

113 Acres
4707 Bloomfield Road, Petaluma, CA 94952
purchased 2001 950k
capital improvements \$8,800,000+

Improvements:

- 2.5 miles of 7' no climb perimeter fencing
- 45k gallons of water storage
- 3 wells
- restored 4,050 Sq Ft historic 120 year old barn w/ commercial kitchen, bathroom, shower room, tack room, 2 large horse stalls
- 3 separate PG&E power services (total 330 amps)
- tent cabin seasonal campground w/ bathroom, shower tub room, outdoor shower, kitchen/laundry building, parking, sauna, cold plunge
- heritage fruit tree orchard (60 total trees, 5 types apples, figs, persimmon, plumb, walnut)
- bacci court
- beekeeping area w/ storage building (3 hives)
- 2 X horse loafing sheds with 4X catch pens and 4X large pastures
- 8 stall horse barn with large tack room, office, double wash racks, hot water, heat lamps, 2X grooming + tacking cross ties, laundry, high speed internet, video monitors, 4X attached catch pens, 4X large pastures, hay barn, covered round pen, large outdoor arena (100' X 220')
- Greenhouse (30' X 60')
- 2X 6 bedroom septic systems (total 12 bedroom installed system)

Plans:

- 4 Bedroom 4.5 bath A/D Design Home w/ 3 car garage and 60ft pool (approx 6,000 Sq Ft)
- 3 Construction Bids (range 8.3 million to 11.2 million not including soft costs approx 1 million)

Approvals:

- 28,000 Sq Ft mixed light and indoor cannabis cultivation site (3 buildings)
- *CUP approval (8/12/24) pending appeal (11/12/24)

Site preparation for cannabis cultivation area completed w/ permit, including drainage + storm water retention pond
(approx \$400k worth of improvements)

Studies:

Vineyard suitability
Water and wells
Phase 1 environmental
Biological assessment
Soils

Income:

Horse training facility w/ sustained boarding income of 10-13k monthly

General Notes:

Property is in unincorporated Petaluma
No Coastal Commission
No View Preservation Corridor
No Planning Commission
No Design Review