



Property Information Memorandum
9499 Mill Station Road, Sebastopol, CA



707-537-8989

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BRE 01701780

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BRE 01703727



Overview Of Property

The property is situated in the unincorporated area of Sebastopol, California in the heart of the Russian River Valley American Viticulture Area. The total acreage is approximately 81 acres. As owners of this property, Shaun and Gerry Bybee consider themselves stewards of the land, with a profound responsibility to pass along a clean environment and revitalized, healthy land to future generations. In that spirit, they focus their lives on eco-friendly farming practices. They have committed themselves to the application of biodynamic and organic farming practices which involves the use of cover crops, the application of biodynamic specific preparations and composts, and the maintenance of biodiversity throughout the estate.

In addition to the estate lending itself to both wine grape growing and other crops and farming, it is ideal for corporate retreats and family gatherings. The property is well suited to cultivate a sense of community with family, friends, neighbors, and the natural surroundings. The house and surrounding amenities allow for large group gatherings as well as small break-out sessions or individual private time.

This parcel comprises approximately 81.27 acres and includes an executive style home which can serve as an executive retreat/conference facility, pool and entertainment area, raised garden beds, Pinot Noir Vineyard, private Lake with boat dock and wildlife habitat.



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Location

Sonoma County is conveniently located 30 miles north of San Francisco. With over 200 award-winning wineries, scenic coastline and beaches, the mystical Russian River, majestic redwoods, 21 challenging golf courses, a thrilling road course and drag strip, more than 40 spas, fascinating museums, shopping, galleries, diverse festivals, farm markets and a variety of incredible eateries.

The City of Sebastopol is a small semi-urban community located in California, on the western edge of the Santa Rosa plain. It is 50 miles north of San Francisco, 8 miles west of Santa Rosa, 10 miles from Bodega Bay, and about 15 miles from the Russian River. The City, incorporated in 1902, currently has a population of about 7,800 people and serves a trade area population in excess of 50,000 people.

This green property is located in Western Sonoma County in the acclaimed Green Valley Appellation and in the Russian River Valley American Viticulture Area renowned for its Goldridge soil, terroir and world class Pinot Noir. The estate is located at 9499, 9501 & 9700 Mill Station Road, Sebastopol, CA 95472.



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Offering

Listing Price \$3,790,000

One legal parcel

81+- total acres

8,000+ square feet executive residence with attached guest suite

- 13 Acre Pinot Noir Vineyard
- Pool and entertainment area
- 10+- surface acre lake
- Multiple artesian wells
- Wildlife Habitat
- Boat ramp and Dock
- Raised Garden Beds



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Estate Home

Year Built: 1991

Square Footage: 8000 +/-

Bedrooms: 4

Bathrooms: 4 full 2 half

Features:

Kitchen

Tea Room

Living Room

Dining Room/Gallery

5 Fireplaces

Music Alcove

Courtyards

Office/Art Studio

Laundry/Utility Room

Family Room

Sewing/Craft Room



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Estate Home (cont.)

Attached guest suite:

2 Bedrooms

2 Bathrooms

Large Living Area

Fire Place

Water: Private Well

Septic: Private standard septic system



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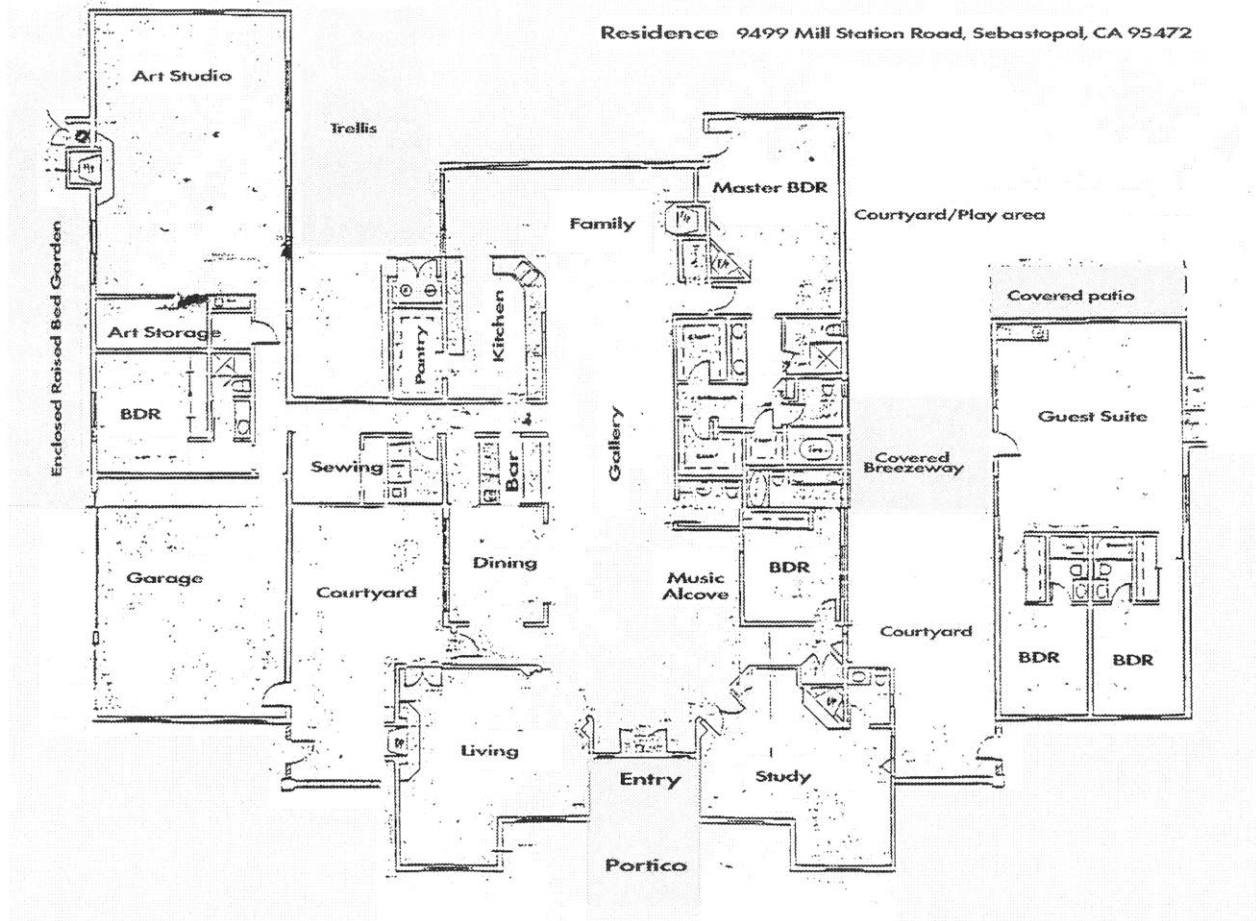


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Residence 9499 Mill Station Road, Sebastopol, CA 95472



Main House Floor Plan



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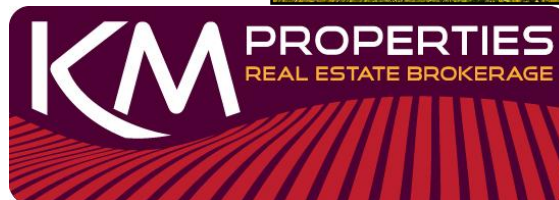
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Vineyard

Acreage: 14+/-
Varietal: Pinot Noir
Rootstock: 101-14
Clone: Dijon & Pommard
Irrigation: Drip

Water Source: Irrigation Pond
Vineyard Management: Red Car Winery
Spacing: 6x9
Trained: Cordon
Grape Contract: Yearly with Red Car

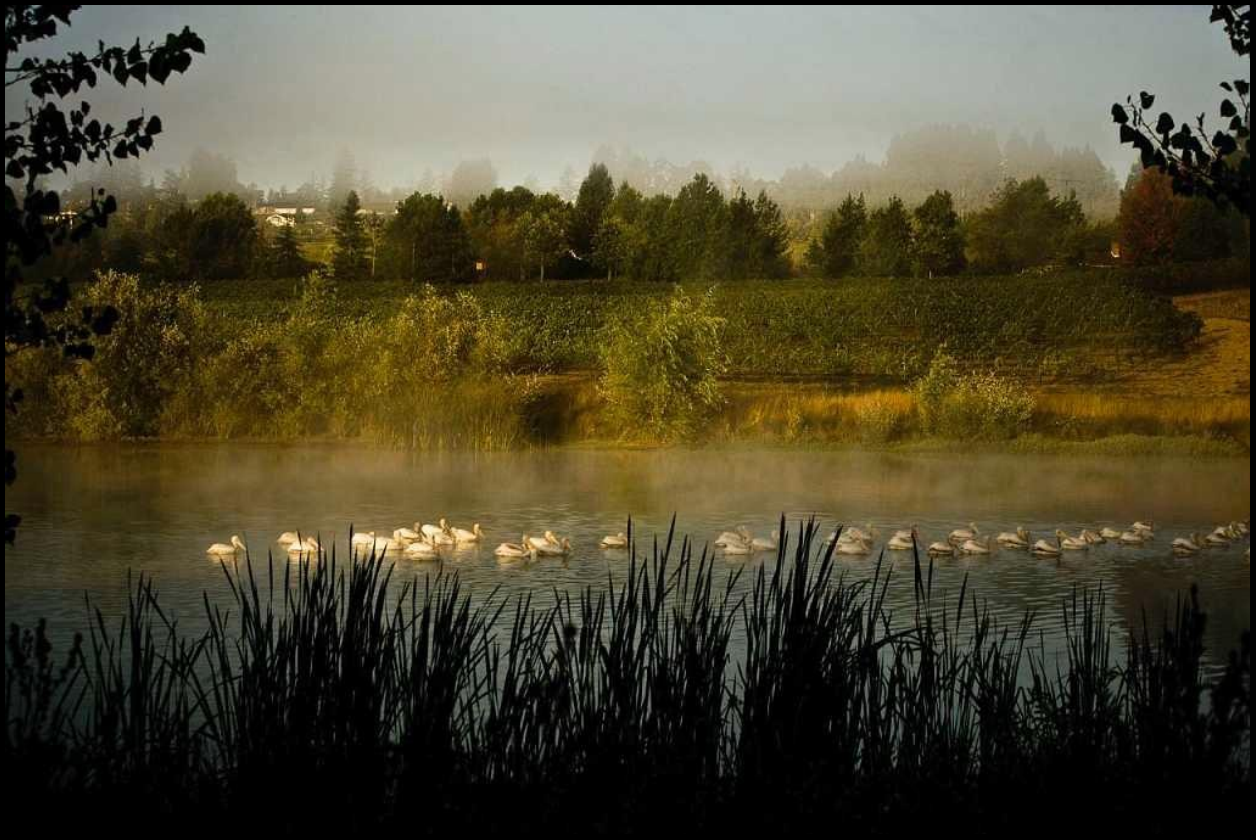
Year	Tonnage
2006	25.40
2007	14.78
2008	17.39
2009	21.03
2010	20.57
2011	23.00
2012	26.50
2013	43.00



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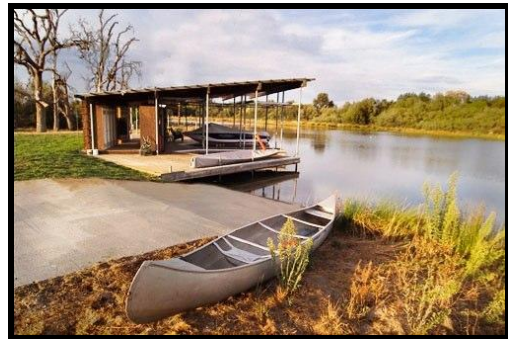


Lake & Wildlife Habitat

10 Surface Acre Lake

Boat Dock

Zoning allows for private recreation and use



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Utilities & Water Sources

PG&E (natural gas)

Cable (Xfinity)

Broadband Internet

Water provided by private well.

Zoning

Current Sonoma County zoning for the property is as follows:

APN 061-100-075: Under Review, consult Sonoma County Planning. Note: parcel is currently in the Williamson Act but is in phase out. The parcel will be out of the Williamson Act January 2015.



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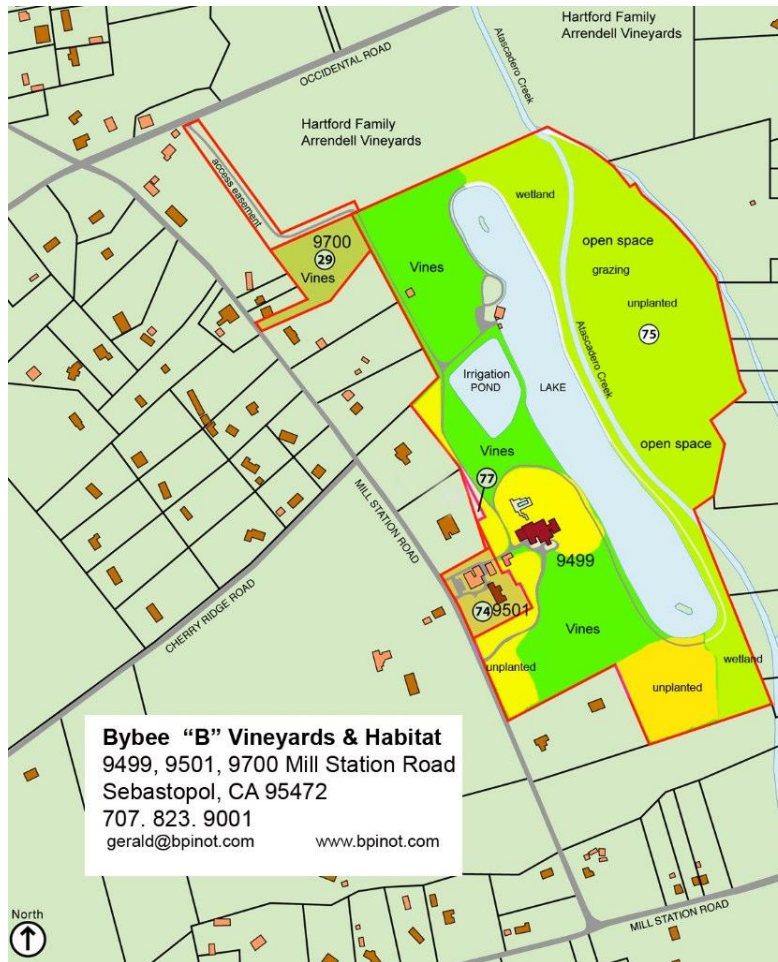
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Property Maps



Parcel Map



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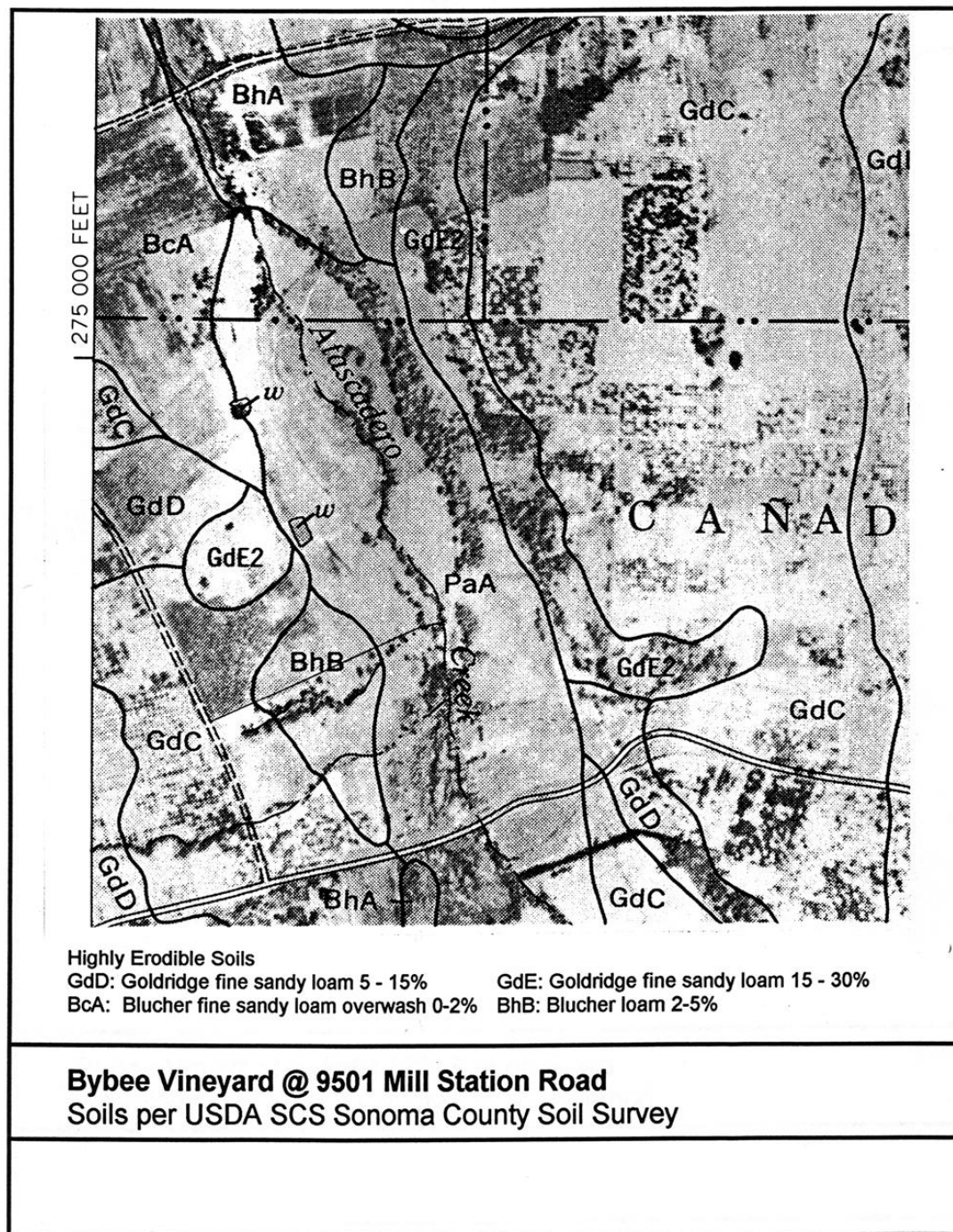
Sonoma County AVA Map



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Soil Map



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Offered At \$3,790,000

***For More Information Contact:
Bill Kunde or Sue Michaelsen
707-537-8989***

*KM Properties does not guarantee this information. Details were provided by either Tax Assessor or Owner.
Those interested in purchasing the property are encouraged to complete their own investigation of the
property.*



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