap contributors, and the
DS, under a CC BY-SA, Imagery © Mapbox, and the GIS User Community

LOCAL ACCESS



Mendocino County Farmers Markets

Albion*

Sundays 2pm–4pm
Opposite the Albion Grocery

Bell Springs Road*

Thursdays
Turn out, four miles up

Boonville

Fridays 4pm–7pm
14025 Highway 128

Fort Bragg

Wednesdays 3pm–5pm
Franklin & Laurel St

Gualala

Saturdays 9:30am–12:30pm
Gualala Community Center

Laytonville

Mondays 2:30pm–4:30pm
Laytonville Elementary School Cafeteria

Redwood Valley

Sundays 9am–Noon
Lion's Club Park

Round Valley*

Fridays Noon–3pm
Library Commons

Ukiah

Saturdays 9am–Noon
Alex Thomas Plaza

Willits

Thursdays 3pm–5:30pm
West Mendocino & Main St

*Not certified through Mendocino County Farmers Market Association

In this Issue

B. Bryan Preserve

130 Riverside Drive, Point Arena
(707) 882-2297 | BBryanPreserve.com
BY RESERVATION ONLY

Boonville Hotel

14050 Highway 128, Boonville
(707) 895-2210 | BoonvilleHotel.com
Dinner Thurs–Sat, Sunday mid-day meal

Los Gallitos

230 N Franklin St, Fort Bragg
(707) 964-4519 | Open Sun 10am–7pm
Open Fri, Sat, Mon, Tue, Wed 11am–8pm

Surf Market

139250 Highway 1, Gualala
(707) 884-4184 | SurfSuper.com
Open daily 7:30am–8pm

Village Hearth

76101 Covelo Road, Covelo
(707) 354-4437 | TheVillageHearthCoop.com
Open Mon–Sat 10am–6pm

Boont Berry Farm

13981 Highway 128, Boonville
(707) 895-3576
Open Mon–Sat 10am–6pm
Open Sun 12pm–6pm

Corners of the Mouth

45015 Ukiah St, Mendocino
(707) 937-5345
Open daily 8am–8pm

Elk Store

6101 S Hwy 1, Elk
(707) 877-3544
Open daily 9am–6pm

Harvest Market

171 Boatyard Dr, Fort Bragg
(707) 964-7000
Open daily 5am–11pm

Harvest at Mendosa's

10501 Lansing St, Mendocino
(707) 937-5879
Open daily 7:30am–10pm

Mariposa Market

500 S Main St, Willits
(707) 459-9630
Open weekdays 8am–7pm
Sat 9am–6pm / Sun 9am–5pm

Mendocino Bounty

200 S School St, Ukiah
at Ukiah Valley Conf. Center
(707) 463-6711
Open Mon–Sat 9:30am–6pm

Surf Market

39250 Hwy 1, Gualala
(707) 884-4184
Open daily 7:30am–8pm

Ukiah Natural Foods Co-op

721 S State St, Ukiah
(707) 462-4778
Open daily 8am–8pm

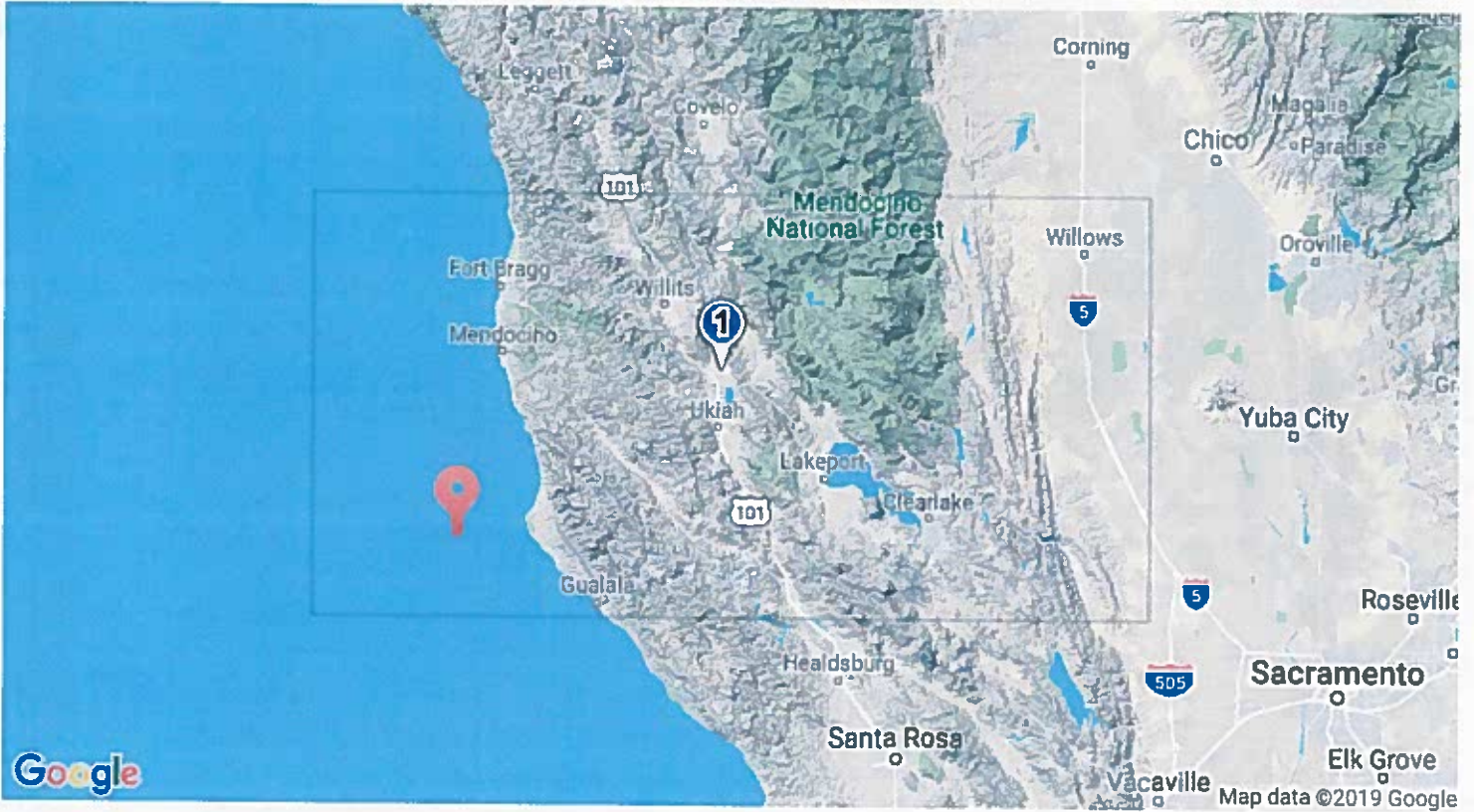
The Village Hearth

76101 Covelo Rd, Covelo
(707) 354-4437
Open Mon–Sat 10am–6pm

Yorkville Market

26701 Hwy 128, Yorkville
(707) 894-9456
Open weekdays 6:30am–6pm
Weekends 8:30am–6pm

Map Report



Listings

| # | Listing # | Status | Address | City | ZIP Code | Area | Type | Price | Beds | Baths | Sq Ft | Acres |
|---|-----------|--------|-------------|----------------|------------|----------------------|------|-----------|------|-------|-------|---------|
| 1 | 21921210 | Active | 1201 Road C | Redwood Valley | 95470-9793 | Calpella/Redwood Vly | LOTL | \$775,000 | 0 | 0 | | 26.3340 |

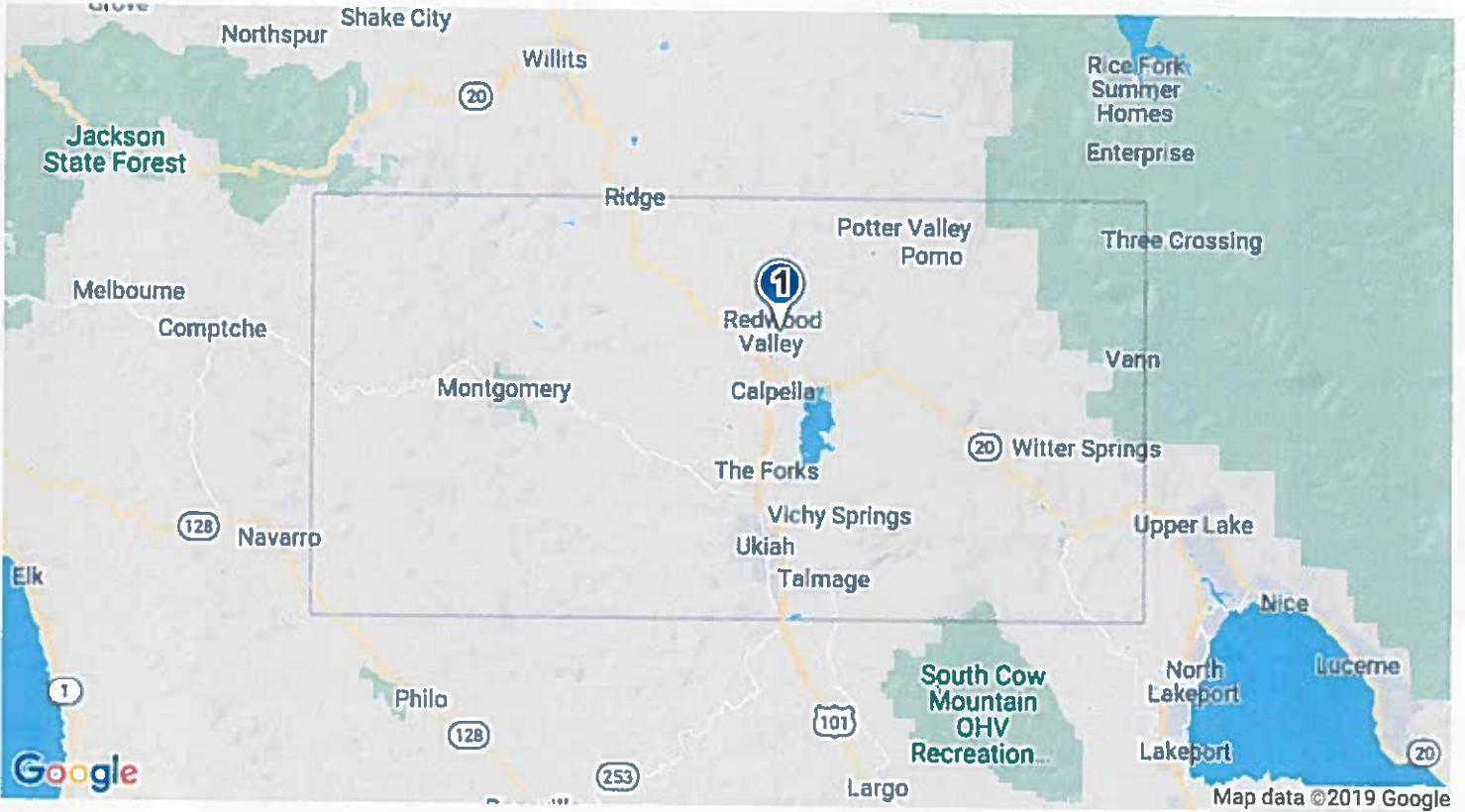
Markers

| # | Label | Address |
|---|-------|--------------------------|
| 1 | | (38.9167634, -123.92336) |

Presented By: Diane Rucker Lic: 00492065 / Realty World-Selzer Realty Phone: 707-462-6514 Lic: 00528452
 Information has not been verified, is not guaranteed, and is subject to change.
 Copyright © 2019 Bay Area Real Estate Information Services, Inc. All rights reserved.
 Copyright ©2019 Rapattoni Corporation. All rights reserved.
 U.S. Patent 6,910,045



Map Report



Listings

| # | Listing # | Status | Address | City | ZIP Code | Area | Type | Price | Beds | Baths | Sq Ft | Acres |
|---|-----------|--------|-------------|----------------|------------|----------------------|------|-----------|------|-------|-------|---------|
| 1 | 21921210 | Active | 1201 Road C | Redwood Valley | 95470-9793 | Calpella/Redwood Vly | LOTL | \$775,000 | 0 | 0 | | 26.3340 |

Markers

| # | Label | Address |
|---|-------|--------------------------|
| 1 | | (38.9167634, -123.92336) |

Presented By: Diane Rucker Lic: 00492065 / Realty World-Selzer Realty Phone: 707-462-6514 Lic: 00528452
 Information has not been verified, is not guaranteed, and is subject to change.
 Copyright © 2019 Bay Area Real Estate Information Services, Inc. All rights reserved.
 Copyright © 2019 Rapattoni Corporation. All rights reserved.
 U.S. Patent 6,910,045



