

Wine Country Resort For Sale



DAWN RANCH LODGE - 16467 HIGHWAY 116, GUERNEVILLE, CALIFORNIA



Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

For More Information,
Contact Exclusive Brokers:

Carlos Rivas
707.535.2985
crivas@colliersparrish.com

Sandy Swallow
707.535.2990
sswallow@colliersparrish.com

COLLIERS INTERNATIONAL

600 Bicentennial Way, Suite 200, Santa Rosa, CA 95403
(707) 535-2980 • (707) 535-2050 Fax

WWW.COLLIERSPARRISH.COM

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**Please note the employees and staff are not aware the resort is for sale.
We ask for your cooperation to not send anyone directly to the resort and most importantly no contact with staff at the facility.
All previews or showings are by appointment only and must be accompanied by either Carlos Rivas or Sandy Swallow.**

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HIGHLIGHTS

- 14.76± Acres
- 53 Units
- 3 Homes
- Conference hall
- Full service restaurant & bar featuring inside and outside dining
- Unique liquor license
- Heritage grounds and landscaping
- Russian River frontage
- Development potential for 50± additional units
- Turn of the century charm
- Voted one of 10 best wedding destinations
- Orchard campgrounds
- In close proximity to the majestic Northern California Coast and world famous wineries
- Russian River Valley American Viticultural Area



Highlights

Overview

Site Plan

Location Map

Parcel Map

Aerial Photo

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OVERVIEW

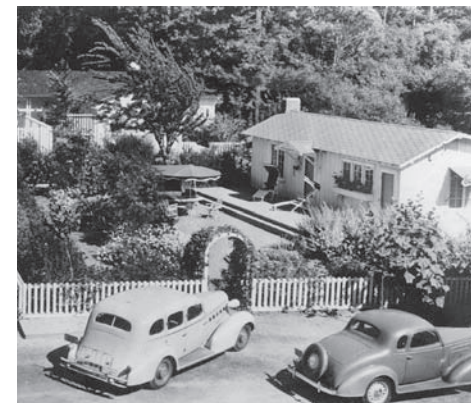
A century-old guest ranch, Dawn Ranch Lodge was renamed in 2006 in celebration of the rare Dawn Redwood, of which there are two mature trees on the grounds. Originally believed to be extinct for over 15 million years, the Dawn Redwood was rediscovered in the 1940's growing in remote provinces in China, and a handful of saplings were reintroduced to North America. These 70 year old specimen trees grew from these original saplings.

Dawn Ranch Lodge is a fifteen +/- acre property nestled amongst towering redwoods on the banks of the Russian River. This lodge is just twenty minutes from the beautiful Pacific Coast, offering rustic tranquility and a contemporary atmosphere. Individual cottages blend harmoniously into the stunning landscape of ancient apple orchards, bamboo groves, grassy meadows and beautifully landscaped gardens. The long meadow at Dawn Ranch Lodge has been the setting for spectacular weddings and intimate ceremonies for over a century. Dawn Ranch Lodge is an ideal venue for corporate retreats and family reunions.

Dawn Ranch Lodge features the award-winning Roadhouse Restaurant which offers an extensive wine list from the Russian River appellation, known for their fine Pinot Noirs and Chardonnays, and features some of the finest organic produce from Napa and Sonoma counties.

Dawn Ranch Lodge has private river access, a pool and resort-wide wireless internet access.

Address:	16467 Highway 116 Guerneville, CA
Assessor's Parcel Number:	071-180-002
Location:	Just a 20± minute drive from Santa Rosa airport which now offers non-stop servicing from Los Angeles, Seattle, Portland and Las Vegas.
Traffic:	11,700 AADT (Average Annual Daily Traffic)
Land Area:	14.76± Acres



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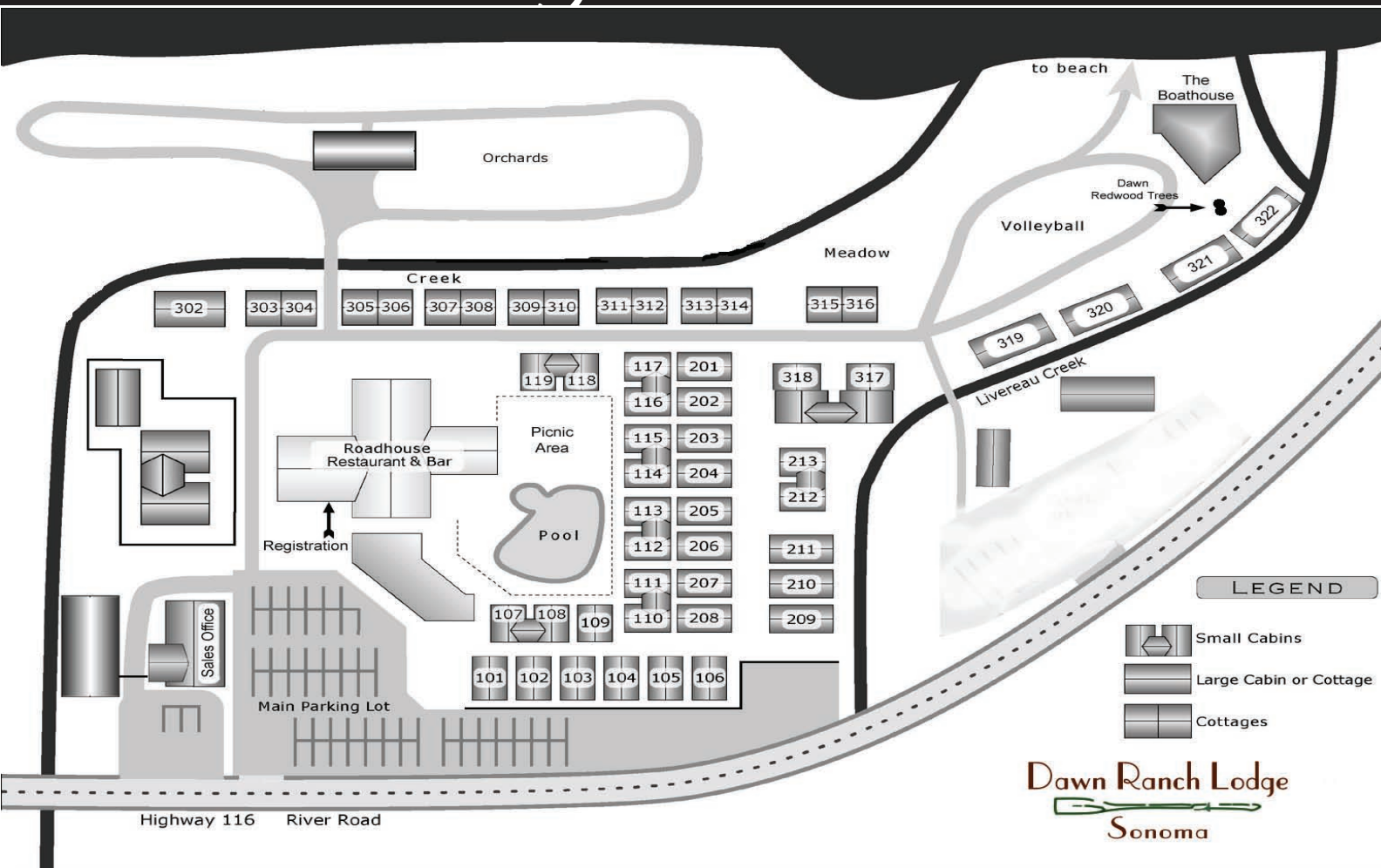
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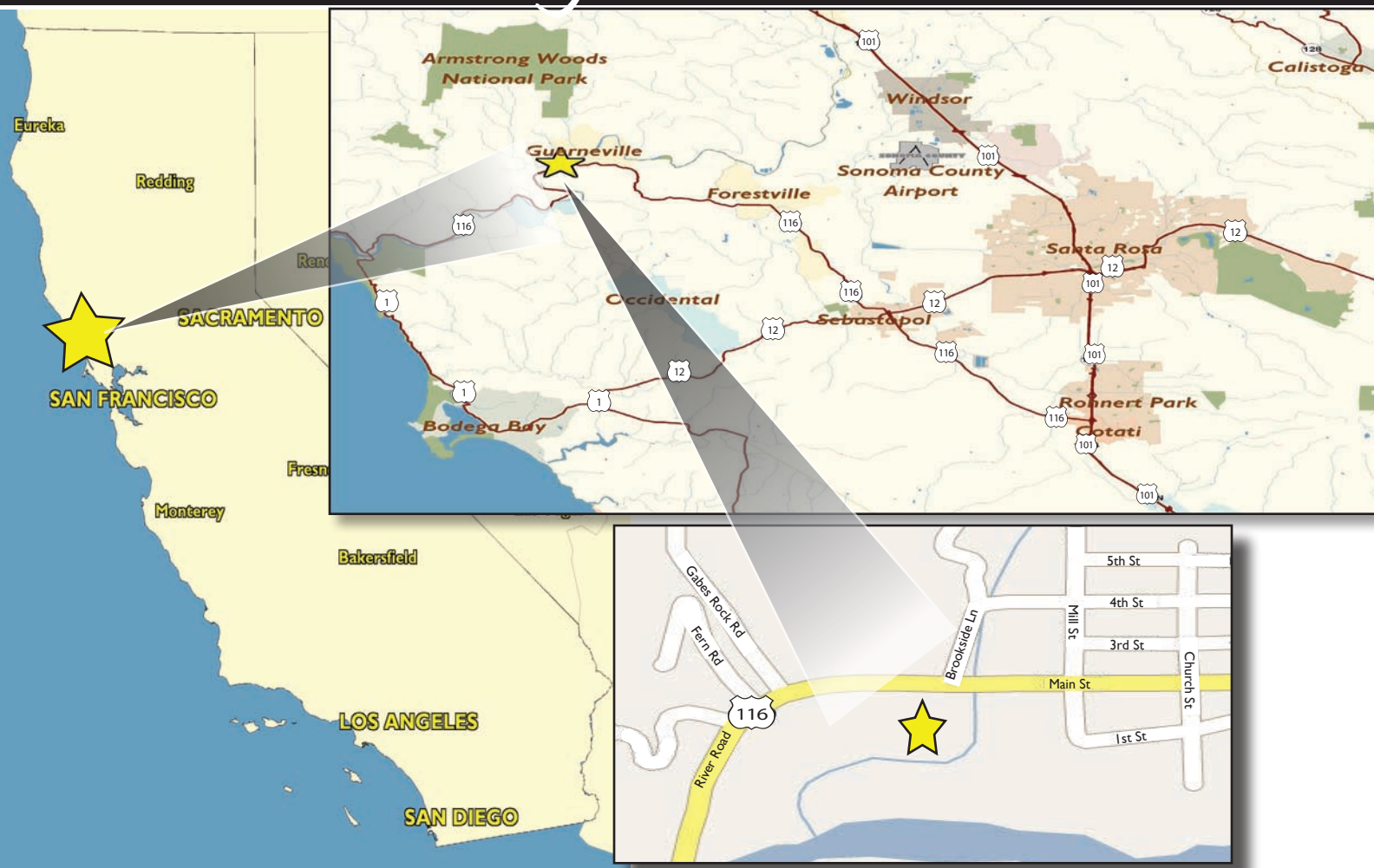
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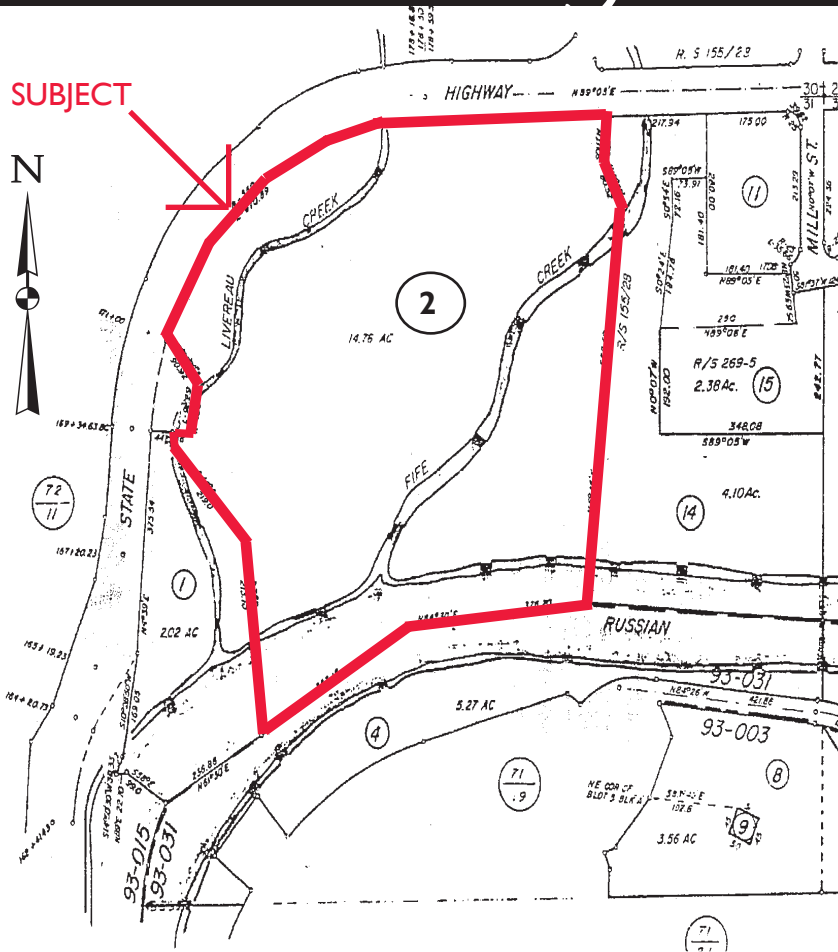
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