

## SKELLENGER LANE OFFERING SUMMARY

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Offered at \$2,900,000

Build in Rutherford! Enjoy spectacular vineyard and mountain views from this 5.7 +/- acre valley floor parcel planted to cabernet sauvignon in the highly acclaimed Rutherford AVA. The offering features a recently drilled 500 gpm well, approved septic site evaluation rated for 8 bedrooms, deeded view protection and plans for a fabulous rustic modern farmhouse-style estate compound. A comprehensive set of reports is available.

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## SKELLENGER LANE PROPERTY FEATURES

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Address: Skellenger Lane, Rutherford, CA

County: Napa

Total Acreage: 5.7 +/- Acres

Planted Acreage: 5.7 +/- Acres

APN: 030-200-084-000

Zoning: AP (Agricultural Preserve)

Appellation: Rutherford

Soils: Cole silt loam

### Infrastructure

- Electric: At pole across the street from the property
- Well: 500 gpm, 8" casing, drilled December, 2012
- Septic: Site evaluation for 8 bedrooms

### Development

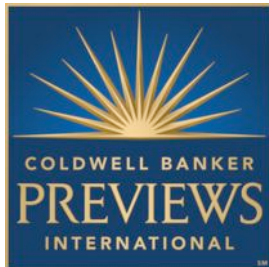
- Deeded viewshed protection
- Plans for 5700 sq ft rustic modern estate home, guest house and pool house

### Reports

- ALTA Survey: New Albion Surveys
- Site Evaluation: Applied Civil Engineering
- Site Evaluation: Reichers Spence
- Geotechnical Study: RGH Consultants
- Well Completion Report and Permit: Huckfeldt Well Drilling
- Water Quality Tests: Analytical Sciences
- Lot Line Adjustment Package: First American Title Company
- Soil Studies and Irrigation Maps
- Vineyard Assessment Letter: Crop Care Associates

## SKELLENGER LANE EXCLUSIVE REPRESENTATION

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