

6725 Von Dollen

Real Estate Offering

Williamson Act

40 +/- Acres

28 Acre Vineyard - Cabernet Sauvignon

Irrigation Pond 22,500 Sq/Ft

Large Ag Well - drilled 2003 90 GPM at 2002 test

Additional well 25 GPM at 2022 test

Main Home

VRBO also offered with event bookings

- Built in 1986
- 4378 +/- Sq Ft
- 5 Bedrooms
- 4.5 Bathrooms
- Gourmet Kitchen with large pantry
- Formal Dining Room + breakfast nook
- Living Room with vaulted ceiling and gas fireplace
- Media Room/Den
- Private entrance
- Fully furnished
- **\$91,000 +/- vrbo income in 2023**

Guest Home

Bella Terra Event Manager is tenant

- 1596 Sq Ft built in 1986
- 2 bedroom, 2 bathroom
- **\$36,000/year rental value**

Additional Buildings onsite

- 1 bedroom/1 bathroom with kitchen and living room 700 sq ft - **\$25,000/year vrbo**
- Business Office in metal building (small black) 400 +/- sq ft
- Building with commercial kitchen (large white)
- Smaller building with temperature control (small white)
- 1800 sq ft temperature controlled Shop with insulation - **\$30,000/year rental value**
- Equipment pole barn and adjacent enclosed equipment shed
- Large 4 car detached garage/workshop/storage

Vineyard

\$28,000/year Vineyard lease - expires in 2026

Business Offering

Bella Terra

bellaterraevents.com

Gross Income from weddings

2023 **\$179,000** (partial year)

2024 **\$262,000** On Books/Projected Approx

2025 **\$308,000** On Books/Projected Approx
(\$148,000 contracted weddings, \$160,000 additional projected)

Business Assets Including but not limited to:

Prebooked weddings (30 +/-)

Marketing items

Goodwill

FF&E

10 Tables and 150 chairs

8 wood Banquet Tables

8' x 4' Santa Maria barbeque

Snack Shack

Office w/furniture

Equipment

Fork lift

Polaris crew cab

Riding lawn mower

2 push power mowers

Weed wacker

Blower

hedger

Multiple garden tools

Offering Price for Real Estate and Business \$5,495,000, includes Manor House furnishings and Bella Terra Business Assets. Information provided by seller.