

# GIUSTI RANCH

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7750 Giusti Rd, Forestville, CA

Offered at \$4,750,000



# LISTING DESCRIPTION

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Giusti Ranch & Vineyards is a turn-key legacy ranch founded in 1875. This 19+ acre estate features nine acres dedicated to prized Pinot Noir vines.

Featured on CBS's Emmy Award-winning show 'Staycation Wine & Dine', in which the centerpiece is a 3490 sqft, 4-bedroom, 4-bath main ranch house, a coveted vacation rental complete with a 10' deep swimming pool, built-in hot tub, and an upper deck hot tub. The property boasts nine distinctive buildings; three are original historic structures. There's an original 2614 sqft farmhouse, an original barn converted to an inviting 1100 sqft, 2-bedroom cottage, and a newly constructed 3600 sqft barn featuring a 1500 sqft loft offering breathtaking views. Also, a 1200 sqft red barn with climate-controlled wine storage is primed for a future tasting room with panoramic vistas.

Generating \$213,365 annually from Airbnb and rentals in 2024, this is a rare opportunity to own a prestigious wine country retreat with substantial income, minimizing holding costs, and maximizing lifestyle. Furthermore, the property enjoys an excellent location, a short drive from downtown Forestville and 15 minutes from Sonoma County Airport.



# PARCEL DETAILS & MAP

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**Property Type:** Rural Residential Estate & Commercial Vineyard

**County:** Sonoma

**Assessor's Parcel Number:** 083-170-066-000

**Property Size:** 19.21 +/- Acres

**Zoning:** DA-B6-10/2(Ac/DU)/Ac Min - Z - LG/116

*[\(Discover the Meaning of Zoning Codes. Click Here\).](#)*

**Land Use:** DA-10: Diverse Agriculture

**Structures:** Nine Total Structures

| Structures                | Sqft.                   | BR, Bath      | Year Built            | Year Converted | Year(s) Remodeled         |
|---------------------------|-------------------------|---------------|-----------------------|----------------|---------------------------|
| Main Ranch House          | 3,490                   | 4+ BR, 4 Bath | 1937                  | 1977           | 1992   2017   2019        |
| Original Farmhouse        | 2,614                   | 3 BR, 1 Bath  | Circa 1875            |                | 1989   2019   2021        |
| 2 Bedroom Cottage         | 1,100                   | 2 BR, 2 Bath  | Early 1900s           | 1992           | 2018   2019               |
| Large Barn w/ View Loft   | 3,600 Barn   1,500 Loft | 1 BR, 1 Bath  | 1992 Barn   2006 Loft |                | 2019   2020               |
| Vintage Red Barn          | 1,200                   |               | 1939                  |                | 2009   2016   2019   2020 |
| Green Large Shop & Garage | 1,300                   |               | 1992                  |                | 2020                      |
| Blacksmith Shop           | 485                     |               | Late 1800s            |                |                           |
| Water Tower               | 14 x 14, 2 story        |               | Late 1800s            |                |                           |
| Stone House               | 125                     |               | Late 1800s            |                |                           |

## **Main Ranch House (Airbnb)**

- Originally a barn built in 1937
- Converted to a residence in 1977
- Remodeled in 1992 with new dining rm., main bath & office additions
- Remodeled in 2017 (3490 sqft 4+ BR, 2 full baths, 2 half baths with ducted HVAC
- 1,176 sqft fully finished basement
- New paint in 2017
- New roof & solar installed in Dec 2019. Brand new HVAC system October 2024
- Propane to on-demand circulating hot water heater, kitchen cooktop & pool heater
- Currently, an income-producing luxury wine country vacation rental with panoramic views, that sleeps 8-10 guests.

[\(Link to feature on CBS's Emmy Award-winning show 'Staycation!'\)](#) < Click Text

## **Original Farmhouse Circa 1875 (Leased)**

- Historical - Built in late 1800s - 2614 sqft
- Underground cellar that was originally a winery barrel & bottling room
- 3 BR, 1 Bath. Remodeled in 1989
- New roof & solar installed in Dec 2019
- Brand new windows, insulation, building paper & 65% of exterior siding replaced, new paint, and a new water heater in 2021.

## **2 Bedroom Cottage (Leased)**

- Originally a barn built in the early 1900s that was utilized as a winery
- Converted to farmworker housing in 1992
- Completely remodeled and rebuilt in 2018 with the addition of a second bedroom and bath (Currently 1100 sqft, 2 BR, 2 Bath)
- Extensive wrap-around concrete porch slab
- Solar installed in Dec. 2019
- Propane to on-demand circulating hot water heater, kitchen cooktop. Ducted HVAC

### **Large Barn with View Loft Above (Owner Use)**

- Built in 1992 | 3600 sqft barn space with high vaulted ceiling and 4-12' roll-up doors & 1-14' roll-up door in center to accommodate a 40' RV
- 1500 sqft, 1 BR, 1 Bath Loft residence with 360 views added in 2006
- New roof & solar installed in Dec 2019. New paint in 2020

### **Vintage (Red) Barn with Temp. Controlled 700-Case Wine Storage**

- Built in 1939 | 1200 sqft | Rear & side wall rebuilt in 2009 & pre-framed for future tasting room with panoramic views
- 2 – 10' roll-up doors in rear added in 2009
- 432 sqft temperature-controlled wine storage added in 2016
- New roof & solar installed in Dec 2019
- All new 3 front sliding barn doors were built in 2020. New paint in 2020
- RV space in rear that can accommodate a 50+ ft. RV with 50 amp RV shore power and an in-ground dump station

### **Large (Green) Shop & Garage (Shop Leased)**

- Built in 1992 – 900 sqft shop with 2-12' roll-up doors & 16' ceiling, 400 sqft attached garage w/1-10' roll-up door & 12' ceiling
- 900 sqft shop currently rented at \$1800 per month
- 50-amp and a new air compressor. New paint in 2020

### **Blacksmith Shop**

- Historic original structure built in the late 1800s – 485 sqft
- Built-in shelving, benches with drawers

### **Water Tower**

- Historic building circa late 1800s | 14 x 14, 2-story

### **Stone House**

- Historic building circa late 1800s | 125 sq. ft. with 12" thick concrete walls
- Original redwood beadboard ceiling with hooks for hanging/drying (cheese, sausage, salami)



# VINEYARD DETAILS

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**Planted Acreage:** 8.89 +/-

**American Viticultural Area (“AVA”):** Green Valley of Russian River Valley

**Grape Varieties:** Pinot Noir

**Grape Contract:** Kosta Browne Winery 2023 - 2027 | Evergreen Contract

**(Kosta Browne has multiple vintages with the Giusti Ranch vineyard designation)**

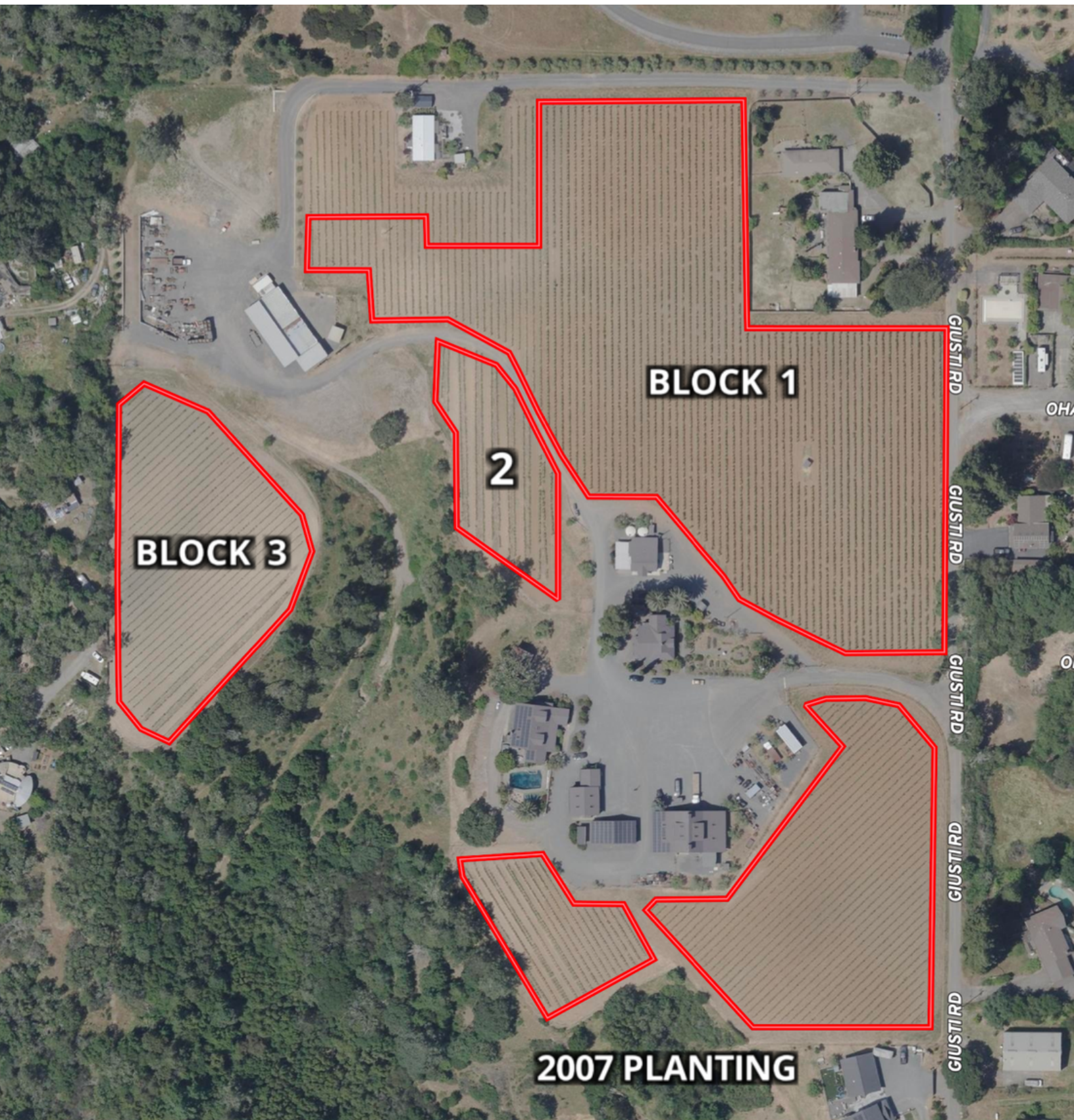
**Irrigation:** Well, spring, and public - 11,000 gallons of water storage



# BLOCK DETAILS & MAP

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|                 | Vineyard Planted in<br>2000                        | Vineyard Planted in<br>2007                        |
|-----------------|----------------------------------------------------|----------------------------------------------------|
| Acerage         | 6.89                                               | 2                                                  |
| Spacing         | 4 x 8                                              | 3'-6" x 8                                          |
| Clones          | 777 & 115<br>Block 1 = 777<br>Block 2 & 3 = 115    | 667 & 115<br>Green Tags = 115<br>Red Tag= 667      |
| Rootstock       | 101-14 & 101-14<br><br>Cane Prune-Vert Trellis     | 420A<br><br>Cane Prune-Vert Trellis                |
| Row Orientation | N/S                                                | E/W                                                |
| Soil            | Franciscan Complex<br>(Goldridge, Josephine, Hugo) | Franciscan Complex<br>(Goldridge, Josephine, Hugo) |



# VINEYARD YIELDS/INCOME

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| Tons Harvested | Acres | Tons/Acre |
|----------------|-------|-----------|
|----------------|-------|-----------|

|                 |       |      |       |
|-----------------|-------|------|-------|
| 2004 First Leaf | 15    | 6.89 | 2.18  |
| 2005            | 22.5  | 6.89 | 3.27  |
| 2006            | 23.26 | 6.89 | 3.38  |
| 2007            | 14.06 | 6.89 | 2.04  |
| 2008            | 20.49 | 6.89 | 2.97  |
| Average         | 19.06 |      | 2.767 |

New 2 acre vineyard planted 2007 2.00

|      |        |      |      |
|------|--------|------|------|
| 2009 | 33.49  | 8.89 | 3.77 |
| 2010 | 14.04  | 8.89 | 1.58 |
| 2011 | 13.79  | 8.89 | 1.55 |
| 2012 | 33.53  | 8.89 | 3.77 |
| 2013 | 22.49  | 8.89 | 2.53 |
| 2014 | 18.771 | 8.89 | 2.11 |
| 2015 | 20.63  | 8.89 | 2.32 |
| 2016 | 24.199 | 8.89 | 2.72 |
| 2017 | 21.944 | 8.89 | 2.47 |
| 2018 | 32.879 | 8.89 | 3.70 |
| 2019 | 26.266 | 8.89 | 2.95 |
| 2020 | 26.393 | 8.89 | 2.97 |
| 2021 | 25.076 | 8.89 | 2.82 |
| 2022 | 18.096 | 8.89 | 2.01 |
| 2023 | 31.816 | 8.89 | 3.2  |
| 2024 | 35.825 | 8.89 | 4.03 |
| 2025 |        |      |      |
| 2026 |        |      |      |

|                    |       |      |       |
|--------------------|-------|------|-------|
| Last 5yr's Average | 27.44 | Tons | 3.006 |
|--------------------|-------|------|-------|

# AIRBNB / RENTAL INCOME

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## Airbnb 4-Year Gross Income

|                         | Jan - Dec 21 | Jan - Dec 22 | Jan - Dec 23 | Jan - Dec 24 |
|-------------------------|--------------|--------------|--------------|--------------|
| Ordinary Income/Expense |              |              |              |              |
| Income                  |              |              |              |              |
| Vacation Rental         | 195,468.24   | 136,502.02   | 96,501.99    | 131,164.79   |
| Total Income            | 195,468.24   | 136,502.02   | 96,501.99    | 131,164.79   |
| Gross Profit            | 195,468.24   | 136,502.02   | 96,501.99    | 131,164.79   |

The 2025 gross income for Airbnb as of May 31st, 2025, is \$131,891. This is all confirmed bookings for 2025. Airbnb still has some availability left. It is projected to be near the \$160,000+ mark by the end of the year. There are 100+ more days available for bookings.

## Rental Income 2024

|                                               | Current Monthly | Current Annual   |
|-----------------------------------------------|-----------------|------------------|
|                                               |                 |                  |
| <b>Rents</b>                                  |                 |                  |
| Vacation Rental- (Main Ranch House)<br>(2024) | 10,930          | 131,165          |
| Green Shop                                    | 1,800           | 21,600           |
| Vintage Red Barn - Middle & Right Side        | 1,500           | 18,000           |
| Heather's House - (2 BR Cottage)              | 2,300           | 27,600           |
| Hector's House - (Original Farmhouse)         | 1,250           | 15,000           |
|                                               | <b>\$17,780</b> | <b>\$213,365</b> |







# Luxe Vineyards



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