



GINGER MARTIN+CO
LUXURY REAL ESTATE | SONOMA & NAPA VALLEY



WEBSITE



TWO CONTIGUOUS PARCELS | 75± ACRES

11250-11300 HWY 12, GLEN ELLEN

\$6,800,000



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Sotheby's
INTERNATIONAL REALTY



11250-11300 HWY 12 | GLEN ELLEN | \$6,800,000

TWO CONTIGUOUS PARCELS

- Zoning | LIA (Land Intensive Use) B6, LG/MTN SR
- 75± Total Acres
- 25.1± Total Acres Planted
- Appellation | Sonoma Valley

11250 HWY 12 | APN 053-160-041 | Old APN: 053-160-010

- 3BD/2BA | 2,336±sf | 8.8± Total Acres
- 5.8± Acres Planted (2004)
- CCOF Certified

INFRASTRUCTURE

- 3 BD Septic
- 2 BD Septic Approved for ADU | Issued March 18th, 2022
- Well Ag and Domestic | Not in Use
- PG&E
- High Speed Internet

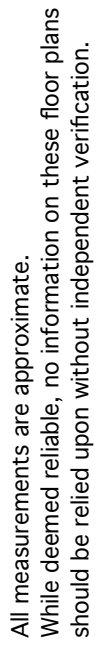
11300 HWY 12 | APN 053-160-042 | Old APN: 053-160-009

- 3BD/2BA | 1,242±sf | 66.20± Total Acres
- 19.3± Acres Planted (2004-2015)
- CCOF Certified
- Black Truffles | Certified Organic | 0.25± Acres
- Hazelnuts | Certified Organic | 0.25± Acres
- Barn
- 3 Potential Build Sites with Expansive Views

INFRASTRUCTURE

- 3 BD Septic
- Well Ag and Domestic | In Use
- Large Pond | 18.8 Acre Ft. | 1.4 Surface Acres
- PG&E
- High Speed Internet

Glen Ellen, CA 95442

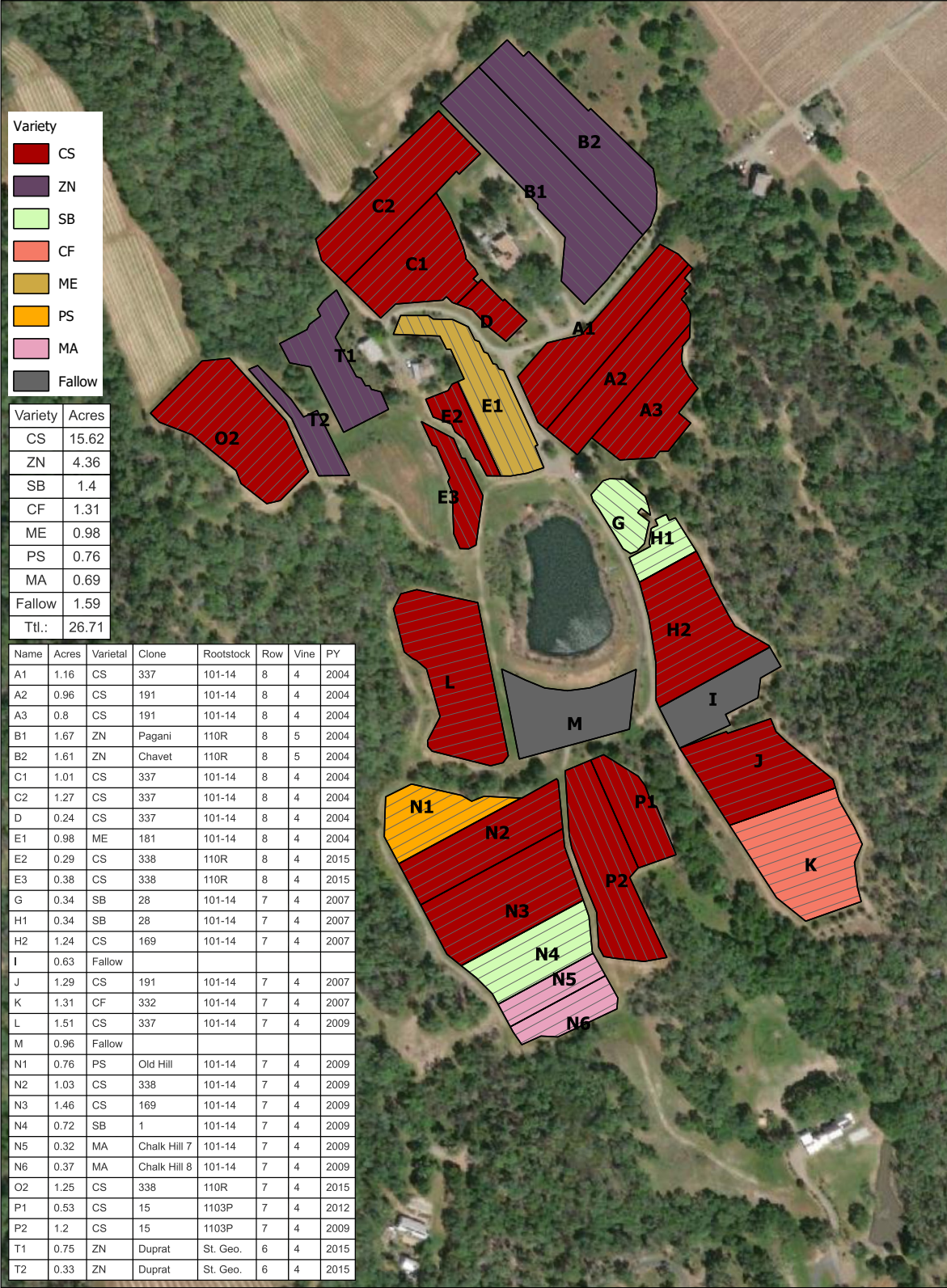


Glen Ellen, CA 95442



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Cassata Vineyards
11250 & 11300 Sonoma Highway, Glen Ellen, CA



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Cassata Vineyards

Vineyard Summary by Variety and Year Planted

July 23, 2022

Variety	Planted Acres	Percentage of Total
Cabernet Franc	1.31	5%
Cabernet Sauvignon	15.62	62%
Malbec	0.69	3%
Merlot	0.98	4%
Petite Syrah	0.76	3%
Sauvignon Blanc	1.40	6%
Zinfandel	4.36	17%
Total	25.12	100%

Parcel	Acres	Percentage of Total
2004 Plantings	9.7	39%
2007 Plantings	4.52	18%
2009 Plantings	7.34	29%
2012 Plantings	.53	2%
2015 Plantings	3.0	12%
Total Acres	25.12	100%

