

# ROLLING OAKS HILLS VINEYARDS

OFFERING MEMORANDUM



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1200 GRANDVIEW DRIVE, NAPA

OFFERED AT \$9,980,000

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# ROLLING OAKS HILLS VINEYARDS

## PROPERTY SUMMARY

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Offering a rare opportunity to carry forward its historic legacy, Rolling Oaks Hills Vineyard, located in Napa Valley's lush Carneros region, showcases 107 +/- exquisite acres on two legal parcels with established income producing vineyards, spectacular panoramic views, privacy, and pristine natural beauty. Owned by only two families within its known history, the residential compound is anchored by the original farmhouse, farm workers dwelling, and barn. Complementing those structures is the 3BR/3BA main ranch-style home and 2BR/1BA second dwelling. Beyond the residences on elevated knolls are a series of building sites with breathtaking views that stretch to the west, east and south, all the way to Mt. Tamalpais and San Francisco. An important added feature is the second legal parcel, providing opportunities for winery or further residential development. The property features almost 22.5 +/- gently sloping acres of income producing vineyard planted to Chardonnay and Pinot Noir, as well as 40+ more acres under 30% slope for vineyard expansion. Three ponds, two private wells, plus city water hook-up supplies the property with abundant water for irrigation, frost protection and domestic use. An impressive network of roads throughout the expansive oak studded landscape provides easy access to much of the 107 acres plus wonderful opportunities for recreational biking and hiking. Located only 10 minutes from Napa's downtown district and 13 minutes from private jet service, the property is conveniently reached via Hwy 101 or 80 within one hour from downtown San Francisco.



# ROLLING OAKS HILLS VINEYARDS

## PROPERTY OVERVIEW

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- + Private 107 +/- acre property on two legal parcels, homesteaded in the 1800s
  - APN #043-061-020-000, 74.38 acres
  - APN #043-061-019-000, 33.09 acres
- + Spectacular views to the East, West, and South as far as Mt. Tamalpais and San Francisco
- + Zoning: Ag Watershed
- + Current owners are the 2nd family to own the property
  - Purchased first share of the property in 1981
  - Gained full ownership of all 107 +/- acres in 2005
- + 22.45 +/- acre vineyard planted to Chardonnay and Pinot Noir
- + Structures
  - 3BR/3BA 2,128 +/- sq ft main house
  - 2BR/1BA second dwelling
  - Original 4BR/2BA farmhouse
  - Original 2BR/1.5BA farm labor house
  - Agricultural barn
  - Equipment shed
- + Prime knoll top building sites with panoramic views
- + Potential for additional residential development and winery development
- + Additional 40+ acres under 30% slope
- + Three reservoirs totaling 43 ac-ft with state permitting, 1 water well for domestic use, 1 water well that is capped, access to Napa City water with hook-up fee already paid
- + Primary access on Grandview, secondary access on Fosters Road



# ROLLING OAKS HILLS VINEYARDS

## VINEYARD SUMMARY

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### OVERVIEW

- + 22.45 +/- total acres
- + Los Carneros AVA, Napa
- + Farmed by Romero Vineyard Management

### CHARDONNAY

- + 6 +/- acres
- + Planted in 2006,
- + 6' x 8' spacing
- + Frost protection from pond #1
- + Being sold to Mumm

### PINOT NOIR

- + 13.14 +/- acres
- + Planted in 2008
- + 4' x 8' spacing
- + No frost protection needed
- + Being sold to Mondavi

### PINOT NOIR

- + 3.31 +/- acres
- + Planted in 2008 as Chardonnay and recently grafted to Pinot Noir
- + 4' x 8' spacing
- + No frost protection needed
- + Being sold to Mumm





# ROLLING OAKS HILLS VINEYARDS

## VINEYARD VARIETAL DATA

BLOCK	VARIETAL	YEAR PLANTED	CLONE	ROOTSTOCK	SPACING	ACREAGE
<b>PN 777</b>	Pinot Noir	2008	777	101-14	4 x 8	3.85
<b>PN 115 Upper</b>	Pinot Noir	2008	115	101-14	4 x 8	3
<b>PN 115 Lower</b>	Pinot Noir	2008	115	3309c & 101-14	4 x 8	3.14
<b>PN 667</b>	Pinot Noir	2008	667	420a	4 x 8	2.72
<b>PN 23*</b>	Pinot Noir	2008	23	101-14	4 x 8	3.31
<b>PN Pommard</b>	Pinot Noir	2008	Pommard	11R	4 x 8	0.43
<b>CH Lower</b>	Chardonnay	2006	4	101-14	6 x 8	6
<b>Totals</b>						<b>22.45</b>



# ROLLING OAKS HILLS VINEYARDS

## VINEYARD BLOCK MAP





# ROLLING OAKS HILLS VINEYARDS

## VINEYARD HARVEST DATA

BLOCKS	2016	TONS/ ACRE	2017	TONS/ ACRE	2018	TONS/ ACRE	2019	TONS/ ACRE	2020	TONS/ ACRE
<b>Rolling Oaks Lower Chardonnay</b>	20.28	3.38	NA	NA/ T-bud	29.8	4.96	39.31	6.55	25.28	4.21
<b>Rolling Oaks Upper Chardonnay</b>	10.96	3.31	8.91	2.71	15.6	4.75	Fruit Unsold	NA	T-bud	NA
<b>Rolling Oaks 115 Lower Pinot Noir</b>	13.94	4.21	11.5	3.66	18.37	5.85	13.03	4.15	9.86	3.14
<b>Rolling Oaks 777</b>	15.62	4.06	16.25	4.21	21.6	5.61	16.94	4.4	11.7	3.04
<b>Rolling Oaks Pommard</b>	2	4.65	2	4.65	15.61	5.77	2.1	4.88	1.29	3
<b>Rolling Oaks 667 Pinot Noir</b>	11.51	4.23	12.5	4.59	16.74	5.74	12.24	4.5	8.51	3.13
<b>Rolling Oaks 115 Upper Pinot Noir</b>	9.75	3.25	9.5	3.17	16.74	5.58	10.15	3.38	8.92	2.97
<b>Total Production</b>	<b>84.06</b>		<b>60.65</b>		<b>120.23</b>		<b>93.78</b>		<b>65.47</b>	



# ROLLING OAKS HILLS VINEYARDS

## STRUCTURES

### MAIN RESIDENCE

- + Built in the 1960
- + Main and lower level floor plan
- + Partial remodel, approximately 2006 - 2008
- + 3 bedrooms, 3 full bathrooms
- + Large open kitchen with granite counters
- + Family room
- + Living room
- + Formal dining room
- + First floor master suite guest bedroom
- + Lower level guest bedroom with kitchenette, storage room, and full bathroom
- + Mudroom
- + 2-car covered car port
- + Outdoor pizza oven and BBQ
- + Fruit trees: orange, lemon, persimmon, mandarin, plum, peaches, figs

### SECOND DWELLING

- + Year built: unknown
- + Single story floor plan
- + Remodeled in approximately 2015
- + 2 bedrooms, 1 full bathroom
- + Large open eat-in kitchen with
- + Dining room
- + Living room
- + Laundry room with side-by-side washer and dryer
- + Spacious back covered back patio
- + Additional side patio with views
- + 1-car attached garage

### FARMHOUSE

- + Original construction
- + Year built: unknown
- + 2 story floor plan
- + 4 bedrooms, 2 baths
- + Sun porch
- + Living room
- + Breakfast room
- + Kitchen
- + Dining room
- + Laundry room

### FARM LABOR HOUSE

- + Original construction
- + Year built: unknown
- + 2 bedroom, 1.5 baths
- + Single story floor plan
- + Living room
- + Kitchen
- + Laundry room with gas hookups

### AGRICULTURAL BARN

- + Corrugated metal exterior
- + Newer corrugated metal roof, installed in 2014
- + Electric service throughout
- + Workshop with original workbench
- + Second level hay loft
- + Work garage with parking for 4 cars tandem
- + Second car garage with space for 6 car tandem parking
- + Additional parking near chicken coop



# ROLLING OAKS HILLS VINEYARDS

## INFASTRUCTURE

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### WATER

- + Sources
  - Private well on large parcel for domestic use, recently tested at 6 gpm
  - 2nd drilled well on small parcel: cased, 400 amp electric service nearby, 406 ft deep, 20 gpm at drilling in 1999
  - City water available for main house and second dwelling
  - 3 ponds with state permitting totaling 43 ac-ft: used for irrigation and frost protection
- + Storage
  - 5,000 gallon water holding tank, installed in 2015 at main house
  - 2nd stainless steel water tank, available but no longer being used at main house
  - Extensive filtration system for well water, including UV light

### SEWER

- + Separate standard systems located at main house, 2nd dwelling, and farmhouse/farm labor house
- + Septic site evaluation completed at one additional building site

### GAS

- + Natural gas, PG&E

### ELECTRIC

- + PG&E
- + 400 Amp service delivered to one additional building site

### HVAC

- + Forced air gas and A/C hookup available at main house
- + Forced air gas heat at second dwelling
- + No central heat in farmhouse and farm labor house

### WATER HEATERS

- + 2 conventional for main house, 1 at 2nd dwelling, and 1 at farmhouse

### TV

- + Dish at main house

### PHONE

- + AT&T

### ALARM/SECURITY

- + Alarm/Security: ADT at main house



# ROLLING OAKS HILLS VINEYARDS

## WATER SYSTEM OVERVIEW

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### POTABLE WATER SOURCES THAT SUPPLY STRUCTURES

- + Private high flow well, located on larger parcel near Grandview approach
  - Water is piped to main house storage tank, goes through filtration and then is dispersed to the other structures
  - Piped to main house, second dwelling, and then to farmhouse and farm labor house via pump house #1
- + City water
  - Not primary source but is available by throwing switch near water tank
  - Limited to use by main house and second dwelling

### IRRIGATION WATER SOURCES

- + Pond #1 and pump house #2
  - Pond #1 irrigates Chardonnay vineyard and is used for frost protection of that vineyard
  - Water is pumped from pond #1 by pump house #2
  - Pump house #2 water goes to pump house #3 and is then dispersed to water Chardonnay vineyard and for frost protection of that vineyard
  - Pond #1 has two overflow methods
    - Main overflow line goes underground under barn, vineyard, and out to creek and spills into Napa River
    - Backup overflow - large black pipe inside dam daylight on other side of the dam
- + Pond 2 and pump house #4
  - Irrigates the Pinot Noir vineyard
  - Pump house #4 has electric supplied to it
  - The overflow from pond #3 naturally fills pond #2 once pond #3 reaches overflow level. A sump pump can also be used to move water from pond #3 to pond #2 if needed
  - Also possible to fill pond #2 from pond #1 via PVC pipe that can be tapped into pump house #2 and divert water to pond #2

### + Pond #3

- Used as an additional water supply to pond #2, as well as for fishing and swimming
- Does not have a pump house.
- Pumping via diesel generator

### WATER STORAGE

- + 5,000 gallon water holding tank, installed in 2015, located near main house
- + 2nd stainless steel water tank uphill from main house, no longer being used



# ROLLING OAKS HILLS VINEYARDS

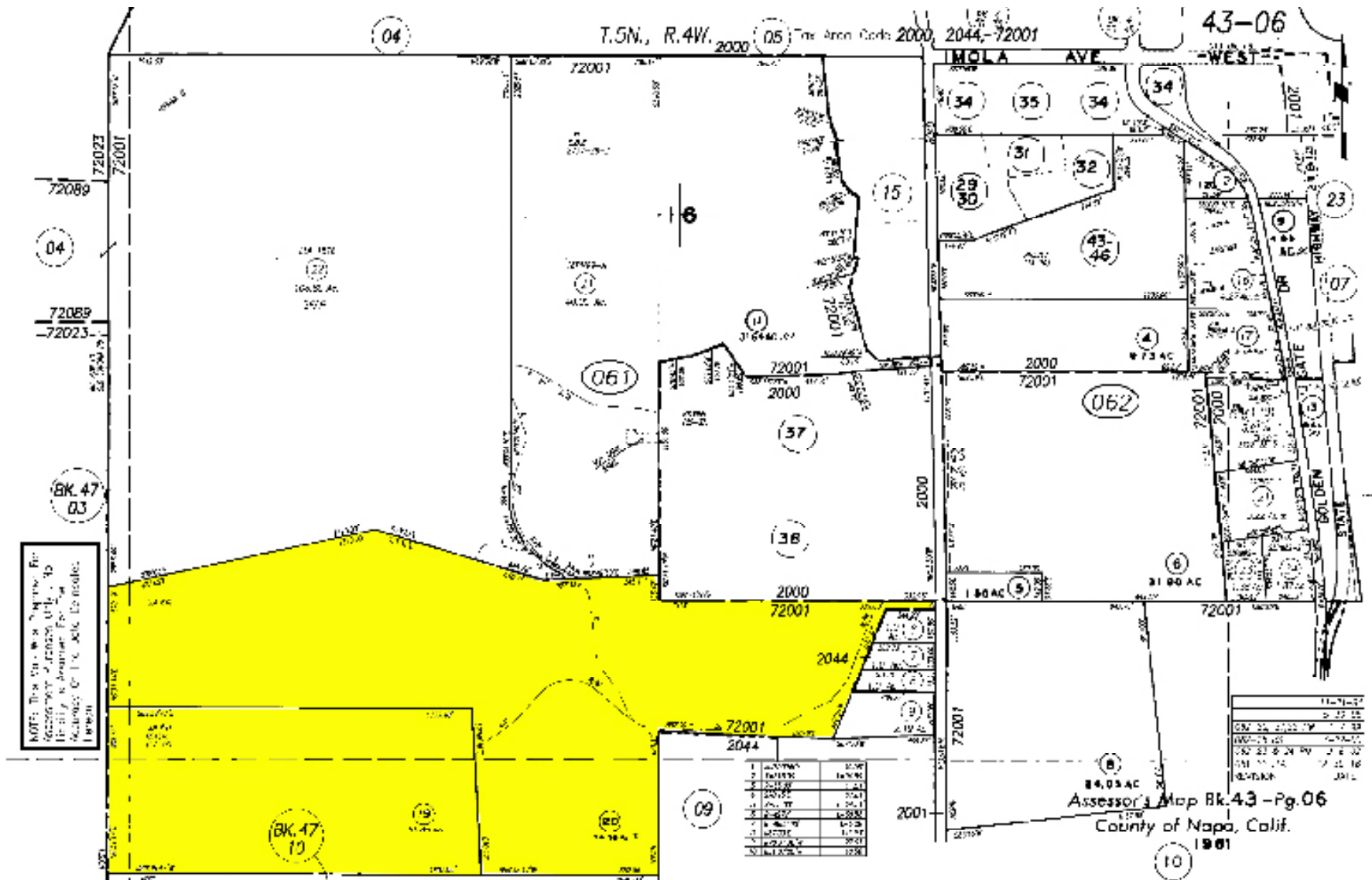
AERIAL MAP





# ROLLING OAKS HILLS VINEYARDS

PLAT MAP





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# ROLLING OAKS HILLS VINEYARDS

PROPERTY PHOTOS

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# ROLLING OAKS HILLS VINEYARDS

EXCLUSIVE REPRESENTATION

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CYD GREER

LUXURY & LAND SPECIALIST

707.322.6825 | [WWW.CYDGREER.COM](http://WWW.CYDGREER.COM)

[CGREER@CBNAPAVALLEY.COM](mailto:CGREER@CBNAPAVALLEY.COM) | DRE# 01390876