

LINCOLN CREEK VINEYARD

OFFERING MEMORANDUM



CYD GREER

MOVE SMARTLY

Napa Valley



ST. HELENA HIGHWAY & YOUNT MILL ROAD, OAKVILLE

OFFERED AT \$50,000,000

 [VIEW VIDEO TOUR](#)

LINCOLN CREEK VINEYARD

PROPERTY SUMMARY



An extraordinary opportunity to acquire one of Oakville's most historically significant and ideally located vineyard estates—available for the first time in nearly 60 years. The property was originally acquired in the late 1960s by the Harris and Pelissa families and later the Hoxsey family, who together through multiple generations have made countless contributions to the evolution and preservation of Napa Valley and its wine industry.

Sited on 75.79 +/- acres on 5 legal parcels, this legacy property, once part of the Lincoln Ranch, offers both premier vineyard quality and exceptional potential for future development. With approximately 1,000 feet of Hwy 29 frontage and additional exposure along Yount Mill Road, the property enjoys high visibility and accessibility in one of the most prestigious winegrowing regions in the world. Notable neighboring estates include Opus One, Mondavi To Kalon, Jackson Family, Paradigm, and Gamble.

Of the total acreage, approximately 64.68 net acres are planted to vineyard, with a focus on Bordeaux varietals and Zinfandel. The vineyard is currently farmed by the owner's vineyard management team and includes an extensive drainage system and three wind machines.

The property's unique configuration and zoning of these parcels offers abundant opportunities for future development, including winery and residential estate use, subject to appropriate approvals. This is a truly exceptional chance to acquire a legacy property in the prestigious Oakville AVA—an offering that combines history, location, and limitless potential.

LINCOLN CREEK VINEYARD

PROPERTY DETAILS

- + Rare opportunity to own a prime Oakville vineyard with historic significance and attractive options for development
- + First time available in almost 60 years
- + Property was acquired in the late 1960s by the Harris and Pelissa families from the Lincoln and Carboni families
- + 75.79 +/- total acres on 5 legal parcels
 - + 031-100-006-000: 21.26 +/- acres
 - + 031-100-012-000: 19.14 +/- acres
 - + 031-100-013-000: 9.16 +/- acres
 - + 031-100-020-000: 10.26 +/- acres
 - + 031-100-021-000: 14.97 +/- acres
- + Ultra prime location with Hwy 29 frontage of approx. 1,000 ft. and additional frontage on Yount Mill Road
- + Notable near neighbors such as Gamble, Jackson Family, Paradigm, Mondavi To Kalon, Opus One
- + Opportunity for winery and residential estate development
- + Ag Preserve zoning
- + 64.68 +/- acre vineyard: Bordeaux varietals and Zinfandel
 - + Cabernet Sauvignon: 27.11 +/- acres
 - + Petite Verdot: 13.21 +/- acres
 - + Cabernet Franc: 3.22 +/- acres
 - + Malbec: 3.17 +/- acres
 - + Zinfandel: 17.97 +/- acres
- + Prime Oakville AVA
- + Multiple grape contracts in place for the 2025 harvest
- + Farmed by owner's vineyard management team
- + Extensive drainage system
- + Three wind machines powered by propane
- + Private well with 30,000 gallon storage tank



LINCOLN CREEK VINEYARD

AERIAL MAP



LINCOLN CREEK VINEYARD

NEIGHBORING VINEYARDS



LINCOLN CREEK VINEYARD

VINEYARD DATA

BLOCK	VARIETAL	CLONE	ROOTSTOCK	YEAR PLANTED	VINE SPACING	VPA	ACRES
1A	Petit Verdot	2.1	3309C	2021	6x12	605	13.21
1B	Cab Franc	13.1	3309C	2021	6x12	605	3.22
1C	Malbec	22.1	3309C	2021	6x12	605	3.17
2	Zinfandel	J. Williams	St. George	2003	6x12	605	12.36
8	Zinfandel	FPS 41	3309C	2022	6x12	605	5.61
	Total Zinfandel						17.97
3	Cab Sauv	N-A	3309C	2016	6x12	605	2.87
4	Cab Sauv	GB	3309C	2013	6x12	605	8.04
5	Cab Sauv	Vallerga	3309C	2013	6x12	605	6.97
6	Cab Sauv	Barbour	3309C	2013	6x12	605	7.04
7	Cab Sauv	N-A	3309C	2019	6x12	605	2.19
	Total Cab Sauv						27.11
Total							64.68

LINCOLN CREEK VINEYARD

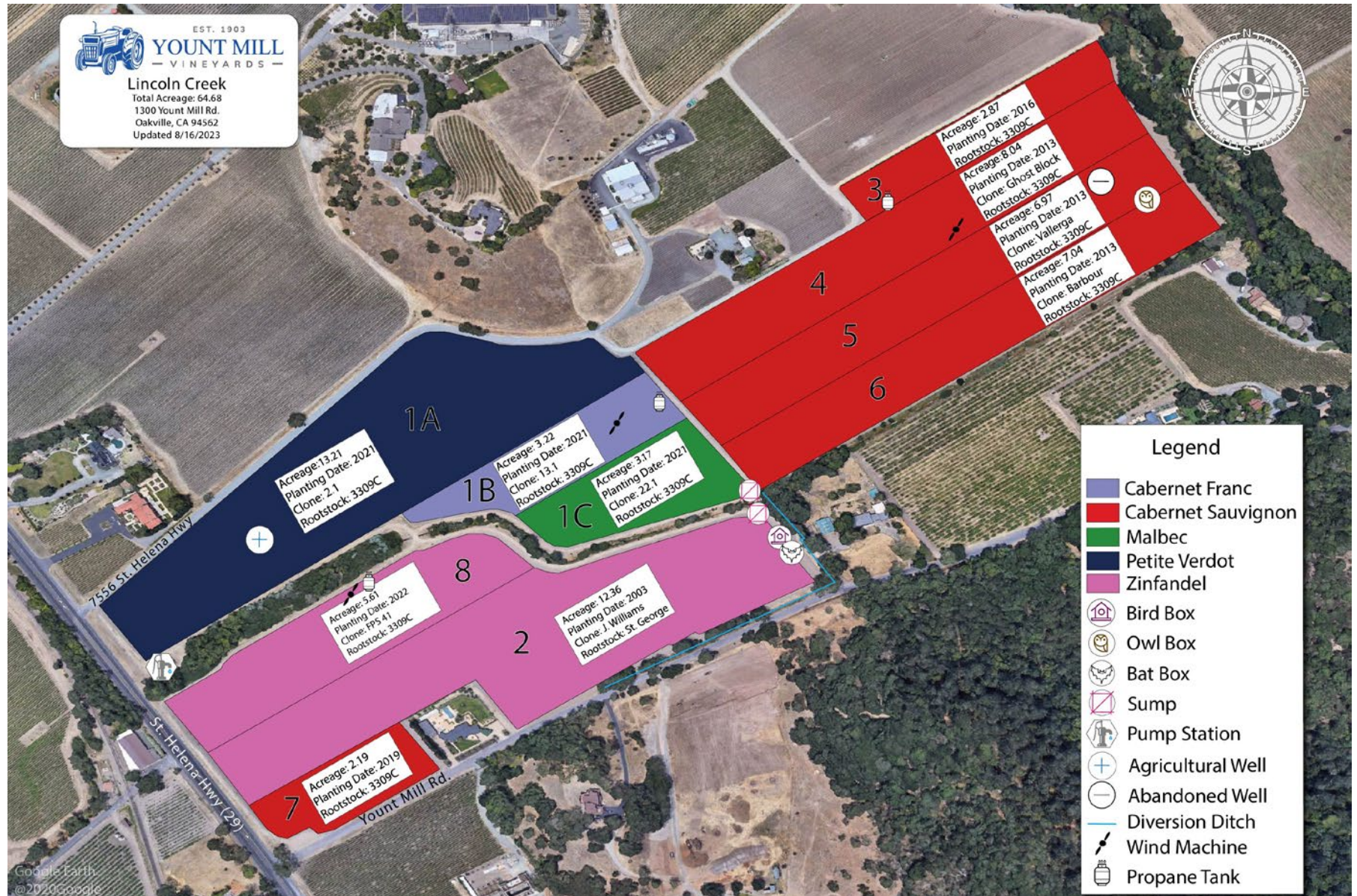
HARVEST DATA



BLOCK	2020 TONS	2021 TONS	2022 TONS	2023 TONS	2024 TONS
1A	59.65	Replant	2021 Replant	21.56	39.903
1B	Included in 1A	Replant	2021 Replant	2021 Replant	9.29
1C	Included in 1A	Replant	2021 Replant	2021 Replant	12.58
2	95.776	92.14	48.861	73.85	81.684
8	Included in 2	Included in 2	Replant	2022 Replant	14
3	4.66	8.72	5.38	9.9	10.28
4	48.04	17.82	20.884	31.38	29.265
5	23.88	22.12	19.468	32.63	17.932
6	27.6	22.37	15.666	26.03	21.875
7	2019 Replant	2019 Replant	2.19	9	10.9
Total	259.606	163.17	112.449	203.74	233.712

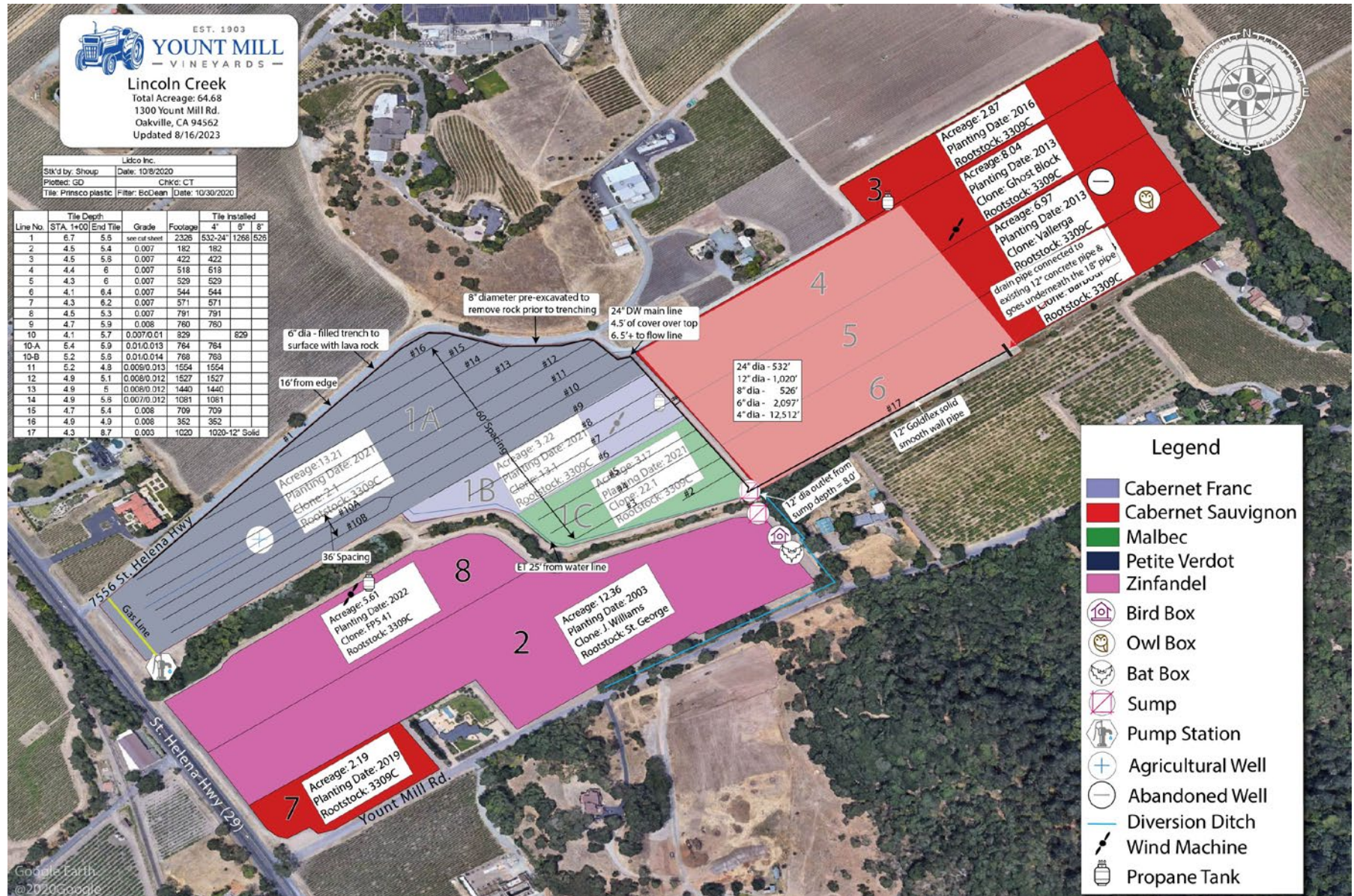
LINCOLN CREEK VINEYARD

VINEYARD BLOCK MAP



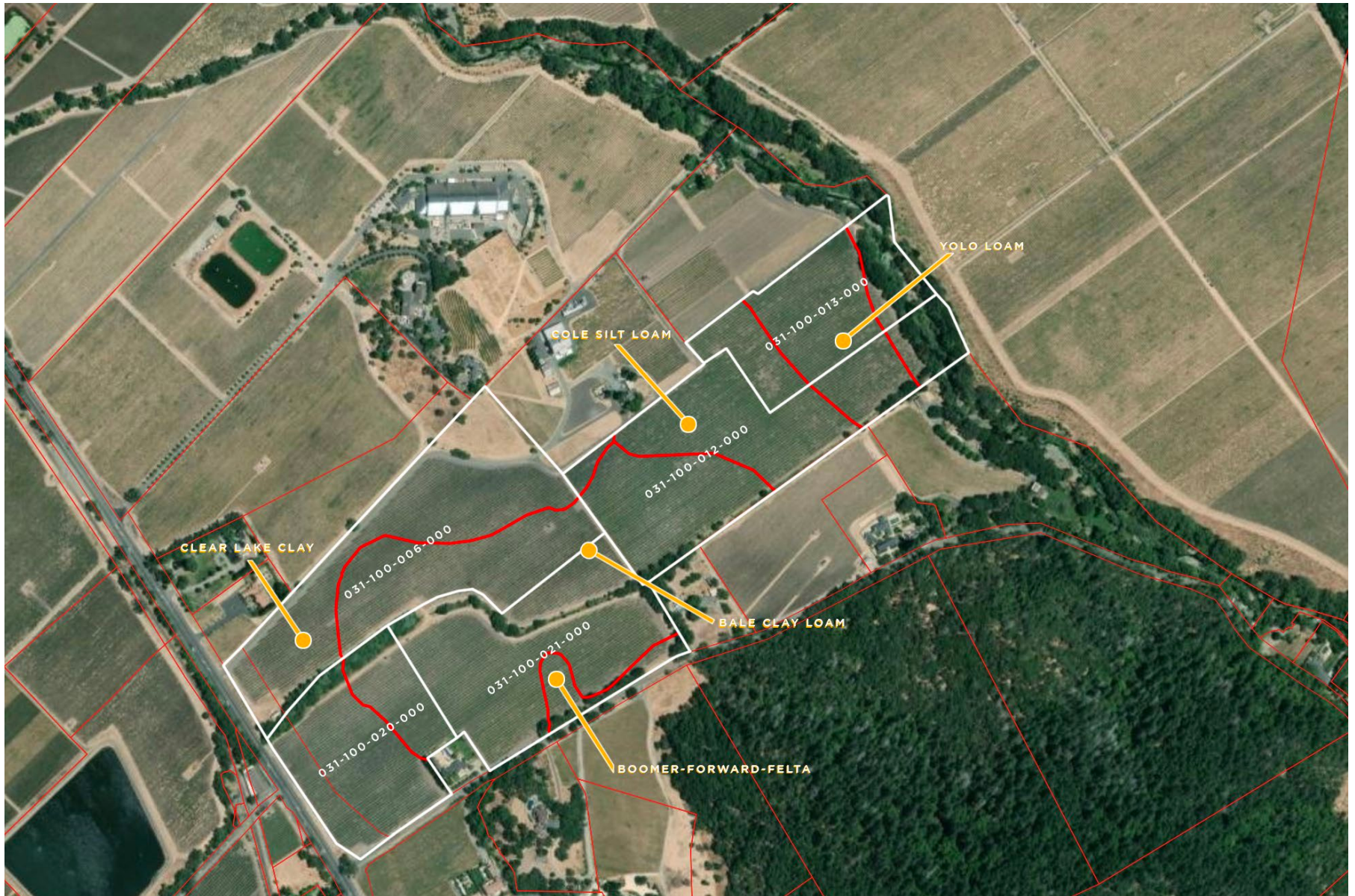
LINCOLN CREEK VINEYARD

VINEYARD DRAINAGE MAP



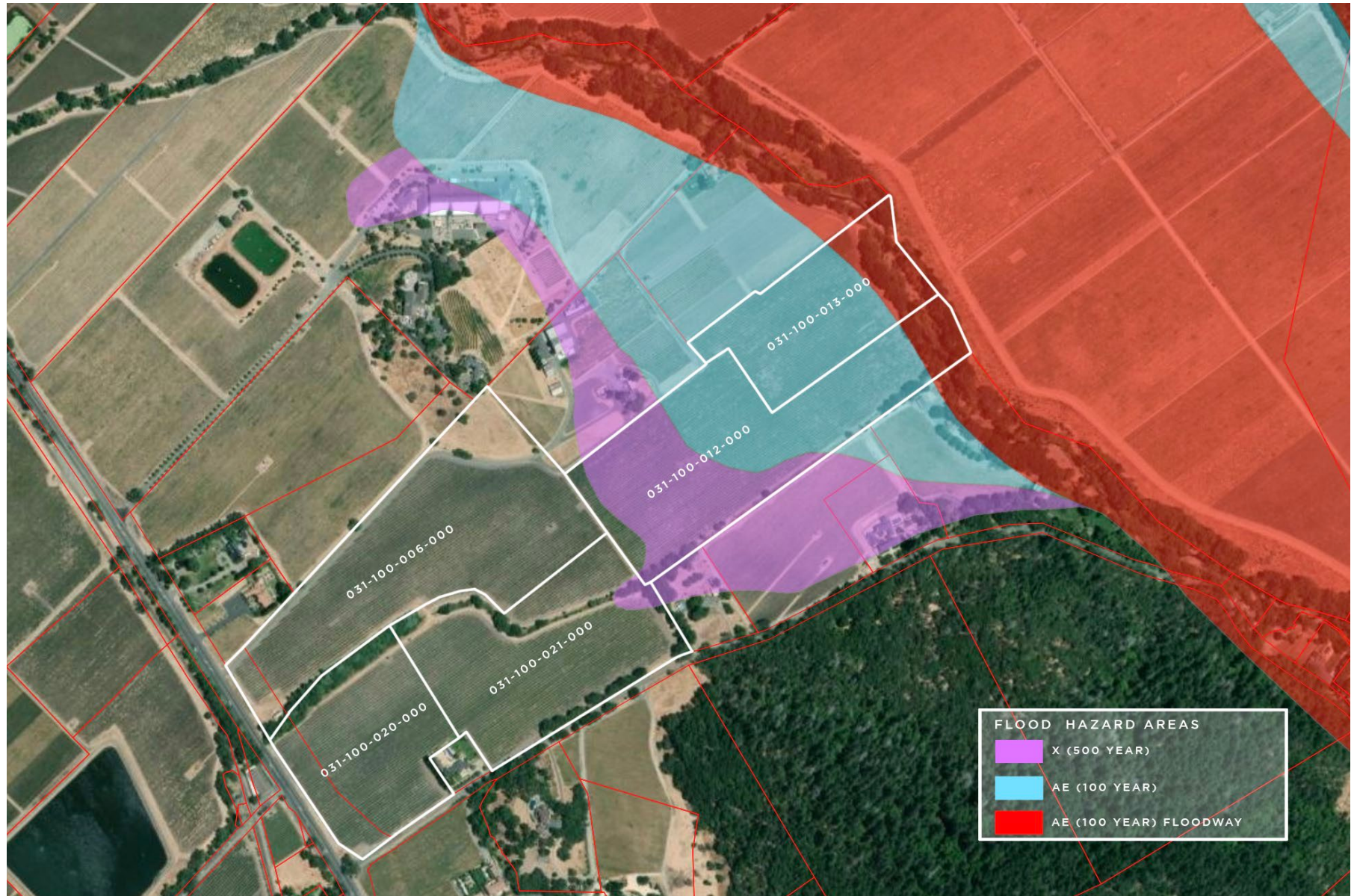
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SOILS MAP



LINCOLN CREEK VINEYARD

FLOOD MAP



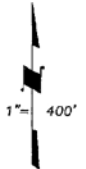
LINCOLN CREEK VINEYARD

PLAT MAP

COUNTY ASSESSOR'S PARCEL MAP PTN. CAYMUS RANCHO

Tax Area Code
85001

31-10



1. R=520'	L=118.80'
2. S83°10'33"E	57.74'
3. S62°15'46"E	22.44'
4. S24°56'28"E	29.49'
5. S17°41'28"E	121.78'
6. S53°27'W	2.43'
7. N48°33'W	134.90'
8. S38°3'E	9.00'
9. N74°30'E	27.24'
10. S55°49'W	74.55'
11. R=40.32'	L=53.51'



31-10

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EXCLUSIVE REPRESENTATION



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