

GAPSTONE VINEYARD

3340 Lichau Rd, Penngrove, CA

Offered at \$2,995,000



LISTING DESCRIPTION

Gapstone is where lifestyle and income converge in the heart of ultra-premium Sonoma County. Developed in 2017 under the direction of Garrett Buckland of Premier Viticulture, this meticulously designed vineyard spans 24± net vine acres planted to six elite clones of Pinot Noir and two heritage clones of Chardonnay, complemented by Sauvignon Blanc, Viognier, and Semillon. Surrounded by iconic neighbors such as Gap's Crown and Sangiacomo's Roberts Road Vineyard, the pedigree of this site is undeniable. With average yields of approximately 100+ tons and a two-year grape purchase contract offered by the current owner at \$4,000 per ton, the property presents a clear path to roughly \$400,000 in projected annual gross revenue. For investors seeking both credibility and cash flow from day one, this structure provides immediate income stability in a market where that is increasingly rare.

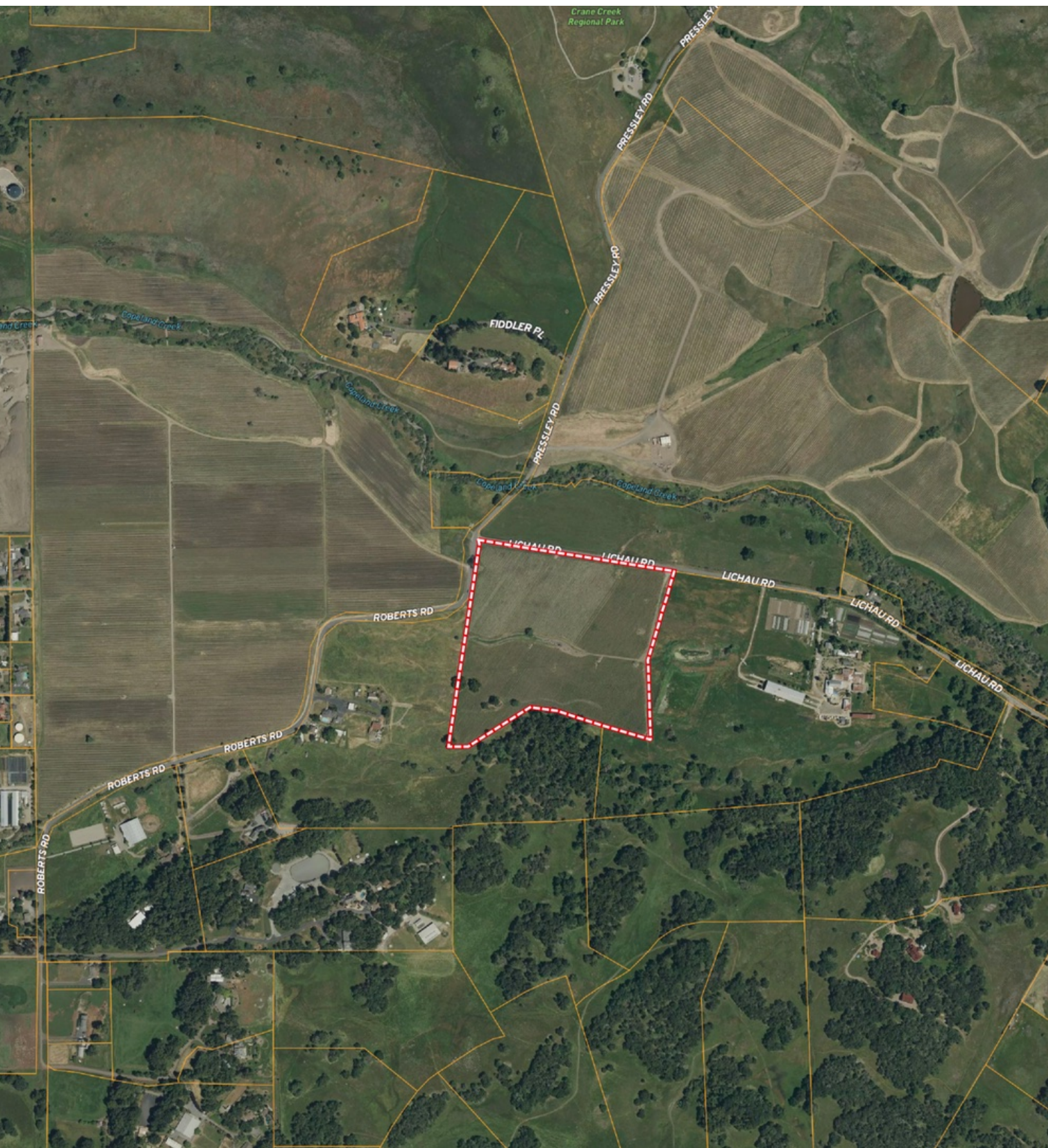
Beyond the vineyard's proven performance lies an equally compelling estate opportunity. The elevated building site was previously approved for a six-bedroom mound septic system, requiring only a renewed permit application, offering a streamlined path to creating a legacy residence overlooking your own producing vines. A prolific well provides virtually unlimited water, one of the most valuable and strategic assets in California viticulture. Gapstone is not simply land with vines; it is a positioned, income-producing estate opportunity in elite company.



PARCEL DETAILS & MAP

Address:	3340 Lichau Rd, Penngrove, CA 94951
County:	Sonoma
APN:	047-253-008-000
Property Size:	29.89 ± acres
Water/Irrigation:	On-site Ag Well 150± gpm
Zoning:	RRD B6 40, LG/MTN RC50/25 SR VOH
Land Use:	Vineyard-Irrigated
Power:	PG & E Generator
Septic:	2014 plan check approved 6-bedroom septic system





VINEYARD DETAILS

Planted Acreage: 24.26 ± net vine acres planted in 2017

Appellations: Petaluma Gap & Sonoma Coast AVAs

Grape Varieties:

- Pinot Noir | 17.93 acres
- Chardonnay | 2.19 acres
- Sauvignon Blanc | 2.47 acres
- Viogner | 0.83 acres
- Sémillon | 0.84 acres

Vineyard Layout: VSP

Row Orientation: 20 degrees east of true north

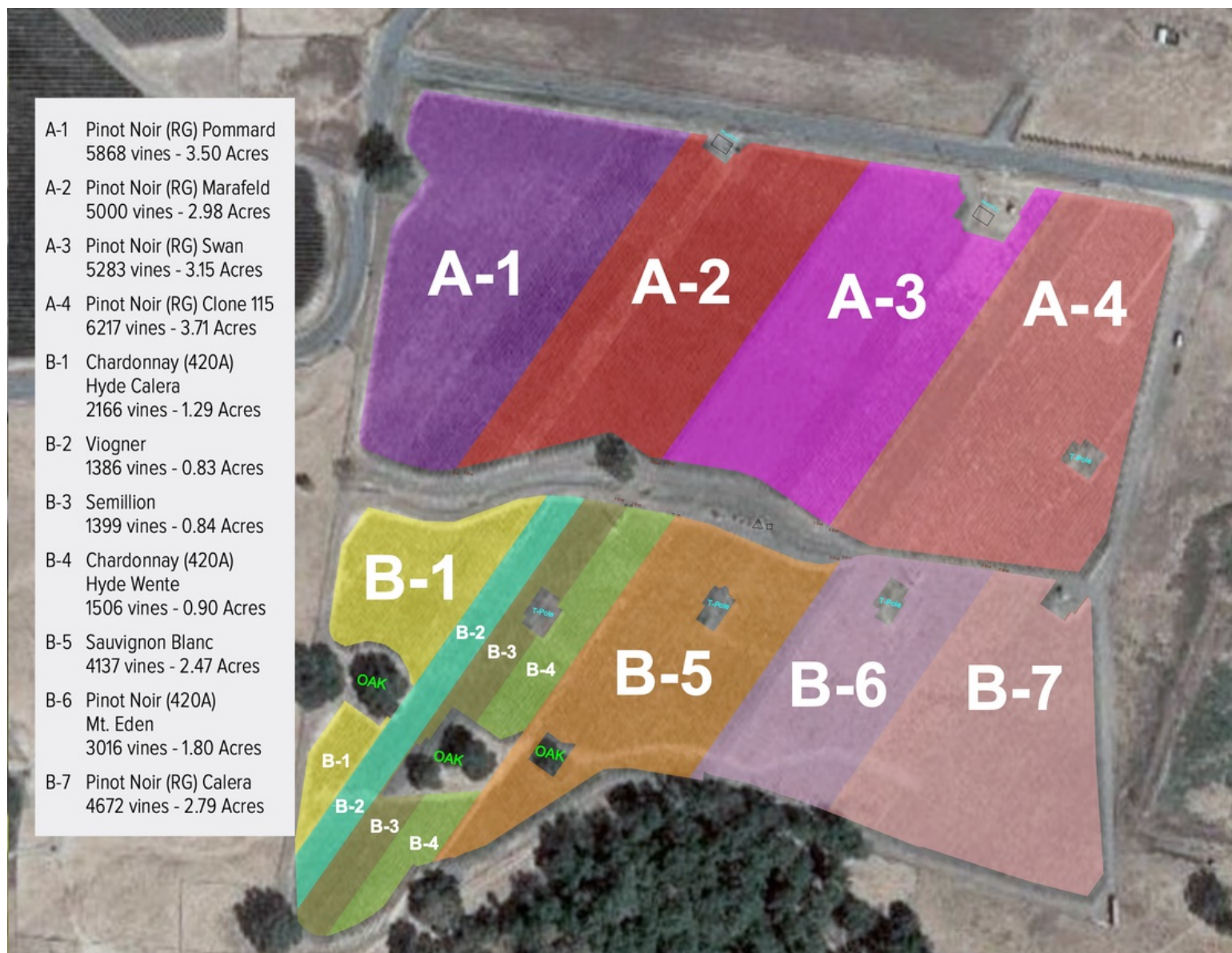
Historical Grape Buyers: Flowers | Far Niente | Blue Rock

Neighboring Vineyards: Gap's Crown | Sangiacomo's Roberts Road

Slopes & Aspect: Neutral aspect & slopes from 0 – 5%

Grape Contracts: 2 year grape contract offered by current owner at \$4,000 per ton

BLOCK MAP, DETAILS & YIELDS



* .42 acres of the Sémillon was grafted in 2024 to Sauvignon Blanc.

BLOCK MAP, DETAILS & YIELDS

BLOCK	VARIETY	CLONE	ACRES	SPACING	2022 YIELD	23' YIELD	24' YIELD	25' YIELD	AVERAGE TONNAGE	AVERAGE TPA
A-1	Pinot Noir	Pommard	3.50	6.5 X 4	11.19	21.33	13.34	12.96	14.71	4.20
A-2	Pinot Noir	Marafeld	2.98	6.5 X 4	13.47	14.31	9.37	12.45	12.40	4.16
A-3	Pinot Noir	Swan	3.15	6.5 X 4	4.89	7.89	4.47	5.59	5.71	1.81
A-4	Pinot Noir	Clone 115	3.71	6.5 X 4	6.82	19.78	12.43	13.97	13.25	3.57
B-1	Chardonnay	Hyde Calera	1.29	6.5 X 4	9.27	11.31	9.61	9.1	9.82	7.61
B-2	Viogner		0.83	6.5 X 4	6.22	6.98	2.39	7.48	5.77	6.95
B-3	Sémillon		0.84	6.5 X 4	10.64	10.69	2.74		6.02	7.16
B-4	Chardonnay	Hyde Wente	0.90	6.5 X 4	5.16	6.212	5.51	5.253	5.53	6.15
B-5	Sauvignon Blanc		2.47	6.5 X 4	11.66	17.32	7.68	18.3	13.74	5.56
B-6	Pinot Noir	Mt. Eden	1.80	6.5 X 4	5.63	10.16	13.48	7.17	9.11	5.06
B-7	Pinot Noir	Calera	2.79	6.5 X 4	7.24	13.78	14.35	8.4	10.94	3.92
TOTAL			24.26		92.19	139.76	95.37	100.67	107.00	4.41

* .42 acres of the Sémillon was grafted in 2024 to Sauvignon Blanc.

DISCOVERY OF GAPSTONE

Gapstone's founder, Kenny Kahn, discovered his passion for wine as a young man through the exquisite wines of Burgundy. In 2016, a call from a longtime friend unveiled a rare opportunity: a 30-acre parcel of untouched pastureland, nestled beside the legendary Gap's Crown vineyard. Beneath its surface lay something extraordinary—soils rich with river cobbles and volcanic rock extending more than 20 feet deep, a striking contrast to the heavier clays typical of the region.

It was a chance to craft a Grand Cru-caliber vineyard from the ground up. Every detail could be considered with precision and without compromise: the selection of the finest clones, optimal vine density, thoughtfully oriented rows, and a carefully engineered infrastructure. To realize this vision, Gapstone enlisted the expertise of one of California's most esteemed viticultural authorities, Garrett Buckland of Premier Viticulture, ensuring the vineyard would fulfill its highest potential.



SOIL MAP & INFORMATION



SOIL MAP & INFORMATION

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AeA	Alluvial land, clayey	19.5	65.2	0	-	3s
CfA	Clear Lake clay, ponded, 0 to 2 percent slopes	10.41	34.8	0	43	3s
TOTALS		29.91(*)	100%	-	14.97	3.0

Albert Cass performed a complete soil analysis of the site, and the reported soil series includes Sandy Alluvial, Loamy Alluvial, Berm, and Swale soils.

VINEYARD ACCOLADES

BLUE ROCK

2024 Baby Blue Pinot Noir
Gapstone Vineyard, Petaluma Gap

Technical Data

100% Pinot Noir
13.7% Alc.
9 months in French oak, 17% new
Titratable Acidity (g/L): 5.1
pH: 3.64
Cases Produced: 2,828
Bottled: June 2025
Released: November 2025

www.BlueRockVineyard.com



*2023 vintage



*2020 vintage



BLUE ROCK

2023 Baby Blue Chardonnay
Gapstone Vineyard, Petaluma Gap

Technical Data

94% Chardonnay
- 04 % Viognier, 01% Semillon
13.1% Alc.
Aged 10 months
- 60% French oak, 10% new oak
- 40% Stainless Steel tanks
Titratable Acidity (g/L): 6.1
pH: 3.42
Residual Sugar (g/L): dry - 0.3
Cases Produced: 566
Bottled: July 2024
Released: October 2024

www.BlueRockVineyard.com



*2022 vintage



*2022 vintage







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