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## Property Features for Indian Springs Ranch

### Indian Springs Road, Kenwood



*Located in the most beautiful part of the celebrated Sonoma Valley, Indian Springs Ranch is a family heritage property in the sought-after Kenwood community. This stunning 48-acre ranch is a safe and secluded family home yet is only an hour from San Francisco.*

*Approximately, thirty acres are planted to vineyards... A trophy case full of Gold Medals for wines made from the grapes grown on Indian Springs Ranch testify to the richness and productive potential of the terroir. The remaining acreage boasts a family orchard of apples, cherries, figs and pears plus areas of oak woodland where thousands of daffodils, narcissus, and pink ladies bloom seasonally.*

*Unique is the ranch's access to water. Bordered on one side by the year-round Sonoma Creek, an established on-site reservoir, a productive well, and multiple shares in the local municipal water district to ensure water security for both agricultural and domestic uses for your family compound. In addition, four potential building sites provide for family growth, revenue generation, or secure exit strategy.*

*For the past four decades, under the ownership of George and Greta MacLeod and their four children, Indian Springs Ranch has been the hub of family traditions, community celebrations, and just plain old good times.*

*But new generations bring new dreams. It is with great pride that George and Greta's children offer Indian Springs Ranch to the next family. Knowing all the love, and joy, and safety, and good times that are a part of this special place, will echo for those that inhabit it next.*

**General Notes:**

- Ranch was purchased by George & Greta MacLeod in 1974
- Property: +/- 48.46 acres
- They have planted +/- 29.88 acres of Vineyard
- Family grew award winning grapes for local wineries and produced award winning MacLeod Family Vineyard wines from these vineyards that they planted, farmed and tended.
- 5 APNs on the parcel with 4 potential buildable parcels
  - APN – 050-140-064 (11.11 acres – House, Barn & Vineyard)
  - APN – 050-140-065 (11.41 acres – Former House & Vineyard)
  - APN - 050-140-066 (11.55 acres – Vineyard)
  - APN – 050-140-067 (12.16 acres – Vineyard)
  - APN – 050-060-018 (2.23 acres - Driveway)

**Features Throughout property:**

- Long private paved driveway lined with Oak trees and pink Amaryllis- Gated Entrance
- Rolling hills of vineyards with beautiful views of Sonoma Valley, Hood Mountain Regional Park, and Sugarloaf Ridge State Park
- Borders along Sonoma Creek
- Reservoir and Vineyards

**749 Indian Springs Road – House, Barn and Vineyard**

- APN# 050-140-064-000
- +/- 11.11 acres
- 3 Bedrooms/2.5 Baths
- +/- 2104 sq. foot House
- Built in 1979/1980
- Architect – Adrian Martinez
- Redwood Board and batten siding and redwood posts
- Wood burning stone fireplace in family room
- Bright kitchen with views of vineyards
- Master bedroom, office and 1.5 baths downstairs
- 2 bedrooms and 1 bath upstairs
- Front patio with Trellis covered in Wisteria
- Vineyard Blocks – part of 2 and part of 3
- Fire Hydrant near house and barn

**Barn**

- +/- 2105 Sq. feet
- Built in early 1980s
- 1 Bath downstairs (unpermitted)
- Segregated area of loft includes kitchen
- Open area of loft used for storage
- Large refrigerated truck trailer used for wine storage
- Large commercial Apple Press (up to 200 gallons a press)

### **799 Indian Springs Road**

- APN# 050-140-065-000
- 11.41 acres
- Site of former house was built in 1997 and burned down in 2017 in Adobe Canyon Fire
- Quiet spot with great views
- Formerly was a 3 bed/2.5 bath house
- Standard Septic System with 1200 gallon concrete tank
- Vineyard Blocks 1, part of 2, part of 3 and, 11, and part of 12

### **752 Indian Springs Road**

- APN # 050-140-067-000
- 12.16 acres
- Vineyard Blocks 4, 5 and 6 and Semillon block
- Great soil for perking septic system (3 to 10 ft. of topsoil and then gravel lake deposits)
- 2.9 Acre Feet reservoir surrounded by few large oak trees and vineyards

### **Buckeye Road**

- APN #050-140-066-000
- 11.55 acres
- Back part of property – lovely Oak tree on knoll
- Vineyard Blocks 7, 10, 8 and 9, and back part of 12

### **Vineyard**

- 29.88 acres of Vineyard
  - +/- 17 acres of Sauvignon Blanc - @4.62 tons/acre
  - +/- 9.4 acres of Zinfandel - @ 4.68 tons/acre
  - +/- 2.5 acres of Merlot – @ 2.12 tons/acre
  - +/- 1 acre of Semillon - @ 3 tons/acre
- Historically Farmed for Quality – pruned for flavor development
- Currently leased to Fifth Hill Inc. through Dec. 1, 2023 for \$1000/acre or 15% of gross proceeds (which ever is higher), in addition Fifth Hill pays the property tax on the vineyard sections of the property There is a buyout option if the property sells.
- Drip irrigation
- Head pruned, cordon pruned, vertical shoot positioning, and cane pruned trellising techniques are used depending on the varietal and vineyard location
- Rows are 8-12 feet apart, Vines are 4, 6 or 8 feet apart

### **Landscaping**

- Large Mature Oak trees, Eucalyptus
- Cherry Trees, Apple trees, Fig Trees, Pear trees and Olive trees
- Vegetable Garden area up by the flagpole

## **Infrastructure**

- Lawndale Mutual Water Company for Domestic Water Use
  - Each of the 4 large parcels has access (shares) to the Lawndale Mutual Water Company for domestic water use.
- Private well used for vineyard irrigation
- Potential access to surplus water rights
- 2 Standard Septic Systems
- PG&E for Electricity
- Propane Tank located between Barn and House
- Vineyard Soil and Chemical Report (Terrier View by CVC) July 2016

**Offered at \$5,780,000**

**Mary Anne Veldkamp & KC Garrett**

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