

**Lake Sonoma Ranch & Workshop**  
4901 Stewarts Point Skaggs Springs Road  
Geyserville, CA 95441

**\$2,200,000**  
186± Acres  
Sonoma County



**Lake Sonoma Ranch & Workshop**  
**Geyserville, CA / Sonoma County**

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**SUMMARY**

**Address**

4901 Stewarts Point Skaggs Springs Road

**City, State Zip**

Geyserville, CA 95441

**County**

Sonoma County

**Type**

Farms

**Latitude / Longitude**

38.705718 / -123.009674

**Acreage**

186

**Price**

\$2,200,000

**Property Website**

<https://www.landleader.com/property/lake-sonoma-ranch-workshop-sonoma-california/58161>



**MORE INFO ONLINE:**

**[californiaoutdoorproperties.com](https://californiaoutdoorproperties.com)**

**PROPERTY DESCRIPTION**

This 186 acres Lake Sonoma Ranch & Workshop has multiple buildings sites spread over its 3 Legal Parcels. With commanding views over the Dry Creek Valley, Lake Sonoma, Mount St. Helena and surrounded by vineyards your imagination is your only limit. Approaching its massive, stoned entrance you wind your way down thru a meadow until being overtaken by the unfolding views. There is a 5000SF Professional Workshop and a 5000SF Overhang Shop with 400 AMP Power, 200 AMP with 40 Panel Solar System, 10,000 gallons of Storage. Currently leased to a Vineyard Management Company. The land includes open grassland with plantable land, Hardwood forests, brush country and a very respectable stand of redwoods. Wildlife abounds. This Ranch sits across the way from Lake Sonoma's Campsite giving the new owner easy access to Lake Sonoma. The Dry Creek Store is 10 minutes away and Healdsburg is a beautiful 15-minute drive. This is a rare investment opportunity.

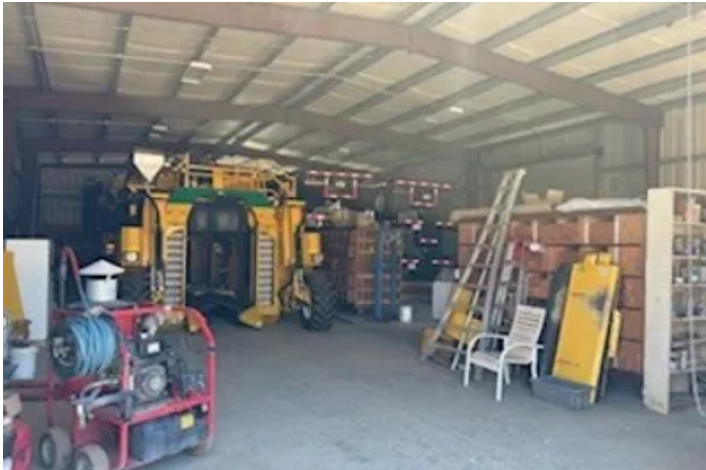
**Property Highlights:**

- 186 acres, 3 Legal Parcels
- Plantable Ground surrounded by vineyards
- There is a 5000SF Professional Workshop and a 5000SF Overhang Shop with 400 AMP Power, 200 AMP with 40 Panel Solar System - Currently leased to a Vineyard Management Company.
- The land includes open grassland with plantable land, Hardwood forests, brush country and a very respectable stand of redwoods.
- Recreational Paradise: Wildlife abounds, and the Ranch sits across the way from Lake Sonoma's Campsite giving the new owner easy access to Lake Sonoma.





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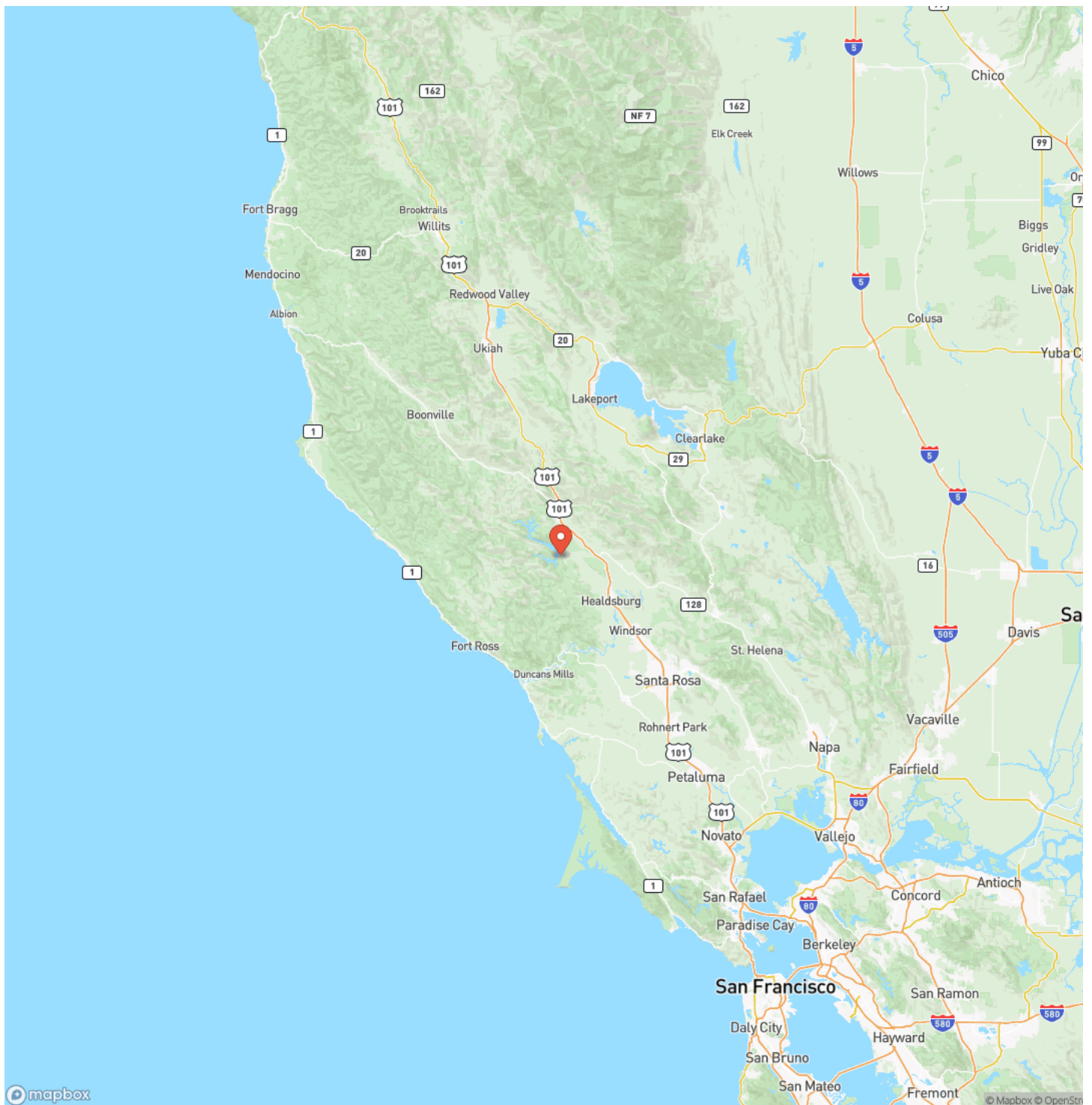


## Locator Map





## Locator Map





## Satellite Map







## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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