

FOREVER VIEWS NAPA VALLEY



OFFERING SUMMARY SEPTEMBER 2018

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Information contained herein is deemed reliable but is not guaranteed,
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FOREVER VIEWS NAPA VALLEY



OFFERED AT \$18,500,000

Own two entire knolls on 58 +/- acres with spectacular 360 degree forever views, complete privacy and two superb home sites. Holding a prominent place among the rarest of rare in Napa Valley, this one-of-a-kind property with gentle slopes, beautiful oak studded meadows, and its own 4.65 +/- premium Cabernet vineyard gracefully rises above the valley floor, reigning upon a sea of vineyards, layer upon layer of mountains, and a never-ending landscape stretching to the horizon. Beautiful views are a trademark of wine country, but views such as these will take your breath away. This exclusive property is blessed to be in the company of top vintners such as Screaming Eagle, Silver Oak, Beringer, Mondavi, Kapscandy and Cliff Lede, while offering yet more acreage suitable for exceptional quality grape production. Located but 5 minutes from the French Laundry, 25 minutes from Napa airport's private jet service and about an hour from San Francisco's Golden Gate Bridge, this shining star of Napa Valley will be a legacy for generations to come.

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Location: State Lane, Yountville, CA 94599

APN: 031-160-026-000

Parcel Size: 58.1 +/- acres on two knolls

Zoning: AP (Ag Preserve)

Appellation: Yountville AVA near the Oakville AVA border

Vineyard

- 4.65 +/- acres
- Cabernet Sauvignon
- Planted 2003 to 2008
- 20+ acres under 30% slope for additional plantable acreage

Soil Profiles

- Forward gravelly loam
- Boomer-forward felta complex
- Cortina very gravelly loam

Building Sites

- Two entire knolls each with spectacular building sites easy access
- Dramatic 360 degree views
- Spacious flat areas for building envelopes
- Location and acreage affords great privacy
- Potential for winery and caves
- Within close proximity to Yountville's fine restaurants

Infrastructure

- Water: Two private wells and rights to access a third well
- Electric: PG&E already on site

Close Neighbors

- Screaming Eagle
- Silver Oak
- Mondavi/Krug
- Gamble/Beringer
- Kapschandy
- Cliff Lede

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FOREVER VIEWS NAPA VALLEY VARIETAL DATA

Block #	Variety	Clone	Rootstock	Acres	Rows	Vines	Direction	Vines/ Acre	Spacing	Planted	Nursery	Vine Type	Bud Wood
1	Cab Sauv	169	3309	0.75	20	1167	66x246	1556	7x4	2003	CA – 3304	Dormant Bench Graft	
1A	Cab Sauv	169	3309	0.16	14	259	66x246	1556	7x4	2008	CA	Root Stock	
2	Cab Sauv	338	101-14	0.67	13	1037	90x270	1556	7x4	2003	CA – 3440	Dormant Bench Graft	
2A	Cab Sauv	338	101-14	0.16	9	257	90x270	1556	7x4	2008	Herrick	Dormant Bench Graft	
3	Cab Sauv	7	110R	0.51	17	800	160x340	1556	7x4	2006	Lake County	Root Stock	Grey Creek
4	Cab Sauv	4	3309	1.19	43	1856	40x220	1556	7x4	2006	Lake County	Dormant Bench Graft	
5	Cab Sauv	15	101-14	1.2	49	1872	40x220	1872	7x4	2006	Lake County	Dormant Bench Graft	
Totals				4.65	165	7248							

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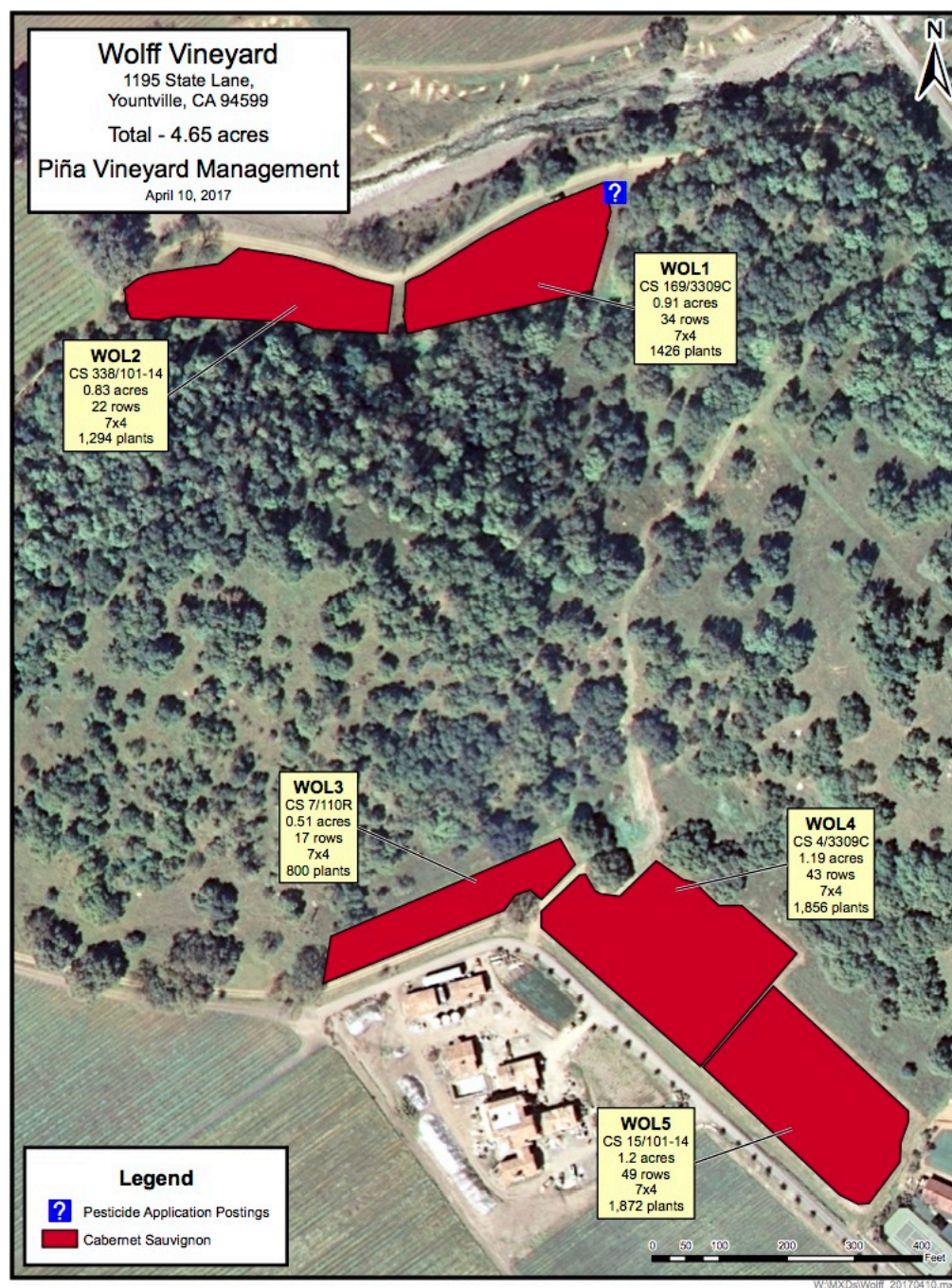
FOREVER VIEWS NAPA VALLEY HARVEST HISTORY

Block	1	2	3	4	5	Total Tons
	Tons	Tons	Tons	Tons	Tons	
2007	2.97					2.97
2008	1.74	0.73				2.47
2009	1.71	2.04	1.01	3.67	4.45	12.88
2010	1.97	2.32	1.15	3.35	3.37	12.16
2011	0.72	1.07	1.06	2.59	2.96	8.4
2012	2.56	2.56	2.02	5.94	7.08	20.16
2013	2.43	2.5	1.85	3.51	5.77	16.06
2014	2.69	2.6	1.71	5.24	4.94	17.18
2015	2.34	2.14	1.31	3.07	3.09	11.95
2016	2.18	2.1	1.62	5.54	5.67	17.11
2017	1.63	1.93	1.66	4.56	5.56	15.34

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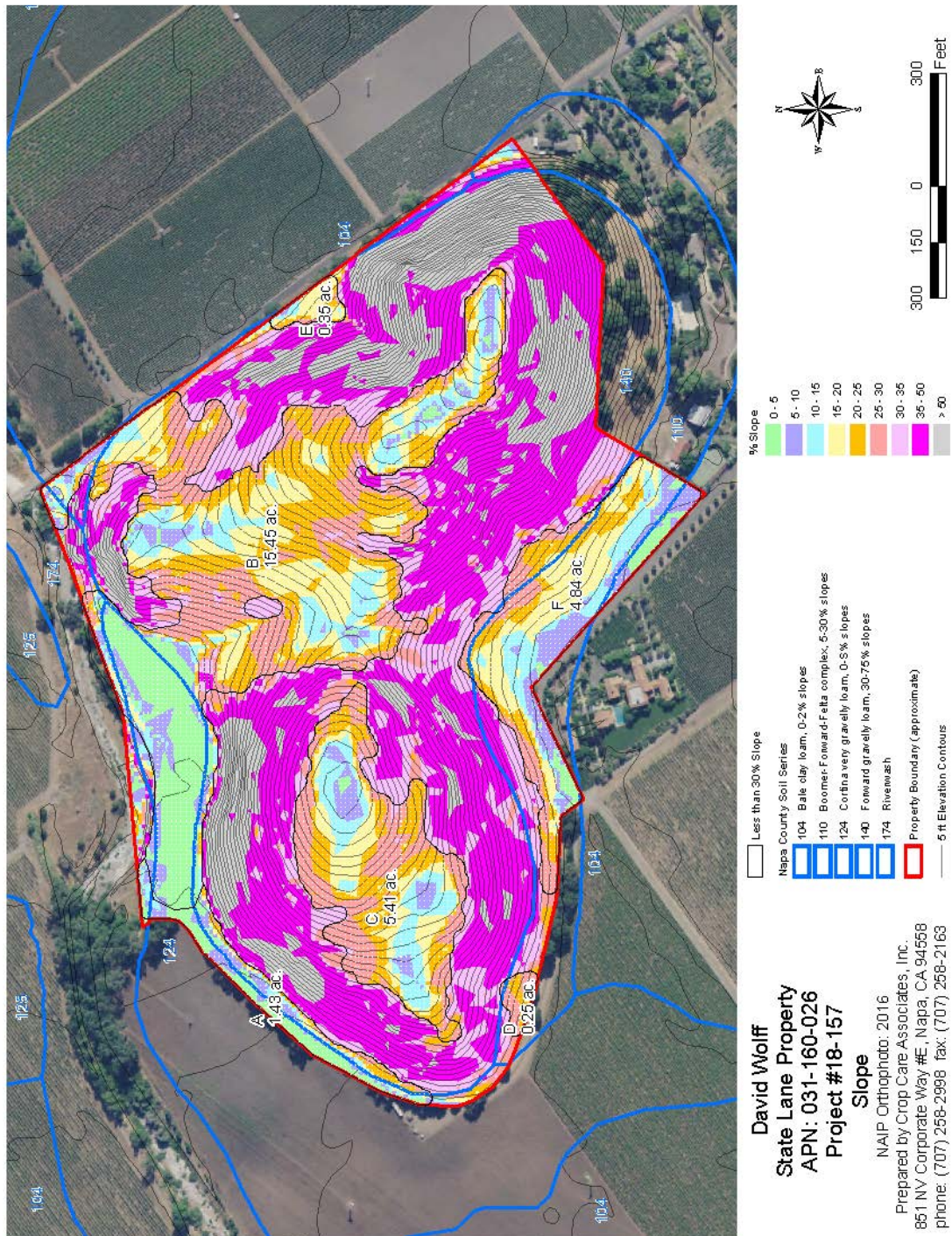
FOREVER VIEWS NAPA VALLEY VINEYARD BLOCK MAP



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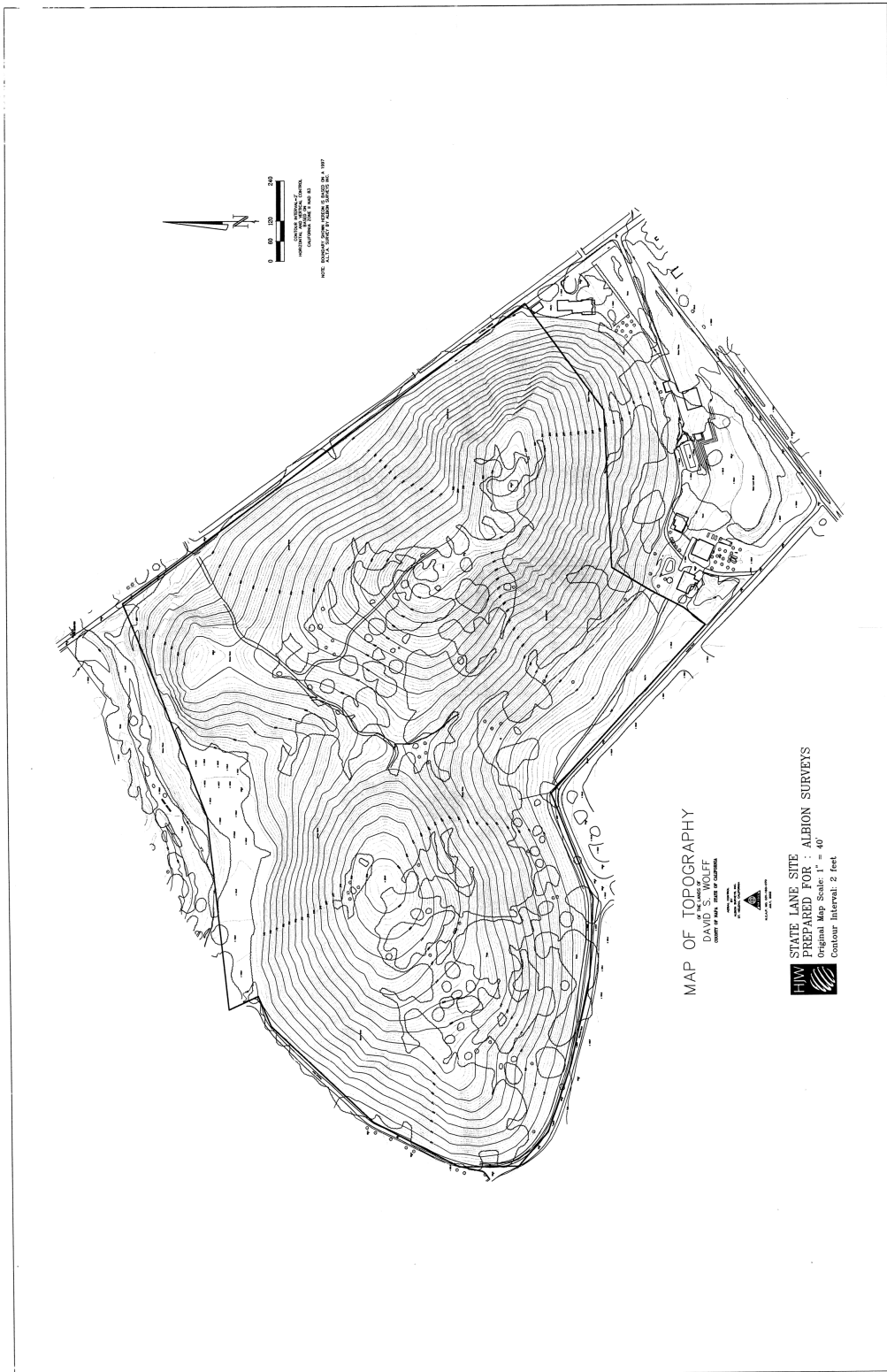
FOREVER VIEWS NAPA VALLEY SLOPE ANALYSIS MAP



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FOREVER VIEWS NAPA VALLEY TOPO MAP



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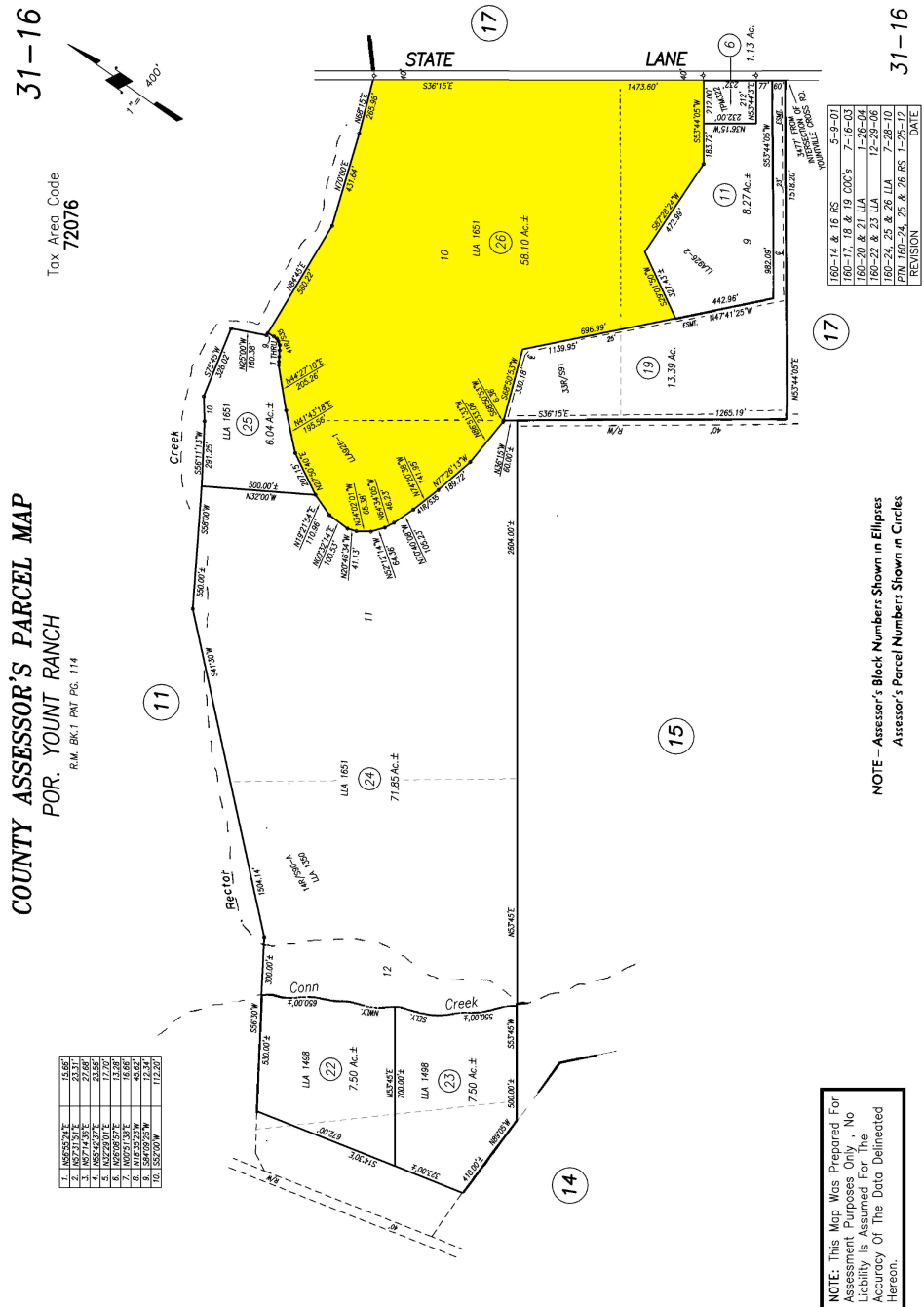
FOREVER VIEWS NAPA VALLEY AERIAL MAP



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FOREVER VIEWS NAPA VALLEY PLAT MAP



FOREVER VIEWS NAPA VALLEY AVA MAP

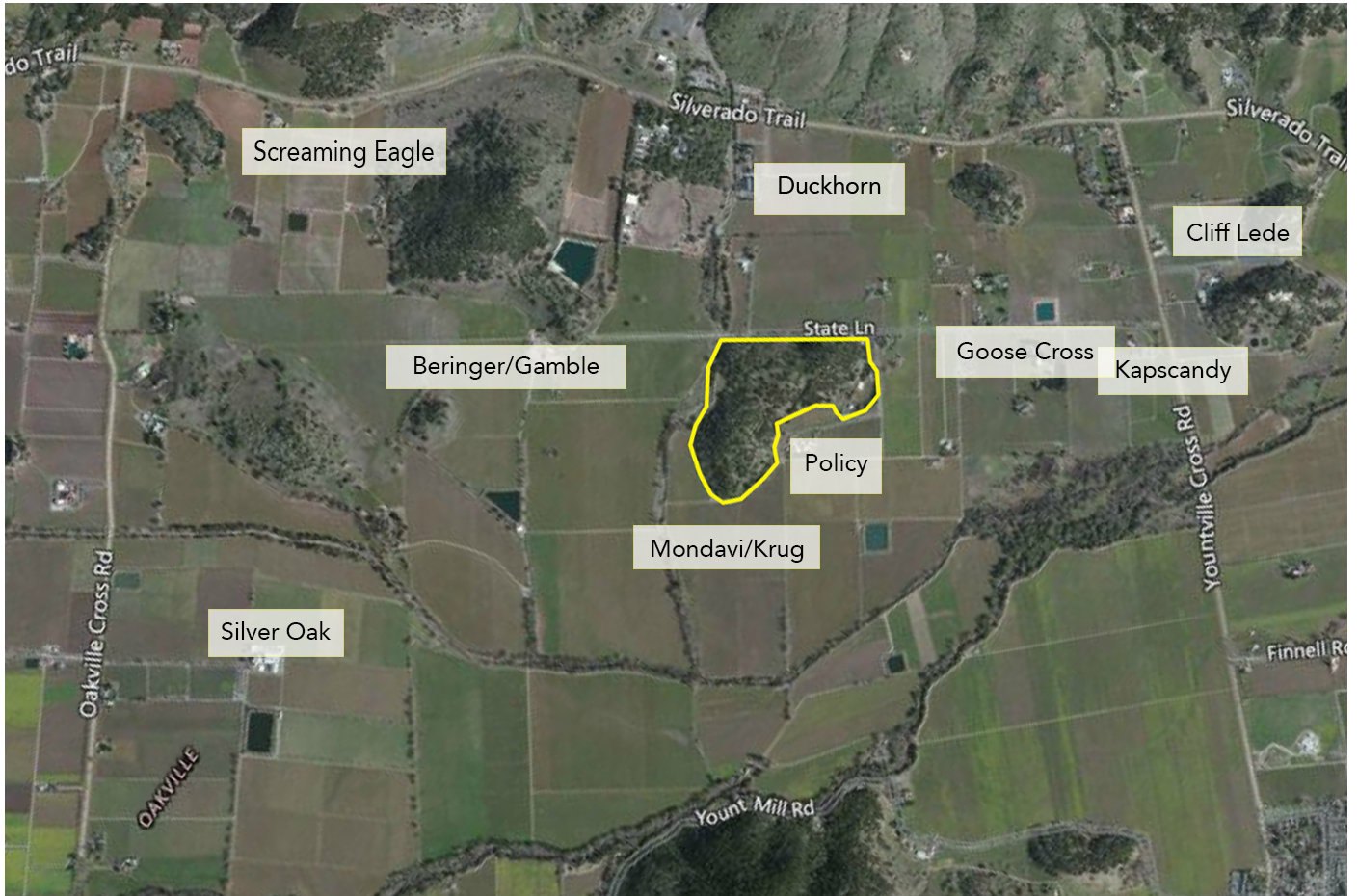


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NEIGHBORING VINEYARDS



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EXCLUSIVE REPRESENTATION



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