

# NORTH COUNTRY REAL ESTATE

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Michael Shapiro, Real Estate Broker

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## DAY RANCH \* JEWEL OF ANDERSON VALLEY

Spectacular 640+/- acres including 64.25+/- acres of premium varietals (Pinot Noir, Chardonnay & Gewürztraminer) plus 12.8+/- acres of fallow fields, an estimated 30+/- acres of additional land suitable for possible vineyard development. 130+/- acres of redwood forest, 3 labor houses, barn, shop, garages, apple dryer wine tasting room. 1/4 mile Highway 128 frontage. **\$6,900,000**

ADDRESS: 5101 Highway 128,  
Philo, CA 95466

APN: 026-320-03, 026-320-04,  
026-340-01, 026-340-03

ZONED: RL (Rangeland) & 40  
acres AG (Agricultural Preserve)

ADDITIONAL FEATURES: 5  
onsite water reservoirs (94 acre feet  
of capacity) plus wells and springs.  
Ridge top building sites. Good  
ranch road network.

STANDISH WINES ARE NOT  
PART OF THE OFFERING

More complete information is  
available upon request.



Part of 64+/- acres  
of premium varietals



1/4 mile of Highway  
frontage, both sides



Apple Dryer  
tasting room

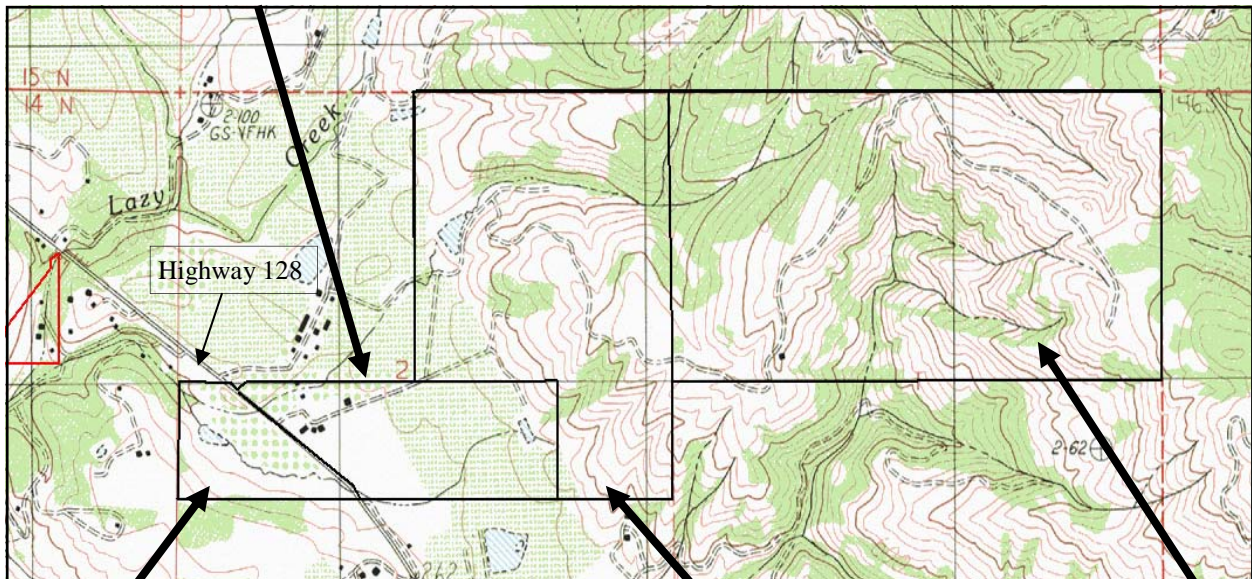
If you have questions please ask Michael Shapiro (DRE License# 00561367) or any North Country Real Estate Agent about this property. The information herein is deemed reliable but not guaranteed. All maps are approximate only. Actual lines and corners can only be determined by a surveyor.



Good Ranch Road Network



Some Fallow Acreage



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Barrel & case storage



Meadows and open ground adjoins forests