wine country
REAL ESTATE READER
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SPECIAL **Mustard Season** EDITION

the Mountains
are calling you home.



BROKER
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FARWEST
REAL ESTATE

MORE INFO ON PAGE 2

FarWestRealEstate.com

COVER PROPERTY



The Sierra Comstock Estate

$11,900,000 | CARSON CITY, NEVADA | 3.63± ACRES

Unmatched privacy, panoramic views, and generational craftsmanship in this one-of-a-kind Clear Creek Tahoe estate. This custom home blends rustic elegance with modern innovation, all perched above the historic Jacks Valley Ranch, offering permanent, unobstructed vistas across one of Northern Nevada's most breathtaking landscapes.



Turn-Key Luxury Ranch Compound

$6,500,000 | 158± ACRES | FORSYTHE RANCH, CLIO, CA

Extraordinary amenities and high-end finishes throughout this meticulous ranch masterpiece. Just 1 hour from Lake Tahoe and Reno. This is one you simply must see!



Diamond F Ranch

$4,750,000 | DOYLE, LASSEN COUNTY, CA

Own a classic Western ranch just 45 minutes north of Reno. Spanning 1,280± deeded acres, it features productive farmland, lush meadows, restored historic ranch home, residences, barns, and extensive improvements. Authentic ranch living, exceptional lifestyle and recreational potential.

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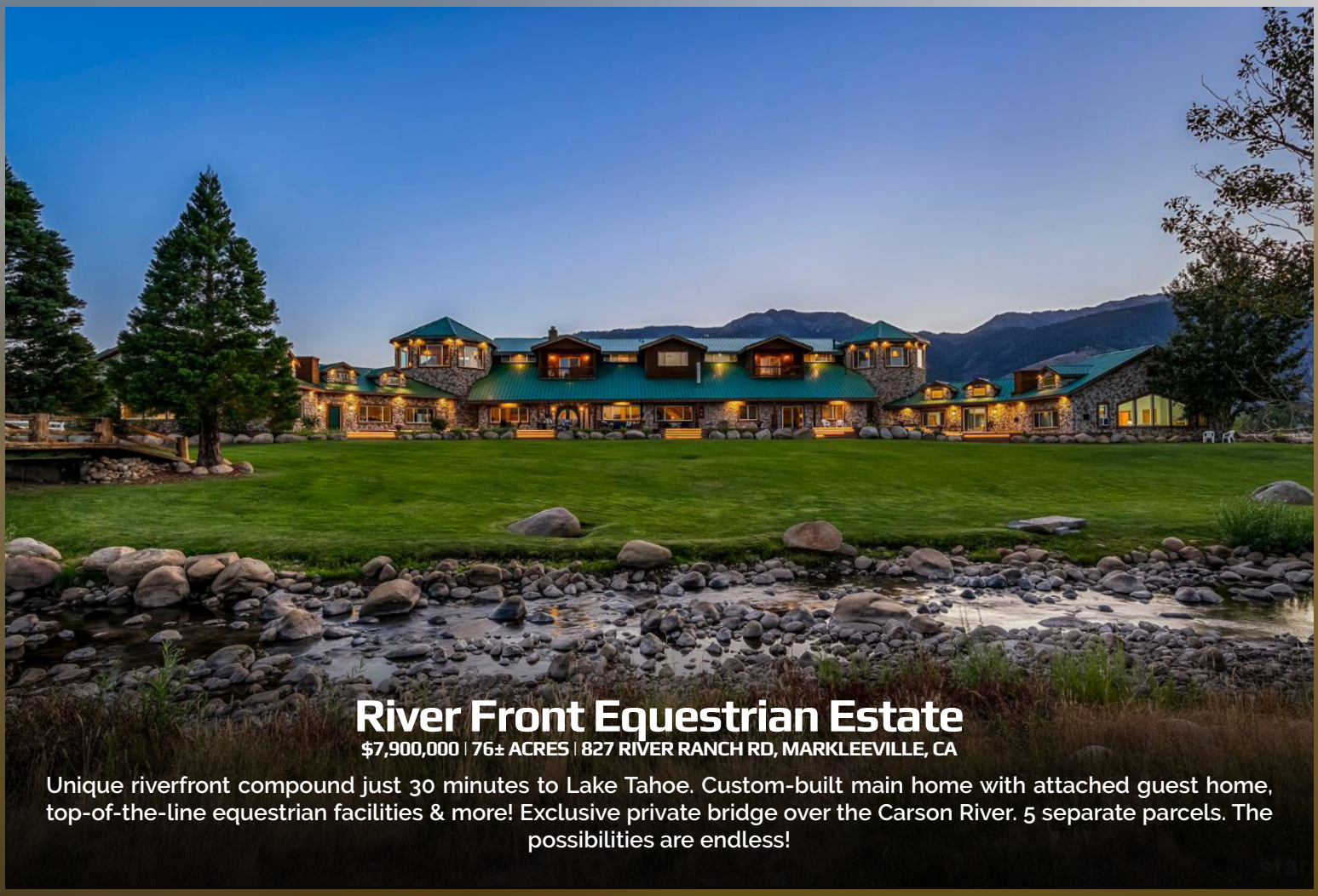

River Front Equestrian Estate

$7,900,000 | 76± ACRES | 827 RIVER RANCH RD, MARKLEEVILLE, CA

Unique riverfront compound just 30 minutes to Lake Tahoe. Custom-built main home with attached guest home, top-of-the-line equestrian facilities & more! Exclusive private bridge over the Carson River. 5 separate parcels. The possibilities are endless!



40 Acre Riverfront with Water Rights

$1,700,000 | 2460 DEERHAVEN LN, GENOA, NEVADA

40-acre, fully water-righted riverfront parcel along the Carson River in historic Genoa, NV. Productive alfalfa ground, ag well, and a building site with sweeping views of Jobs Peak and the Sierra Nevadas. Private, no HOA, across from Genoa Lakes Golf Course—an exceptional blend of lifestyle and agriculture.



Private Lake & Cabin

$1,250,000 | FORT BIDWELL, MODOC COUNTY, CA

Private 160± Acre compound with ~10 acre private alpine lake. Three A-frame cabins. Natural springs and streams, and lots of wildlife! A ton of possibilities on this picturesque, remote, family property!

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Prime Alexander Valley
Vineyard Opportunity













$3,500,000 | 2BD/1BA | 1300± SF | 89.7± ACRES

6114 RED WINERY ROAD, GEYSERVILLE, CA

Nestled in the heart of the world-renowned Alexander Valley AVA, this stunning approximately 89.7-acre property presents an exceptional opportunity in one of Sonoma County's most prestigious wine-growing regions. Approximately 71 acres are currently fallow, offering a rare blank canvas for future vineyard development or agricultural pursuits. The property is enrolled in the Williamson Act and consists of a single legal description encompassing three APNs and three physical addresses. Agricultural infrastructure includes a reservoir and a high-producing well, while an active VESCO permit issued in fall 2023 provides a valuable head start for future planting. Existing improvements include a two-bedroom residence and barns, offering potential for renovation or redevelopment. This is a unique opportunity to shape a significant landholding in one of the most sought-after AVAs in California.



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Own a Piece of
Shenandoah Valley History

$6,275,000 | 158 ACRES

21215 SHENANDOAH SCHOOL RD, PLYMOUTH, CA

Situated on 158± acres in a premier California wine region, this exceptional vineyard and winery offer a rare opportunity to own a thriving estate. Nearly 73 acres of vineyards are complemented by walnut and olive orchards. Amenities include a winery, storage facility, tasting room with picnic area, ranch housing, versatile outbuildings, and luxury homesite potential. Near a major metro area, the property attracts visitors and benefits from a long-standing, revenue-producing wine club.



Hilltop Vineyard
in Shenandoah Valley

$1,495,000 | 41± ACRES

12551 STEINER RD, PLYMOUTH, CA

Perched on a scenic hillside in the heart of Shenandoah Valley, this 41±-acre vineyard property offers sweeping 360° views from the Sierra Nevada to Mt. Diablo. Twenty-five acres are planted to Syrah and Zinfandel, with an additional five acres ready for planting. Well-drained soils and ideal sun exposure support premium grape production. A move-in-ready two-bedroom, two-bath home, plus wells, power, and septic, provides a rare blend of beauty, privacy, and convenience.



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Country Estate with Development Potential

$2,498,000 | 274 SPRAUER RD, PETALUMA, CA | 4BD/3.5BA | 2971± SF | 9.02± ACRES

Incredible opportunity to own a custom single-story home on two parcels with potential for a third lot (per Sonoma County, 2022). Features include multiple fireplaces, office, recreation room, enclosed breezeway, a pool with pool house, barns, gated entry, covered deck with valley views, two wells, and recent updates.



Stylish & Upgraded in Willowglen

$1,135,000 | 7448 Wendy Dr, Rohnert Park, CA | 4BD/3.5BA | 2549±SF | 0.11±ACRES

Beautiful newer home in Rohnert Park's Willowglen on a 5,050 sq. ft. lot. Light-filled open layout, entry-level bedroom and bath, and gourmet kitchen with quartz counters and island. Spacious primary suite with mountain views. Owned solar and $110K+ in upgrades. Landscaped yard near parks, schools, shopping, and Sonoma State.



Desirable East Petaluma Home

$825,000 | 533 ALBERT WAY, PETALUMA, CA | 4BD/3BA | 1925± SFB| 0.2± ACRES

Wonderful opportunity to own a 4BD/3BA single-story home in East Petaluma. Featuring multiple living spaces, fireplace, walk-in primary closet, updated roof and systems, and a spacious backyard with deck and mature landscaping. Conveniently located near schools, parks, shopping, downtown Petaluma, and Sonoma-Marin coastal destinations.



Exclusive Penngrove Hilltop Estate Parcels

4 LOTS FROM $425,000–$749,000 | 1355 ROSE AVE, PENNGROVE, CA (VACANT LAND)

Incredible hilltop views in Penngrove. Four separate parcels, each 2–5 acres, with approved 3–5 bedroom perc sites (final inspection pending). Ideal for a country estate or family compound. Mutual water system provides 16 GPM per lot, with tested water and a well with backup generator. Rare Wine Country opportunity.



Beautiful Home in Prime Rohnert Park

$705,000 | 1387 Gillpepper Ln, Rohnert Park, CA | 3BD/2BA | 1470±SF | 0.12±ACRES

Welcome to Rohnert Park's desirable G Section. This single-story home near a cul-de-sac offers a spacious floor plan with living, dining, and family room with fireplace. 2026 updates include flooring, paint, refreshed kitchen, and exterior repairs. Enjoy a pergola deck, flagstone patio, garden beds, privacy fencing, and close proximity to schools, shopping, and wine country.



Single-Story Living in Desirable Shelter Hills

$610,000 | 601 MARYLYN CIR, PETALUMA, CA | 3BD/2BA | 1456± SF | 0.04± ACRES

Enjoy easy living in this single-story home with an attached two-car garage in Shelter Hills. Fresh interior paint, laminate floors, cathedral ceilings, fireplace, central heat and A/C, and a spacious primary suite. HOA amenities: pool, spa, tennis courts, RV parking, exterior maintenance, and insurance. Close to schools, shopping, and downtown.



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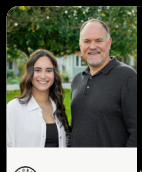

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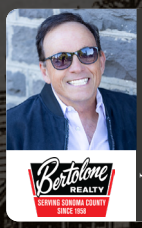

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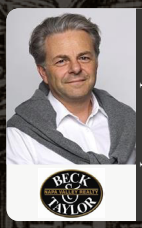

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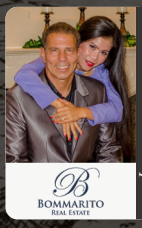

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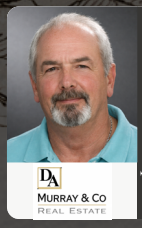

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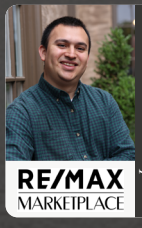

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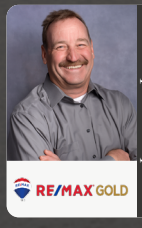

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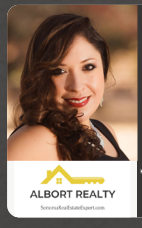

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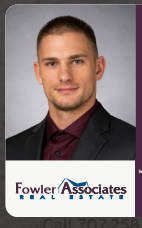

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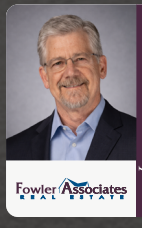

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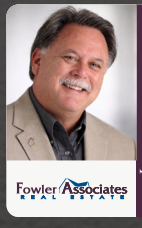

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FARMSTAND

SUBDIVISION | HEALDSBURG



1580 Clear Ridge Drive, Healdsburg

4 BR | 4.5 BA | 2,843± SF | $3,850,000

Welcome to this custom new build just minutes from Healdsburg Square, offering refined modern living with effortless indoor outdoor flow. The open great room and chef's kitchen feature custom cabinetry, layered lighting, premium appliances, a built-in fridge, dual dishwashers, and an entertainer's pantry, all framed by stacking sliders that open to private patios and decks. A main level suite, spacious laundry, and powder room add everyday convenience, while the upstairs loft and additional suites enjoy beautiful hillside views and natural light. Professionally landscaped grounds, rich wood detailing, and sunset vistas create a warm, sophisticated retreat in one of Healdsburg's most coveted locations.



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1081 Trentadue Way

9,201 SF± | LAND

$ 695,000



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AVAILABLE NOW | 707.217.9415



1021 Grove Street

13,763± SF | LAND

$ 795,000



961 Trentadue Way

Under Construction

COMING SOON



951 Trentadue Way

Under Construction

COMING SOON



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Healdsburg | Sotheby's INTERNATIONAL REALTY

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Stylish Country Living on 26 Acres with Pool, Spa & Gourmet Kitchen

1900 STAGECOACH CANYON ROAD, POPE VALLEY, CA
4BD/3BA | 3000± SF | 26± ACRES | $870,000

This modern home sits on 26 acres just half an hour from Napa Valley, blending country living with contemporary comfort. Features include high ceilings in the living room, a two-way stone fireplace, a chef's kitchen with pizza oven, a flex/family room, and a spacious primary suite with TV room, soaking tub, and walk-in shower. The property features meadows, hills, a creek, and a flat area suitable for a barn, all set against a backdrop of panoramic views and conveniently located near Napa.









Beautifully Updated Home with Panoramic Views

314 LARIAT ST, POPE VALLEY, CA
3BD/2BA | 1930± SF | 1.5± ACRES | 2 PARCELS | $475,000

Experience the serenity of this remodeled 3-bedroom, 2-bath home in Berryessa Estates on 1.5 acres. Enjoy a refreshed kitchen with stainless-steel appliances, granite countertops, and a beverage fridge. The living room and new redwood deck offer stunning mountain views and sunsets! This turnkey home features a new roof, carpeting, a pellet stove, fresh paint, and so much more! A voluntary POA provides access to the campground and the nearby marina.











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LUXE PLACES
INTERNATIONAL REALTY
Live luxe.





20 Walkabout Lane $1,020,000

3 bedroom | 2.5 bathrooms | Convenient North Napa Location

Vaulted ceilings, cherrywood floors, living room & dining room, great room / kitchen include gas fireplace, butcher block island, stainless appliances, quartz countertops, tile backsplash, and French doors to an entertainer's dream where you can enjoy the outdoor chef's kitchen with Italian pizza oven, Argentinian BBQ grill, sink, beverage fridge, and granite counters with seating. A gazebo, fire pit, and Edison lighting complete the entertaining space. Washer & dryer included. The large 2-car garage offers good storage.

www.20WalkaboutLn.com





3476 Shelter Creek Dr. $525,000

2 bedroom | 1.5 bathrooms | 1,100 sf +/-

North Napa 2 bedroom, 1.5 bath Townhome has central heat and AC, wood flooring downstairs, new carpet upstairs with tile plank flooring in the bathroom. The updated kitchen offers newer appliances that include electric range, dishwasher, refrigerator, Solid surface counters, sink and refreshed cabinets. Washer & dryer included. Storage, and two patios. Enjoy the community pool, club house & garden.

790 William Ct. $545,000

2 bedroom | 2 bathrooms | 1,202 sf

Single-story townhome features a primary suite with private bathroom, walk-in closet, and sliding door access to fenced rear patio and garden. 2nd bedroom offers ample closet space and garden views. The kitchen and bathrooms have had some updating. The home has central heat /AC, pantry, laundry closet includes washer & dryer included.

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Charming Creekside Retreat

$779,000 | 132 STEINER CT, SANTA ROSA, CA | MAIN 2BD/1BA | GRANNY UNIT | 0.38±ACRES

Creekside retreat with a main home, granny unit, and detached garage—loads of character, mature trees, garden beds, and paved parking, feeling worlds away yet close to downtown Santa Rosa.





Great Investment Opportunity

$735,000 | 930 MORGAN ST, TRIPLEX, SANTA ROSA, CA | 4BD/3BA | 2008± SF | 0.12±ACRES

Well-kept triplex near downtown Santa Rosa with easy Highway 101 access! Features a charming 2-bedroom main house with hardwood floors and spacious kitchen, an attached 1-bedroom unit, and a separate rear house with 2 loft-style rooms and updated kitchen. Each unit has parking; back unit includes yard and storage shed. Additional highlights: coin-operated laundry, mini-split heating/AC back unit, and recent roof replacements. Rents are below market, offering strong income potential—live in the main home while the other units help cover your mortgage!









Creekside in The Country

$319,000 | 111 SALISBURY CIRCLE, SANTA ROSA, CA | 2BD/ 2BA | 1518±SF | 55+COMMUNITY

Turnkey home in The Country, a premier 55+ community, offering an exceptional creekside location bordering the walking path. The covered front porch overlooks a truly peaceful and scenic setting. This 2BD/2BA plus den features a spacious primary suite, vaulted ceilings, abundant natural light, long covered parking, and a large Tuff Shed. Close to the clubhouse, pool, medical facilities, shopping, and dining.







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Modern Coastal Living with Panoramic Bay Views

1235 Bay View Street, Bodega Bay, CA
$1,350,000 | 3BD/2BA | 1315±SF | 0.34±ACRES

This modern home has been fully renovated and provides beautiful views of the ocean from the kitchen, living room, and both decks. You can appreciate the ocean's beauty while preparing meals or unwinding in the living room. Just off the kitchen, the spacious deck is equipped with a fire pit table, allowing for cozy gatherings and warm evenings under the stars. This outdoor space creates a perfect spot for family and friends to come together and make lasting memories. The home features two newly built decks made from durable Trex material, ensuring they will last for years. With plenty of space and a perfect location, this home is ideal for anyone looking to enjoy coastal living. You are within walking distance of the local grocery store and just half a mile from The Tides Restaurant. It's also only a minute from the local cafe. Come see for yourself why this is the perfect home for you. With current vacation rental permits in place, the home has a strong rental history, earning $400 on weekdays and $800 on weekends.

Premier Wine Country Location near Healdsburg Plaza

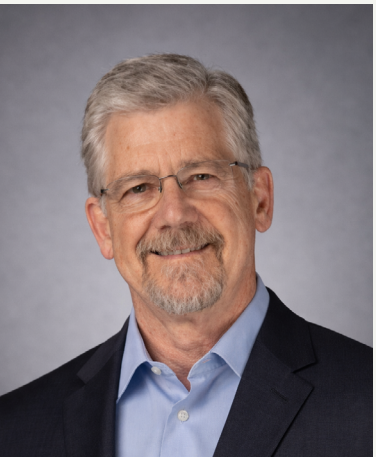
421 Tee Drive, Healdsburg, CA
$1,475,000 | 4BD/2BA | 1877±SF | 0.22±ACRES

This wonderful home sits on a 9980±SF lot with a generous 1877±SF floorplan. The entry leads to a formal living room and dining area, which flows into a large kitchen with an eat-in area plus island, and a family room with a fireplace. There are 3BD/2BA, and another room situated just off the entry, which is perfectly suited for an office or study, but has a closet and could be used as a 4th bedroom. There is a brand new deck on the back of the house leading to the fenced backyard, also a brand new water heater, a 2020 roof, and a 2019 furnace. Plenty of room to bring your personal touches to this wonderful home. An excellent choice for family, executives, or retirees to reside in a quiet neighborhood about .7 mile from the historic Healdsburg Plaza. Enjoy all the vibrancy Healdsburg has to offer in world-class dining, art galleries, wine tasting, outdoor adventures, Tayman Golf Course, and Tuesday Concerts in the Plaza.









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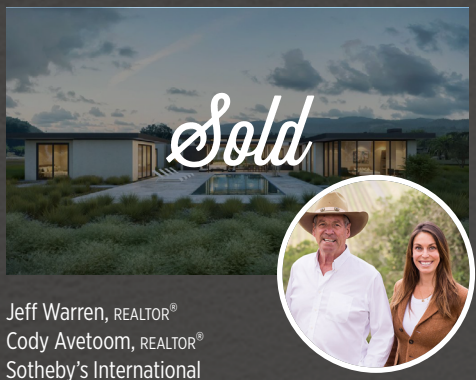

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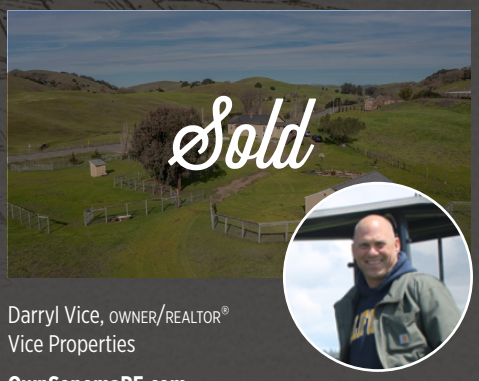

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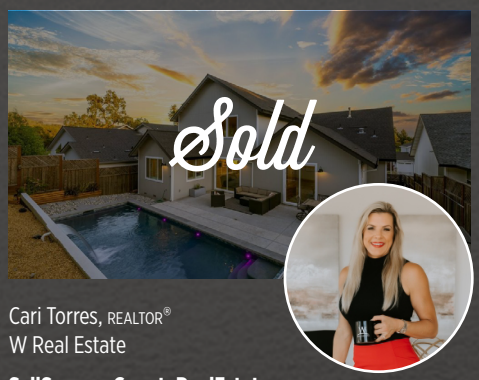

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19780 YORKVILLE RANCH RD, YORKVILLE | $695,000

Escape to 40 private acres perched high above the valley on Yorkville Ranch Rd, just 15 minutes from Hwy 128 and 2 hours from the Golden Gate Bridge. Soak in huge panoramic mountain and valley views from the redwood deck of the 1,200± SF, 1BD/1BA home, which includes an attached shop space for practical living. A separate 1,500± SF art studio features tall ceilings and an airy open layout, perfect for creative endeavors or possibly a guest space. Off-grid living is made easy with a horizontally drilled well and solar power. Set 3.7 miles up a private, gated, rocked road, this quiet and secluded retreat offers the ideal setting for a peaceful getaway or a more self-sufficient lifestyle.

Two Homes on 20 Acres with Lake Views

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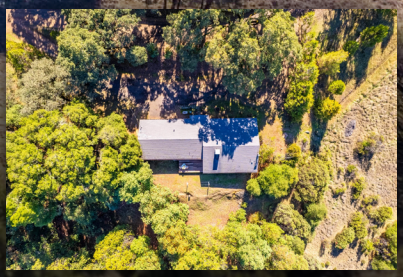

5430-5434 BLACK BART TRAIL, UKIAH | ~~$595,000~~ $585,000

Set on 20 scenic ridge-top acres above Redwood Valley, this property includes two homes with stunning views. The first is a well-kept triple-wide manufactured home overlooking Lake Mendocino, offering 2BD/2BA, wood and propane heat, central A/C, a 2-car garage with workshop, and a small barn. The second is a 1993 stick-built 3BD/2BA home with beautiful valley views, wood and propane heat, and a swamp cooler. Concrete perimeter foundations, Lakeview Mutual Water, separate conventional PG&E power connections. Access is mostly paved with a half-mile of shared rocked road. Located 15 minutes from Ukiah and 7 minutes from the Lake Mendocino Boat Ramp, this property offers country serenity, multi-home flexibility, and excellent potential for multi-generational living, income, or a private retreat.



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$949,000



110 S Russell St, Lakeport

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$350,000



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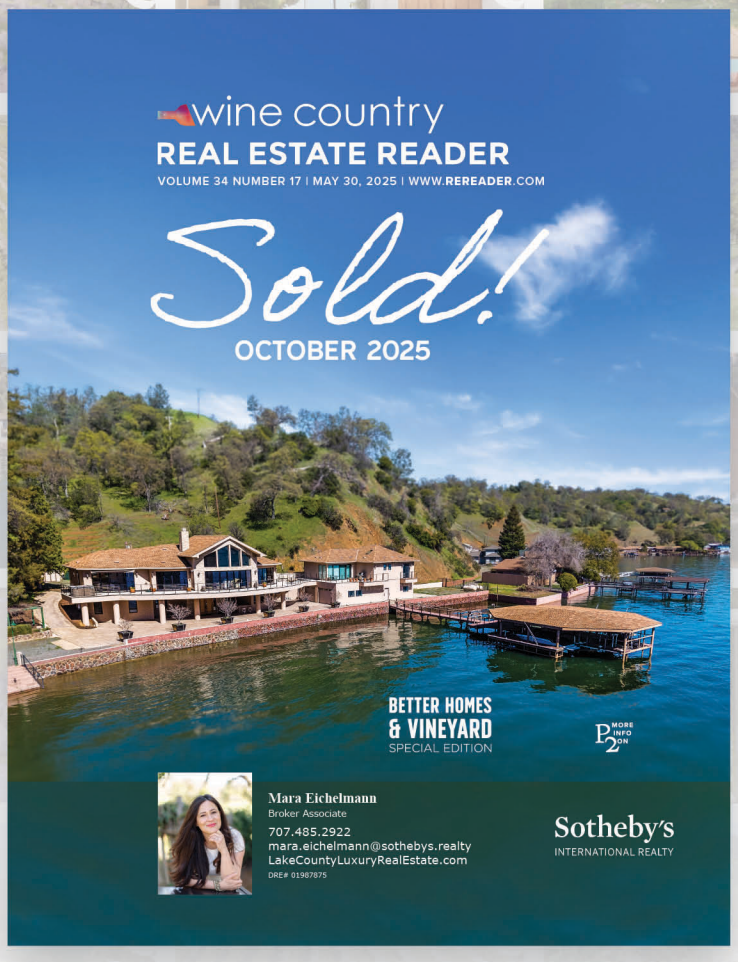

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The Shaul Ranch is a rare combination of privacy, elegance, and forest ownership with vineyard potential. This custom meticulously designed home incorporates all the state-of-the-art luxuries including a stunning spiral staircase, 6 fireplaces, a high-tech fitness gym, high-speed internet, and attention to detail & views in every direction. Your estate is set on 340+ acres of meticulously maintained forest at the far end of Camelback Ridge which offers dramatic views of Clear Lake, Mt Konocti, Mendocino National Forest, and beautiful local vineyards. Arrive by the paved private drive, across your ranch with 100+ acres of vineyard potential on the edge of Red Hills Appellation. The beautifully landscaped gardens incorporate an outdoor kitchen near the swimming pool & relaxation areas for entertaining at this glorious Wine Country Retreat. Once you visit this incredible property you won't want to leave!

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The Sea Ranch Oceanfront Dream On 1.56 Acres

33755 YARDARM DRIVE, THE SEA RANCH, CA
$2,700,000 | 2 BD/2 BA | 1,614 SF

Extremely rare 1.56-acre gated oceanfront property in one of The Sea Ranch's most desirable locations. Built in 1969, this 2BD/2BA 1,614 sq. ft. home blends timeless Sea Ranch architecture with stunning natural beauty. Designed by Ray Hall and built by Leonard Halverson, it features expansive glass walls, 3 ocean-view decks, and panoramic views from every room. Enjoy 603 linear feet of dramatic coastline, with seals, whales, and sunsets as your daily backdrop. The Sea Ranch community offers pools, tennis, saunas, hiking trails, equestrian facilities, and a private airstrip. A rare opportunity to own a piece of Sonoma Coast and Sea Ranch history.

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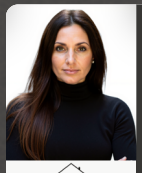

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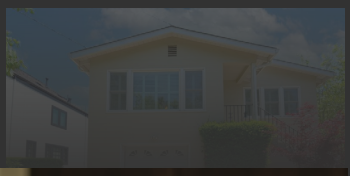

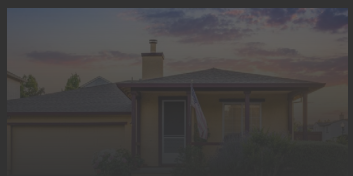

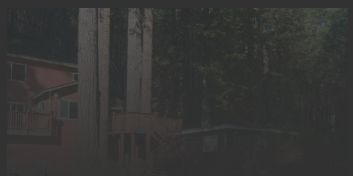

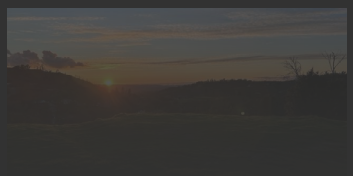



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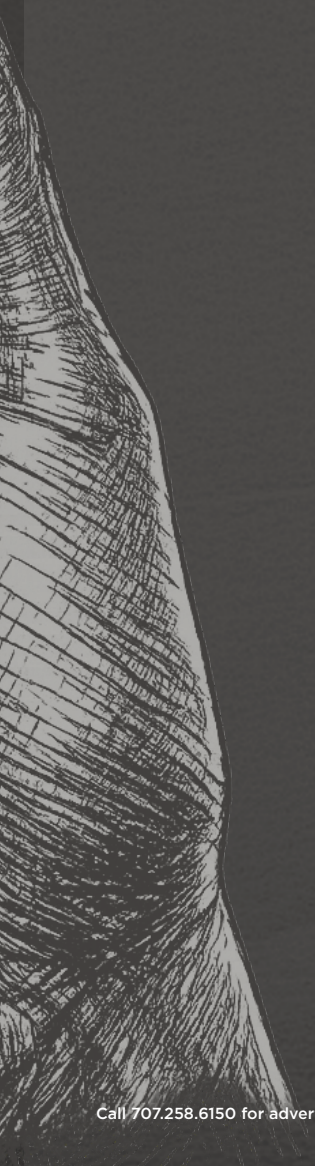

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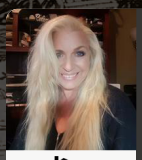

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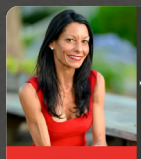

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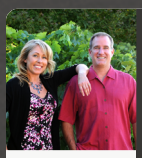

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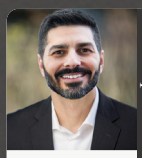

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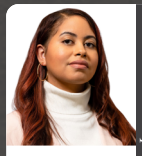

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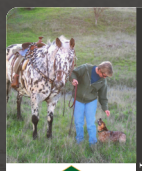

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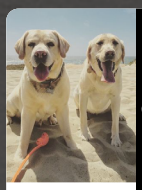

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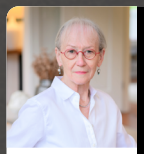

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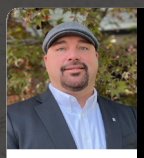

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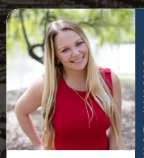

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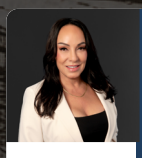

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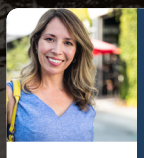

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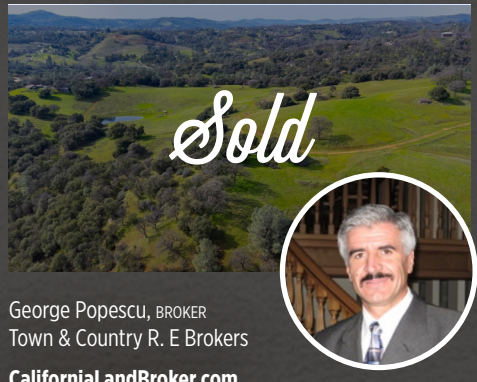

George Popescu, BROKER
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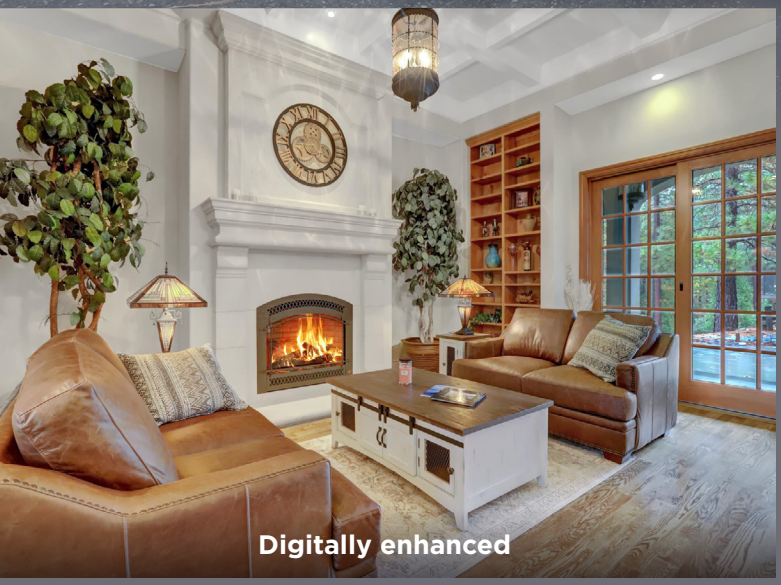
Luxurious Custom Home



$2,100,000 | GRASS VALLEY, CA | 3BD/2.5BA | 4524± SF | 9.76± ACRES

Two separate parcels totaling 9.76± acres (6.3± & 3.46±) in gated Foxwood Estates with a private pond. The property includes a 4,524±SF. custom residence plus a 1,200±SF. single-story ADU, totaling 5,724±SF A lighted, paved driveway leads to this quality home offering 3BD/2.5BA, office, theater room, and family room/gym. Gourmet kitchen features a large center island, breakfast bay window, stainless steel appliances, double ovens, and gas range. Living room showcases open beam ceilings, floor-to-ceiling stone fireplace, and 9' ceilings throughout. The primary suite includes a gas fireplace, sitting area, dual walk-in closets, patio access, jetted tub, and walk-in shower. Main living is on one level, with the family room/gym above the oversized 3-car garage with interior access and chair lift. Front and rear patios, outdoor shower, landscaped walkways, and stunning sunsets. The 1,200±SF ADU offers an additional bedroom, sewing room or office, two baths, upgraded appliances, and convenient access from parking or the main residence. ADU square footage is excluded from price-per-square-foot calculations and must be calculated separately.









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COLDWELL BANKER
GRASS ROOTS REALTY



Country Comfort

$1,399,000 | GRASS VALLEY, CA | 4BD/3+BA | 5159±SF | 7.26± ACRES

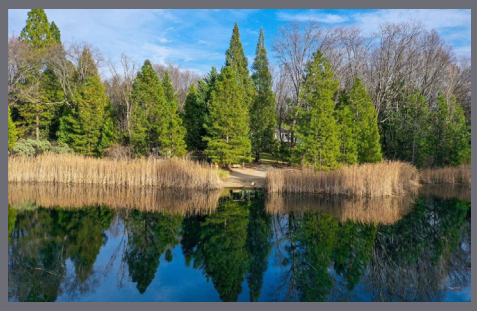
This is a gated community and the residents enjoy their privacy. Spacious family home on 7.26± acres in gated Subdivision. 4 bedroom, 3+ bath with a large bedroom suite on the main level. Formal living and dining rooms, kitchen breakfast bar, large laundry room. Sunny kitchen with large center island. Huge family room over the garage with a private deck. Beautiful lawn area to the water's edge. Oversize garage. Horse stall and corral. NID irrigation water. This home and only one other home share the use of the adjacent 2± acre, private lake. The lake is man-made, lined with clay, and filled with NID water. CLEAN! Private setting, level acreage in a great location less than 5 miles to shopping, hospitals, and conveniences. 10 minutes to Rollins Lake, fishing, and boating. Fiber optics high-speed internet available.

Please do not drive by.









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Stunning Tahoe Style



$2,900,000 | NEVADA CITY, CA | 4BD | 4 FULL BA | 2 HALF BA | 6600±SF | 90± ACRES

Magnificent custom-designed home nestled on 90 wooded acres within 1 mile of beautiful Scotts Flat Lake in Nevada City. The incredible architecture features 30' high floor-to-ceiling windows, an inside atrium, detailed woodwork at every turn, open beam ceilings, wood-cased windows, and granite and stone finishes. The right wing offers an expansive multi-use Great Room with wood floors, a wood stove with a floor-to-ceiling stone backdrop, French doors leading to a rear deck & front patio highlighted with an overhead balcony, plus a kitchen with a center island, refrigerator, stove, and microwave, his & her guest bathrooms. Excellent for a spacious music room, game room, or family gatherings. The left wing is a spacious kitchen & dining area with deck access, living room, laundry room, and library/office with outside patio access & natural terraced gardens. A rear deck traverses the entire length of the home, 4BD/4BA, 4th bedroom currently an office. Approximately 2,000± SF downstairs includes a large, finished, apartment-size room with full bath, shop, storage areas, and energy-efficient solar. Event Use Permit in process.









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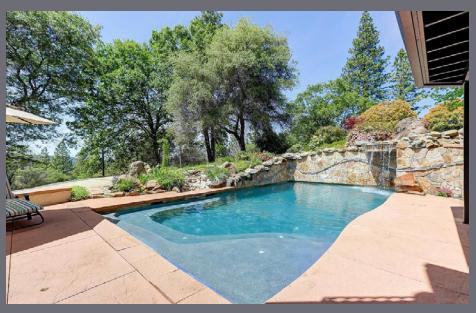
GRASS ROOTS REALTY

Car Collectors Paradise

PENN VALLEY, CA | 4BD/3BA | 4460±SF | 7.89±SF | PRICE UPON REQUEST

Classic Car Enthusiasts. Custom Mediterranean-style home with distant views. Garagemahal fully insulated, heated, and air-conditioned. Perfect for your car collection, room for 10 cars or your prized possessions, includes shop, office, hoist, full bathroom, and built-in cabinets. Home offers a large kitchen with a center island, breakfast area, formal dining, living, family room, master bedroom, guest bedroom, and office on the main entry level. Arched doorways add character to the stylish design. 2 guest bedrooms, full bath, and spacious tv/game room downstairs with access to the outdoor kitchen and inground swimming pool with stone overhead waterfall & automatic cover. Landscaping with river style creek meandering near the pool and entertaining patio. 2 2-Car attached garages. Main level covered deck. 2 entry gates, concrete circular driveway, plus extra parking for guests, RV, boats, or other equipment. Riding arena. Fenced corral for livestock with room for expansion on the 7.89 acres. 1" of Nevada Irrigation District irrigation water. 2 large holding tanks for surplus storage. Garden area.









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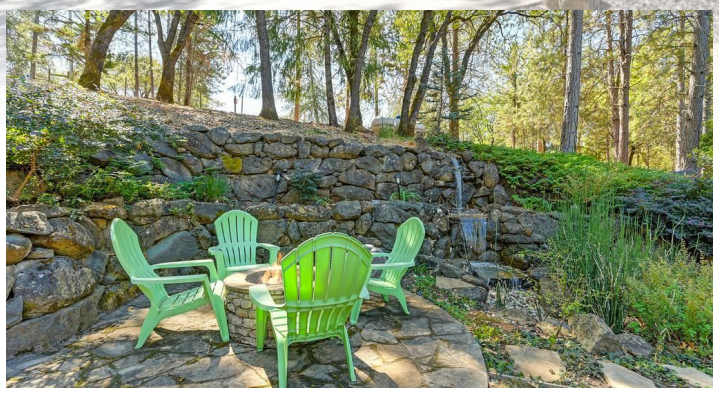
$745,000
1045 SIERRA DAWN LANE, COLFAX, CA
3BD/2.5BA | 2052±SF | 4.4±ACRES





Tranquil Country Estate

Secluded sanctuary - an exquisite country estate nestled behind secure gates on 4.4 fully fenced acres. This custom-built home offers refined finishes & thoughtful design throughout, creating a warm & inviting atmosphere. As you pass thru the private gated entrance, a meandering paved driveway takes you to the main home or down to a versatile detached building easily adaptable into an RV garage, workshop, or potential guest house/ADU. The wraparound front porch invites you to take in sweeping views of the expansive grounds, while the backyard unfolds into a resort-style haven. Enjoy a sparkling built-in pool w/heater, an oversized deck, a complete outdoor kitchen, & pool house.

Beyond that, discover a landscaped oasis featuring a rock wall, soothing waterfall, fire pit, & spa-perfect for unwinding or entertaining. Inside, the heart of the home is a bright open concept room anchored by a striking fireplace situated under large picture windows. The chef's kitchen boasts handcrafted maple cabinetry, a built-in hutch, an impressive 8-foot island, gleaming granite countertops, & SS appliances. Updated bathrooms, office, & a loft add to the home's functionality & charm. Ideally situated just minutes from town, quick access to I-80, 5 min to Rollins Lake -hiking/ fishing/boating, 45 to Sac.









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$724,900

1900 AVENIDA MARTINA, ROSEVILLE, CA

4BD/3BA | 2249±SF | 0.15±ACRES

Fresh, Modern Spaces You'll Love



Huge Price Reduction, Seller Motivated!

No HOA or Mello-Roos. Discover modern living in this beautifully updated home located in one of Roseville's most desirable, family-friendly communities. Featuring a clean, minimalist design with bold finishes that offer comfort, style, and functionality throughout. Highlights include new high-contrast flooring, a sleek gourmet kitchen with ample storage, fresh interior and exterior paint, a brand-new HVAC system with enlarged ductwork, an updated water heater, a whole-house fan, and a spacious 3-car garage.



The thoughtfully designed indoor-outdoor space has been fully enhanced with new landscaping, irrigation, drainage, walkways, astro turf, sunscreens, a dog run, and a new pergola perfect for gatherings. A retractable batting cage that can double as a putting green will help polish your swing.

Centrally located near shopping, dining, parks, top-rated schools, and Woodcreek Golf Club.







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DREAM LOG CABIN RETREAT

700 LOVERS LEAP ROAD, DUTCH FLAT, CA
$589,000 | 3BD/2BA | 1680±SF | 9.2±ACRES

Welcome to your dream log cabin retreat in the woods! Adventure awaits just outside your door with an easy hike to the iconic Lovers Leap Point and access to miles of scenic trails for hiking or ATV riding. Nestled on 10 acres of level, usable land, this 3-bedroom, 2-bath home offers rustic charm with knotty pine walls and a spacious great room layout. The country kitchen features granite countertops and flows seamlessly into the cozy living area, complete with a wood stove and hearth perfect for chilly mountain nights. An owned 1000-gallon propane tank ensures reliable fuel supply year-round. Enjoy gatherings on the covered front porch or expansive rear deck, with potential for stunning views through light tree trimming. Fire safety is a priority with most of the lower brush/fuel cleared. The property also features a massive barn with loft, smokehouse, tractor garage, and mill shed ideal for hobbyists or homesteaders. Plus, enjoy the best Wi-Fi on the mountain, keeping you connected while surrounded by nature.









SERENE FOREST SETTING

$340,000 | 27985 MANZANITA TRAIL, COLFAX, CA | 3BD/2BA | 1406±SF

GREAT PRICE & LOAN IS ASSUMABLE AT 4.99% RATE!! Nestled below the road for ultimate privacy, this charming 3BD/2BA home offers a serene forest setting. The interior boasts rustic knotty pine walls, creating a cozy cabin feel. Recent upgrades include new flooring, high-efficiency LED fixtures, and fresh paint inside and out. Completely remodeled kitchen features elegant quartz countertops, backsplash, and stainless steel appliances. Enjoy the luxury of the new kitchen cabinets, modern plumbing, plush new carpet, and luxury vinyl plank flooring. Large windows flood the home with natural light, while the expansive decks, adorned with party lights, provide the perfect atmosphere for entertaining. Experience the perfect blend of comfort and modern amenities in this private woodland retreat. Don't miss the opportunity to make this beautiful home yours! Just one from Lake Tahoe (skiing, hiking, boating) & Sacramento Airport 45 minutes. Minutes to Hwy I80, Rollins Lake, and unlimited Placer County recreation...hiking, fishing, white water rafting on the North Fork of the American River...and more.









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Sierra Foothills Paradise













$825,000 | GRASS VALLEY, CA
3BD/2BA | 1843± SF | 20± ACRES | OFF GRID

Designed by nationally recognized architect David Wright, this exceptional custom 1,843± SF off-grid home is a masterpiece of sustainable living....yet in an upscale development with all the amenities. Nestled on a sprawling 20 acres w/long long-range views, this property offers unparalleled privacy and self-sufficiency. New Gated private driveway ($30,000 in 2025) leads you to the fully sustained 3BD/2BA single-story home with whole-house generator, owned solar panels, and battery system, ensuring a reliable eco-friendly power source. Soaring ceilings, concrete stained floors w/radiant heat, and SIP Insulation all offering a strong, energy-efficient, and airtight construction method. Simple but elegant. Cement siding, covered front & rear porches, outdoor shower, custom double Carport w/room for your vehicles & storage, seasonal stream, meadows, rock outcroppings, custom Chicken Coop, storage sheds with plenty of room for expansion, and an ADU. Water needs are met with a well & a 1,500-gallon holding tank, providing ample supply for daily use for the orchard and fenced garden areas. Southern Exposure makes it perfect for a vineyard. The entire 20 acres is securely fenced, a $50,000 enhancement. This is an exceptional property and will impress!

11860 SURREY DRIVE, GRASS VALLEY, CA

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Extremely Rare Riverfront Opportunity!

$1,150,000 | PLACERVILLE, CA | 20± ACRES | 4BD/2.5BA | 3164± SF

This custom-built home offers a once-in-a-lifetime setting directly on the Consumnes River. Set on 20 acres of natural beauty, the property is gated on the riverside for privacy and features a private staircase leading to sandy beaches and crystal-clear swimming holes. Upstream enjoy a float, then hop out and do it all again! Inside, the home features knotty pine vaulted ceilings, a grand fireplace, and a spacious open layout. The large primary ensuite is a true retreat, offering a remodeled bathroom and sweeping river views. The fourth bedroom is designed as a dream bunkhouse, built to sleep eight or more, perfect for kids or guests. The standout feature of the home is the enclosed deck w/remote-controlled screens complete with a misting system, ceiling fans, and unobstructed views and sounds of the river bend. Entertain or unwind on the wraparound Brazilian Ironwood deck w/outdoor shower, or relax on the lawn. Over $250,000 in upgrades, including a 10-year-old roof, Newer HVAC & productive well. Ask for the list of features and upgrades! Only a few miles to the grocery store, shopping, dining, and wineries. Move in now! The house is available fully furnished and stocked. This is more than a home; it's a riverfront lifestyle you'll never find again.













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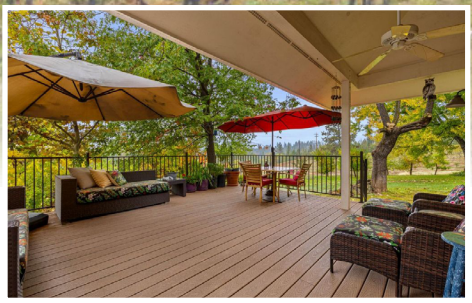



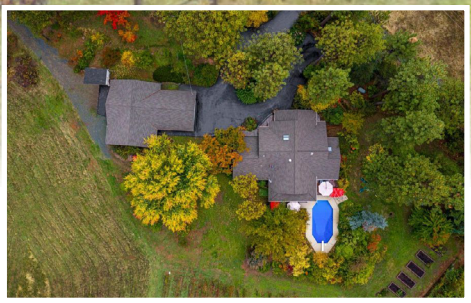

Modern Luxury with Vineyard Living

$1,195,000 | PLACERVILLE, CA | 3BD/2BA | 2787± SF | 10.78± ACRES

This Placerville estate offers more than a luxurious home; it provides a lifestyle of elegance and tranquility, set against one of California's most picturesque wine regions. Whether you are drawn to the allure of the vineyard, the vast private acreage, the opulence of the home or the serene beauty of the surrounding landscape, this property promises a living experience that is both extraordinary and deeply satisfying. This Placerville estate is a dream come true for those seeking an unparalleled blend of refinement and pastoral charm. The vineyard, spanning approximately 3.5 acres, produces quality varietals such as Petit Sirah, Tempranillo & Sangiovese. The home is modern and offers open concept living, smart floor plan, vaulted ceilings, picture windows, & heated travertine floors, all on one level. Step outside to the detached garage plus temperature-controlled workspace perfect for any hobby enthusiast. The garage also includes a studio w/separate entrance and a full bath. The expansive deck area is designed for outdoor living and entertaining, with a swimming pool and panoramic vineyard views. With over 10 acres, other options still remain for land use with plenty of room to increase your fabulous lifestyle fun! and with only 1 hour to the crown jewel of California's Lake Tahoe!





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Expansive 227± Acre Wyoming Ranch

$7,850,000 | 227± ACRE | 6 DEEDED LOTS | 11,800± SF | 9BD/7BA





Located at the foot of the Wind River Range, this 227± Acre Ranch spreads across 6 deeded lots with full entitlements. 3 Stocked trout ponds fed by Marsh Creek, water rights, and 7 miles of buck and rail fencing. Beautifully appointed Pioneer dovetail Log Home with 16" hand hewn with scribed corners, 11,800± SF with 9 Bedrooms and 7 Bathrooms. Heated Barn of 4,641± SF w/2 Bd Caretakers Quarters + 6 Car 2800 SF heated garage/shop. Home Theater/game room, 2 web bars, cherry flooring, generator system. Horse Facility consists of 5, 16x16 stalls, 100x200 riding arena, 1 mile Motorcross track.

Contact Laura Berman for Video and additional information.

Courtesy Jackson Hole Sothebys #4062

Nick Sadek | Sotheby's INTERNATIONAL REALTY

FOR VIDEOS AND INFORMATION:

www.GvRealEstate.com

MoveToTheGoldCountry.com

Country Property is A Specialty

Laura C Berman

Broker Associate

530-913-8789 | Laura@GvRealEstate.com

DRE#0934015



Country Living at it's Finest



Legacy Tahoe-Style Lodge Estate in the Sierra Foothills





13558 GREENSTONE CT, NEVADA CITY, CA

$3,998,500 | 9BD/6BA | 8773± SF | 13.2± ACRES

This private, gated retreat spans three parcels and includes a Tahoe-style main home, second home, and a 3+ acre parcel ready for future building. Main home was custom-built with stone and brick walls, soaring vaulted ceilings, and open layout for main-level living. Features a formal dining room, cherry wood office, and a bright living area opening to a sunroom and covered patio. Outside, enjoy the solar-heated PebbleTec pool surrounded by nature. Guest house mirrors the quality of the main residence with 3BD, two living areas, and a 4-car garage. Additional features include 3 wells, a 7-car garage with RV space, home theater, heated workshop, hiking trails, gazebo, gardens, bocce court, and a par-3 golf hole.



Log Home Retreat in Grass Valley on 6± Acres



$685,000 | GRASS VALLEY, CA | 2BD/2.5BA | 1870±SF | 6±ACRES

Welcome to your dream retreat. This single-story log home offering cathedral ceilings and skylights, 3 BD/office, all set within 1870±SF. Step outside to your personal playground on 6±acres.

Spend time in the detached 3-car garage/workshop with its own bathroom facility, with additional room in the 2-vehicle RV garage with hook-ups. The year-round pond with a fountain and waterfall is the perfect place to spend quiet time. Close to Grass Valley, Rolling Lake, and Hwy 80.

Nick Sadek | Sotheby's INTERNATIONAL REALTY

Country Property is A Specialty

Laura C Berman

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DRE#0934015



FOR VIDEOS AND INFORMATION:

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Country Living at it's Finest

Gold Country, Sierra Foothills & Central Valley

These community experts choose premier Bay Area exposure, going the extra mile for you.



Nevada County

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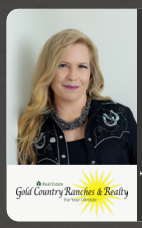

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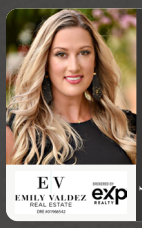

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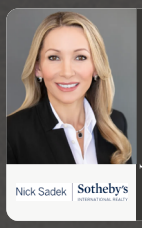

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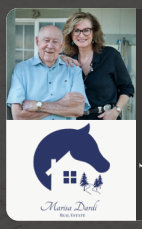

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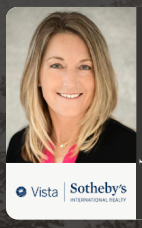

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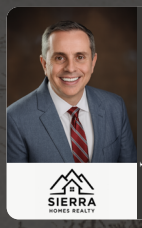

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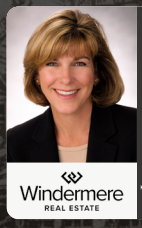

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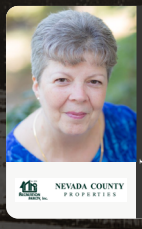

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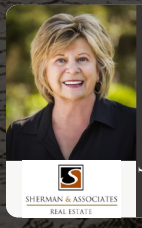

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Nor Cal Vineyards

Mark Stevens & Gail Mills |

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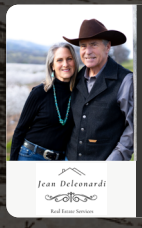

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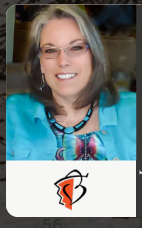

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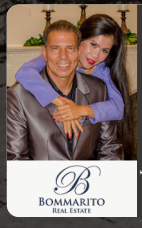

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EQUAL HOUSING LENDER

This Nature Preserve in Oregon is Calling you Home

56100 HIGH POINT RD, OTIS, OR | $969,000 | 4BD/2BA | 2130±SF | 0.27±ACRES

Enjoy a private setting surrounded by elk meadows, ocean sounds, and the sound of a babbling creek in the adjacent green-space. The pastoral view includes a view of the ocean and headlands. Located at the end of the road in this unique global biosphere dedicated to the protection of the indigenous flora and fauna of one of the world's most pristine and beautiful nature preserves. The resident elk herd can be found nearly any day within blocks of your front door, lounging on one of the many grassy meadows in Cascade Head Ranch.



This home was designed by the well-known late architect and American photographer, Ned Westover. Built to last and thoughtfully designed to allow for easy living with minimal stairs, abundant storage, and beautiful vistas in all directions. Pamper your feet with gentle hydronic heat in the floors. A wraparound deck provides shelter from the evening breeze and easy access to the windows. Vaulted ceilings, lavish natural woodwork, an herb garden above the stone patio off the kitchen, and beautifully updated bathrooms are added attractions. 4 bedrooms in 2130±SF with a double-attached garage, sitting on a 0.27±acre lot that feels more like 3 acres due to the surrounding green-spaces.

The community includes a beachfront clubhouse with a fireplace, kitchen, and swimming pool, a boat storage corral where you can store and launch your drift boat or canoe into the adjacent Salmon River, and experience world-class fishing for salmon or steelhead. Sitka Center for Art and Ecology is part of Cascade Head Ranch, featuring art and music shows and classes right in your own neighborhood. Browse the internet for abundant information about Cascade Head Ranch and be ready to fall in love.



Pam Zielinski
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GODWARD RANCH

$9,750,000 | 149+ ACRES | NAPA VALLEY | 3571 HWY 128, CALISTOGA, CA

This unique property includes two legal parcels for a total 149± acres, with 18.74 net acres of existing planted red varietals (including some 100-year-old vines). The Crop Care report calculates an additional 54 acres below 30% slope, located partially in abandoned orchards. Beyond the vineyard lies a hidden valley with gorgeous building sites overlooking the orchards, neighboring vineyards, and your private reservoir. With two wells, an active spring, and existing water storage, there is abundant water for vineyards, winery, and homesite development.

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Wine Valley Properties

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1473 C Lincoln Ave,
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$2,550,000

Enjoy the Napa Valley

1929 Mora Ave, Calistoga, CA
4BD/3.5BA | 2842±SF | 0.68±ACRES | www.1929MoraAvenue.com

The main residence consists of 3 bedrooms, 2.5 baths, large living room with fireplace, gourmet kitchen, formal dining room and an attached 2-car garage. The guest house/ADU consists of a 1BD/1BA, living room, spacious kitchen, and a 1-car attached garage. Both the main residence and guest house were completely remodeled in 2017. Outdoor kitchen and raised garden beds are situated among a lovely patio area ideally suited for outdoor entertaining. Detached home office or art studio. Walking distance to downtown.



$3,450,000

Napa Valley Income Units

800 Washington Street, Calistoga, CA
6BD/4BA | 8320± SF | 0.22± ACRES

This property is an ideal investment property with great upside potential as the rents are mostly under market. Three two story buildings consisting of 5-1 bedroom units and 8-2 bedroom units just 5 blocks from Lincoln Ave. Two of the three buildings have interior sprinkler systems. 5.45% Cap Rate. Call for a package.



$1,749,000

Coveted Bennett Lane location

1218 Bennett Lane, Calistoga, CA
2BD/2.5BA | 1829±SF | 4.38±ACRES

This newly built home is situated on over 4 acres with several acres that are relatively level, ideal for a hobby vineyard or horses. Views of Mt. St. Helena and a neighboring lake. The house was just finished and finaled Spring 2024. 43 panel Solar system is owned and conveyed with the property. 2-5000-gallon cement water storage tanks. The only thing left to do is complete the landscaping.



$2,100,000

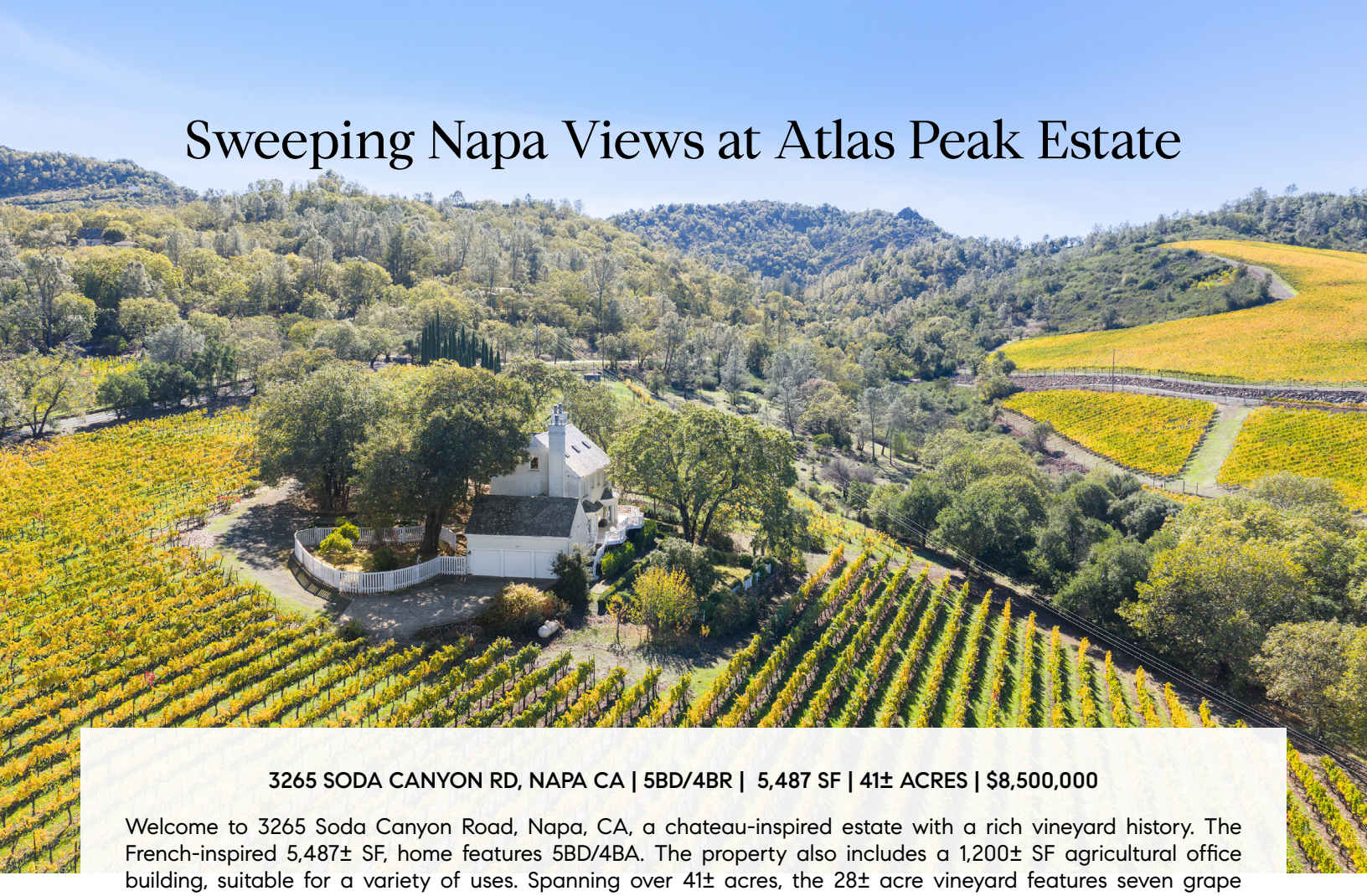
Fabulous Greenwood Avenue location

2550 Greenwood Ave, Calistoga, CA 94515
4BD/2.5BA | 2916±SF | 2±ACRES | www.2550GreenwoodAvenue.com

This single-story 4-bedroom 2900±SF. home built in 1982 and is situated on 2-level acres on the valley floor. Bathrooms have been updated, but the kitchen is original, and the property is priced accordingly. 3 wells on the property, only one is used, and one of the two remaining wells was supposedly a hot water well. Plenty of room for an ADU, tennis court, and hobby vineyard.

Brian Durnian, Broker **Darlene Brissard, REALTOR®** **Ziggy Gutierrez, REALTOR®**

Sweeping Napa Views at Atlas Peak Estate



3265 SODA CANYON RD, NAPA CA | 5BD/4BR | 5,487 SF | 41± ACRES | $8,500,000

Welcome to 3265 Soda Canyon Road, Napa, CA, a chateau-inspired estate with a rich vineyard history. The French-inspired 5,487± SF, home features 5BD/4BA. The property also includes a 1,200± SF agricultural office building, suitable for a variety of uses. Spanning over 41± acres, the 28± acre vineyard features seven grape varietals, predominantly Bordeaux. Located in the Atlas Peak AVA, known for its high elevation, volcanic soils and cool mountain-influenced climate, producing wines celebrated for their complexity and deep, stony minerality. This estate is historically significant as this was Dr. Jan Krupp's original vineyard before establishing Stagecoach Vineyard. Enjoy stunning views of world-renowned vineyards and Atlas Peak from the house. Discover the essence of Napa Valley living in this remarkable property.







COMPASS



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Pritchett Peaks Vineyard
$11,900,000 | 120 ± Acres | Sonoma County, CA



Heart Rock Ranch
$5,900,000 | 381.43 ± Acres | El Dorado County, CA



Grand Island Ranch
$5,500,000 | 238.79 ± Acres | Colusa County, CA



Chatom Vineyards
$3,399,000 | 745.12 ± Acres | Calaveras County, CA



San Gregorio Creekside Farm
$2,898,000 | 43.65 ± Acres | San Mateo County, CA



Rembe Ranch
$1,199,950 | 29.31 ± Acres | Alameda County, CA

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Reservation Ranch
$12,950,000 | 1,668 ± Acres | Del Norte Co., CA

SOLD!



Circle C Ranch
$4,750,000 | 1,311 ± Acres | Modoc Co., CA

SOLD!



GGA Cuymama Ranch
$4,500,000 | 3,065±Acres | Santa Barbara Co, CA

SOLD!



Morrison Ranch
$4,095,000 | 3,840 ± Acres | SLO Co., CA

SOLD!



Ruby Mountain Ranch
$3,900,000 | 3,197 ± Acres | Elko Co., NV

SOLD!



Lake Shastina Golf Resort
$3,800,000 | 270 ± Acres | Siskiyou Co., CA

SOLD!



Boekenoogen - Tasting Room
$3,500,000 | 0.22 ± Acres | Monterey Co, CA

SOLD!



Pitchfork Cattle Company Ranch
$3,250,000 | 1,459 ± Acres | Plumas Co., CA

SOLD!



Sunset Ranch
$2,900,000 | 252 ± Acres | Calaveras Co, CA

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1700± ACRES

RIP'S REDWOODS STEWARTS POINT RETREAT

A rare 1,700+ acre ridge-top retreat in northwestern Sonoma County, just 3.5 mi from Stewarts Point and the Pacific Ocean. With over 105 ac. of open usable land, magical redwood forests, over a mile of Gualala River frontage, and a ±135-ac/ft lake, it's a unique mix of beauty, scale, and opportunity. At its heart is a historic homestead with a main house and caretaker's residence, large equipment barns, outdoor garden, fruit trees and open meadows. Protected by a Conservation Easement focused on old-growth forest restoration, the land offers long-term investment, tax, and conservation value with the potential for family compound. Ample water from reservoir and springs.

31010 STEWARTS POINT-SKAGGS SPRINGS ROAD, STEWARTS POINT, CA
OFFERED AT $10,000,000

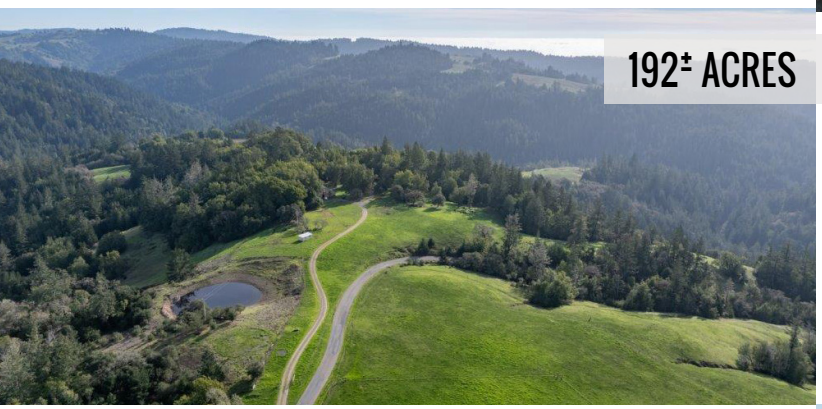
BUCHER FARMS VINEYARD RANCH

A rare opportunity on Westside Road, one of Sonoma County's premier wine tasting routes, just 15 min. from Healdsburg and all amenities. ±35 acres planted to Pinot Noir & Chardonnay currently sold to some of the area's finest high-end wineries, including Williams Selyem and 2025 Harvest Fair Sweepstakes Winner J. Bucher Wines (2023 Pinot Noir). A preliminary study indicates ±77 acres suitable for additional vineyard development. (2) high-producing wells and City of Healdsburg recycled water provide for vineyard & pasture irrigation. An Ag Preserve under the Williamson Act allows for reduced property taxes; current zoning designation allows for subdivision potential with several excellent view home-sites.

5285 WESTSIDE ROAD, HEALDSBURG, CA
REDUCED TO $7,900,000



±356 ACRES



192± ACRES

MCDOUGALL RANCH PROPERTY

Tucked in the coastal hills between Timber Cove and Cazadero, just 3.5 miles as the crow flies to the Pacific Ocean, the ±192-acre McDougall Ranch offers an exceptional blend of privacy, beauty, and recreation. At its heart sits a rustic 5-bd, 2-bath 'barndominium' with a large workshop for storing gear, equipment, or hosting creative projects. ±7.8-acre leased Pinot vineyard provides passive income with no landlord responsibilities; (2) wells; reservoir; miles of private trails.

38555 HAUSER BRIDGE ROAD, CAZADERO, CA
REDUCED TO $1,950,00

WEST COUNTY VINEYARD ESTATE

If you're looking for a property in west county with incredible views and tons of potential, this is it! Located at the top of aptly named Grandview Road, this ±9-acre parcel includes an updated residence and ± 7.00 acres of high-quality Green Valley/Russian River vineyard consisting of 3.83 acres of Pinot Noir and 3.17 acres of Syrah - all planted in 2001. Live in or rent out the house while you design and build your dream west county estate!

1365 GRANDVIEW ROAD, SEBASTOPOL, CA
OFFERED AT $3,250,000



9± ACRES

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info@viceproperties.com | viceproperties.com









Belden Barns Farm Estate & Vineyards | 55 acres of rare Sonoma beauty: world-class vineyards, orchards, historic barns, a five-bedroom estate with pool, sauna, and hot tub, and a newly-built second dwelling. Fully permitted for tastings and winery production, as well as a commercial kitchen and creamery, this property is primed for a visionary buyer to create a one- of-a-kind wine country experience. Beyond its acclaimed wines, Belden Barns is also home to diversified agriculture, with on-site farmers whose produce is featured on the menus of some of the Bay Area's most exclusive Michelin-starred restaurants. **5561sonomamountainrd.jmbland.com | $7,900,000**



Buchignani Ranch & Vineyards A 389 ±acre diverse legacy ranch in Alexander Valley & Dry Creek AVA, offers unmatched viticultural heritage and serene seclusion. This third-generation haven features 24± acres of 1940's & 50's planted Old-Vine Zinfandel and Carignane, producing Ridge Vineyards' wines (93-95 points). Spanning two parcels (152 & 237 acres ±) with 40-acre minimum subdivision potential. **BuchignaniVineyards.JMBland.com | $4,950,000**



The Wright Ranch & Farm Cherished gem steeped in the rich history of Sonoma County and Napa County, proudly owned by the same family for generations. 37 acre property, adorned with rolling meadows and flourishing oak forests. **$1,650,000**



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COLDWELL BANKER REALTY

JMBLAND.COM



This 146.6 acre estate in Sonoma County's Alexander Valley, less than a mile from Cloverdale, offers 3 parcels (48.4, 83.4, and 14.8 acres), three wells, irrigation, solar power and a paved road entrance. Includes 3BD/3BA farmhouse & barn. **31258 Highway 128 Rd, Cloverdale, CA | $1,685,000**



The Boulders Lot 7 40.03± Acres. Block 1: 2.20 acres of Cabernet Sauvignon, Block 2: 0.8 acres of Merlot, Block 4: 1.32 acres of Merlot, Building Site with 180° Alexander Valley Views **551 Artisan Cir, Geyserville, CA 95441 | $2,050,000**

Artisan | Sotheby's INTERNATIONAL REALTY

Nothing Compares.

BODEGA BAY, CALIFORNIA



424 Loon Court

4 BR | 3 BA | 3,030± SQ.FT | $2,995,000

LOU ROSENBERGER | 415.518.5286
DRE# 01955420

SEBASTOPOL, CALIFORNIA



5186-5220 Highway 116 S

4 BR | 5 BA | 5± Acres | $2,400,000

ROSEMARIE CORRIGAN | 707.480.9730
DRE# 00880048

PENNGROVE, CALIFORNIA



1180 Rose Avenue

4 BR | 1.5 BA | 11.75± Acres | $2,200,000

ANGELA DANIELS | 707.696.1716
DRE# 01355842

CLOVERDALE, CALIFORNIA



31000 Pine Mountain Road

3 BR | 3 BA | 11.65± Acres | $1,875,000

LYNANN KING | 650.550.0090
DRE# 02249873

MARTIN HUMPHREY | 707.480.4803
DRE# 00218532

GEYSERVILLE, CALIFORNIA



143 Renz Lane

3 BR | 3.5 BA | 1,903± SQ.FT | $1,100,000

STACEY TODD | 707.591.5021
DRE# 02220603

BODEGA BAY, CALIFORNIA



1968 Sea Way

Vacant Lot | 0.19± Acre | $375,000

STEVE HECHT | 707.481.8474
DRE# 01378755

JOHN CHUTE | 707.540.5331
DRE# 00796466



ARTISAN SOTHEBY'S INTERNATIONAL REALTY IS PROUD TO WELCOME

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