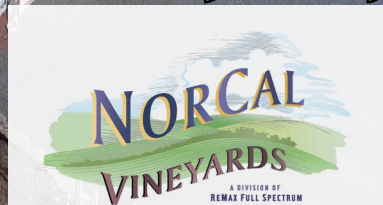


# Panoramic Cabernet Mountain Estate in Napa Napa AVA

Offering Memorandum  
Price \$1,400,000



[www.norcalvineyards.com](http://www.norcalvineyards.com)



# Panoramic Cabernet Mountain Top Estate in Napa

## TABLE OF CONTENTS

- Salient Facts .....3
- Property Overview .....4
- Residence Photo Gallery .....5-6
- Residence Details.....7
- Property Layout.....8
- Vineyard Details.....9
- Aerial Map.....10
- County Overview.....11

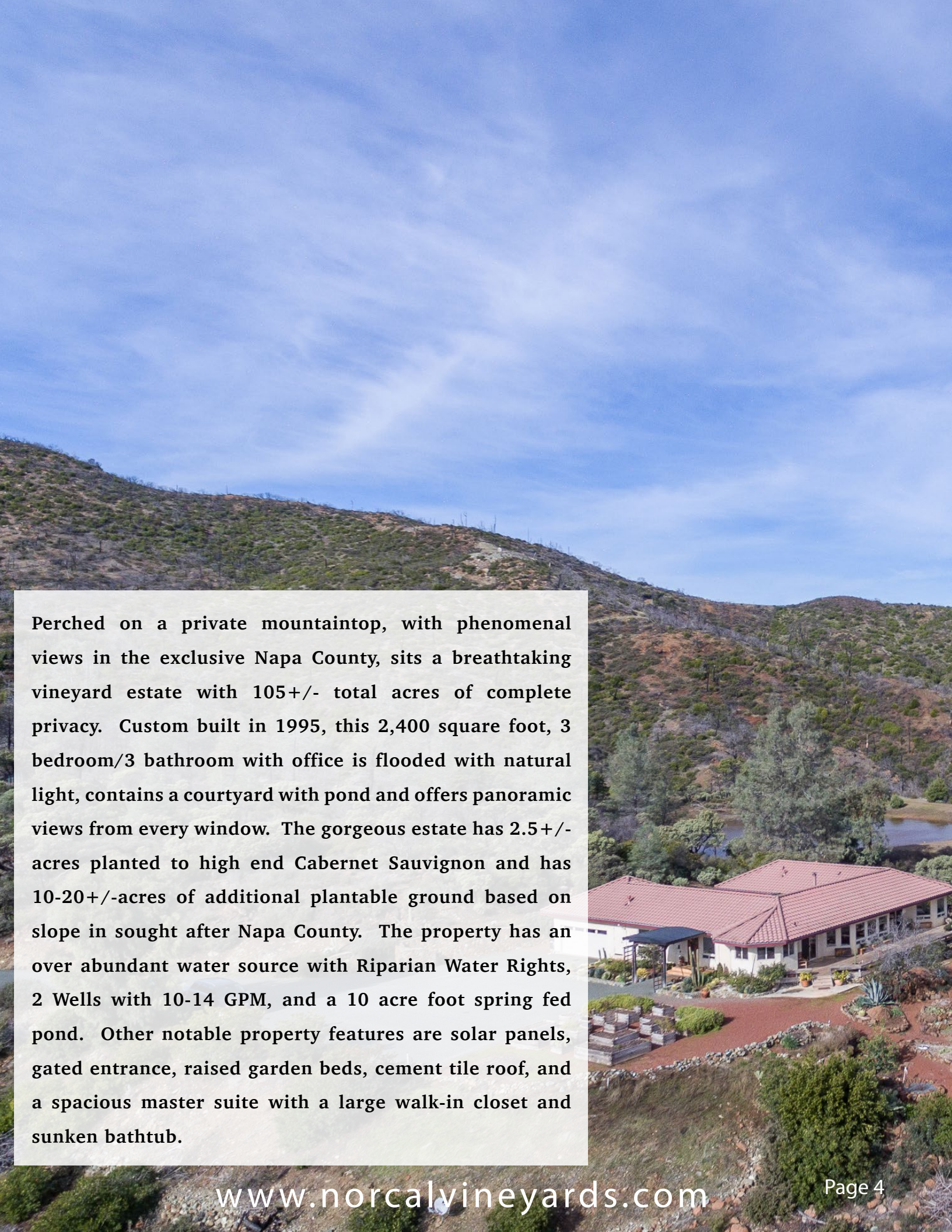




# Salient Facts

<b>Location</b>	<b>8345 Butts Canyon Road, Pope Valley</b>
<b>County &amp; AVA</b>	<b>Napa</b>
<b>APN</b>	<b>016-130-002</b>
<b>Parcel Size</b>	<b>105.32+/- acres</b>
<b>Vineyard</b>	<b>Cabernet Sauvignon 2.5+/- acres Additional Plantable Land 10-20+/- acres based on slope</b>
<b>Grapes</b>	<b>Available for new Operator to use or sell on the open market Average district price \$7,400+/- per ton</b>
<b>Soil</b>	<b>Henneke Gravelly Loam</b>
<b>Residence</b>	<b>Built in 1995, 2,400 square feet, 3 bedroom/3 Bathroom, private setting, with panoramic views from every room</b>
<b>Water</b>	<b>2 Wells 10-14 GPM each, 10 acre foot Pond Spring Fed, Riparian Water Rights</b>
<b>Power</b>	<b>Solar and PG&amp;E</b>
<b>Zoning</b>	<b>AW</b>
<b>Price</b>	<b>\$1,400,000</b>



An aerial photograph of a vineyard estate in Napa County. The main house is a large, single-story building with a prominent red-tiled roof and white walls. It is situated on a hillside with a red dirt driveway leading to it. In the background, there is a large pond surrounded by trees and a forested hillside under a blue sky with light clouds. The foreground shows some landscaping with rocks and plants.

Perched on a private mountaintop, with phenomenal views in the exclusive Napa County, sits a breathtaking vineyard estate with 105+/- total acres of complete privacy. Custom built in 1995, this 2,400 square foot, 3 bedroom/3 bathroom with office is flooded with natural light, contains a courtyard with pond and offers panoramic views from every window. The gorgeous estate has 2.5+/- acres planted to high end Cabernet Sauvignon and has 10-20+/- acres of additional plantable ground based on slope in sought after Napa County. The property has an over abundant water source with Riparian Water Rights, 2 Wells with 10-14 GPM, and a 10 acre foot spring fed pond. Other notable property features are solar panels, gated entrance, raised garden beds, cement tile roof, and a spacious master suite with a large walk-in closet and sunken bathtub.



# Residence Photo Gallery









# Residence Details

Built in 1995

2,400 Square Feet

3 Bedroom/3 Bathroom with Office

Open Floor Plan

Hardwood, Tile, and Carpet Floor

Custom Shades for Every Window

Cement Tile Roof

Newer Furnace and AC

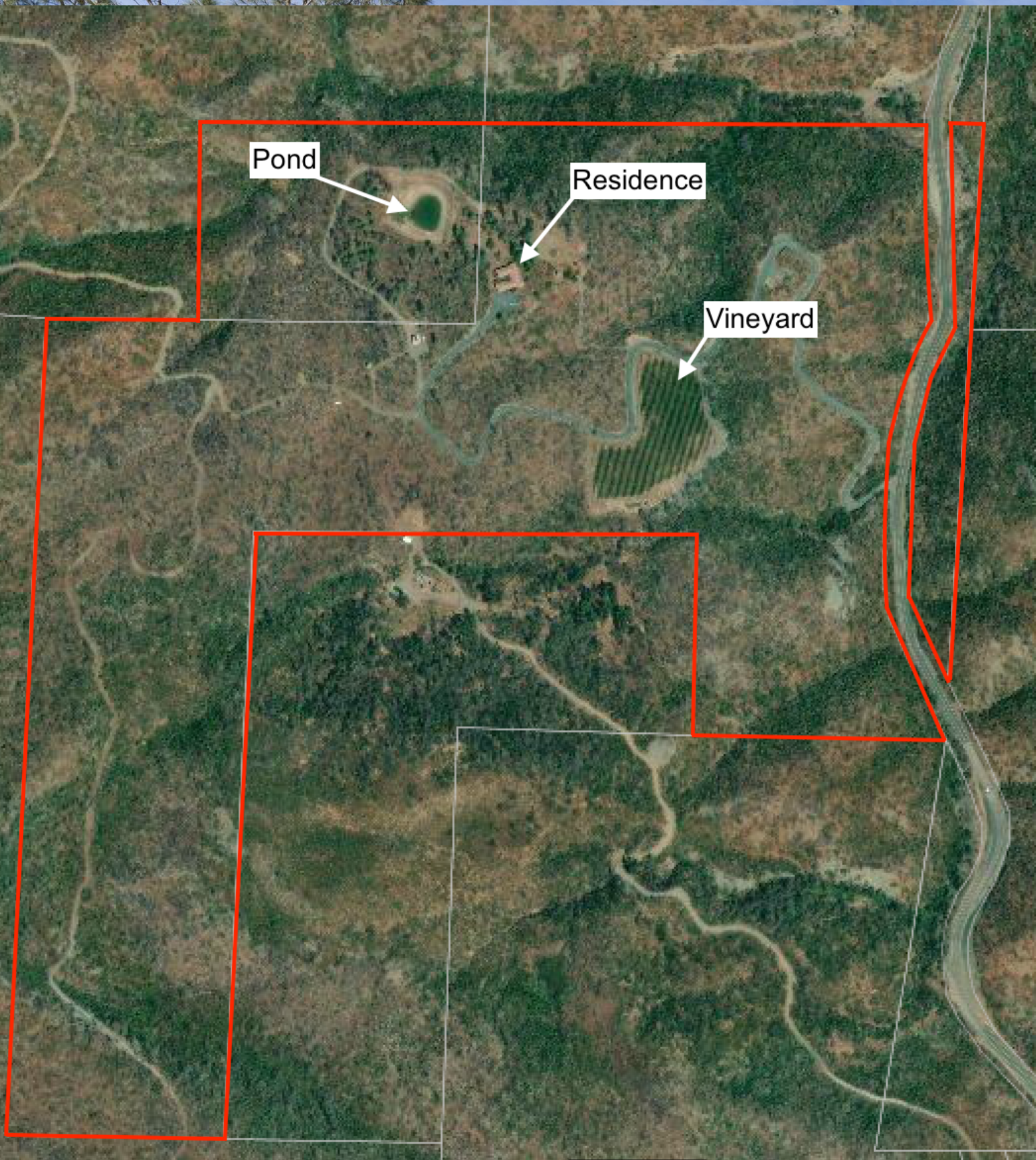
All Appliances Included - New Diswasher and Stove

Courtyard with Pond

Raised Garden Beds



# Property Layout





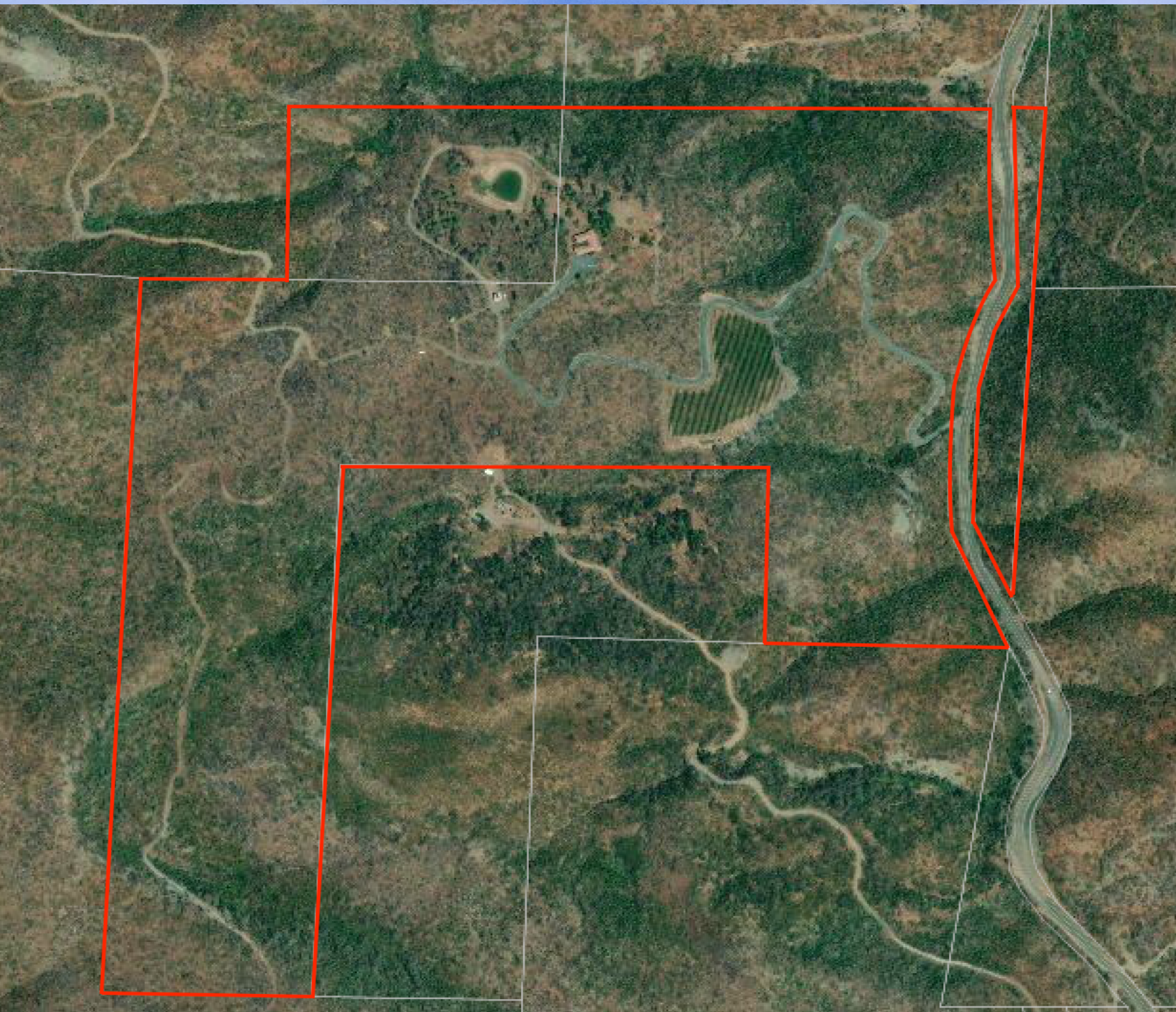
# Vineyard Details

<b>Vineyard</b>	<b>2.5+/- acres planted (2,500 vines)</b>
<b>Additional Plantable Land</b>	<b>10+/- acres</b>
<b>Varietal</b>	<b>Cabernet Sauvignon</b>
<b>Year Planted</b>	<b>2003 and field grafted in 2004</b>
<b>Spacing</b>	<b>5 X 8</b>
<b>Water</b>	<b>Riparian Water Rights, 2 Wells producing 10-14 GPM each, and, 10 acre foot pond</b>
<b>Clone</b>	<b>15 and 169</b>
<b>Rootstock</b>	<b>44-53</b>

<b>Year</b>	<b>Yield</b>
<b>2018</b>	<b>8.5 tons</b>
<b>2017</b>	<b>5 tons</b>
<b>2016</b>	<b>3.5 tons</b>
<b>2015</b>	<b>3.5 tons</b>
<b>2014</b>	<b>5 tons</b>
<b>2013</b>	<b>9.5 tons</b>

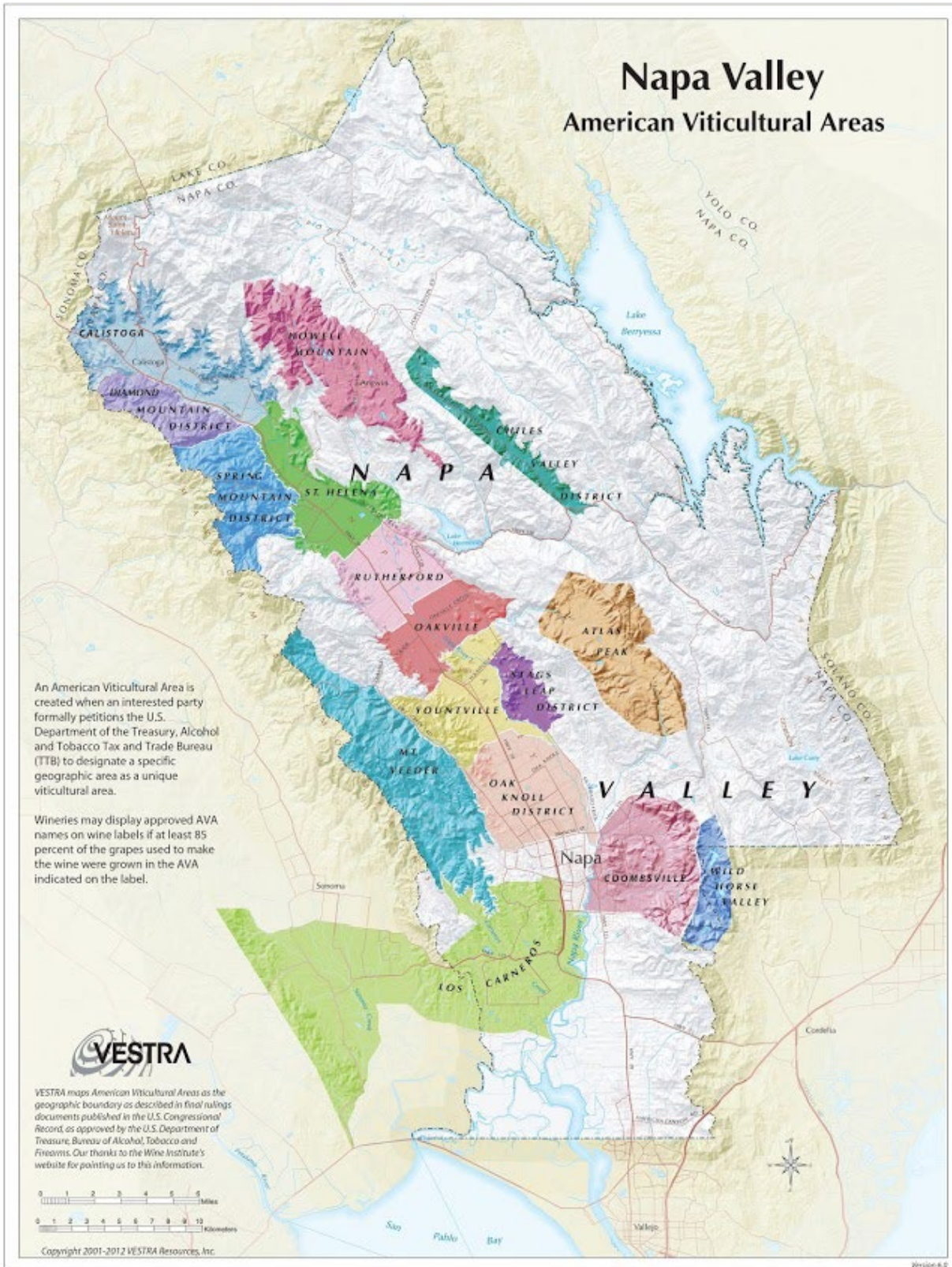


# Aerial Map

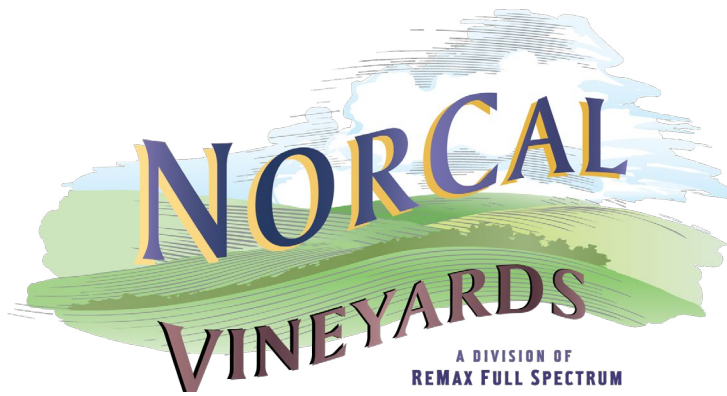




# County Overview







## Tom Larson

CalBRE # 01057428  
President / Broker  
Cellular: 707.433.8000  
tom@norcalvineyards.com

## Tony Ford

CalBRE # 01406167  
Wine Enthusiast / Sales  
Cellular: 707.391.5950  
tony@norcalvineyards.com

[www.norcalvineyards.com](http://www.norcalvineyards.com)

737 4th Street, Santa Rosa, CA 95404  
601 South State Street, Ukiah, CA 95482  
338 Healdsburg Avenue, Healdsburg, CA 95448

*This information herein believed reliable but not guaranteed.  
Each Office Independently Owned and Operated.*