



PROPERTY NOTES

PRIME OAKVILLE PARCEL

1300 Yount Mill Road, Napa

www.PrimeOakvilleParcel.com

OVERVIEW

- + Rare opportunity to own a prime Oakville parcel with historic significance and attractive options for winery and residential estate development
- + Attractive valley floor Oakville AVA location with quick access to Hwy 29
- + First time on market in over 60 years
- + 10 +/- acre parcel to be establish via lot line adjustment, currently in process
- + Ag Preserve zoning
- + Notable near neighbors such as Gamble, Jackson Family, Paradigm, Mondavi To Kalon, Opus One
- + Panoramic vineyard and mountain views
- + 8.75 +/- Zinfandel vineyard farmed by owner's vineyard management team
- + Well permit to be provided by the seller
- + Ideal access to Yountville, downtown Napa and St. Helena restaurants, shopping and wineries

VINEYARD

- + 8.75 +/- acre Zinfandel vineyard planted in 2003
- + Spacing: 6 x 12
- + Clone: J. Williams
- + Rootstock: St. George
- + Soils: Bale Clay loam and Boomer-Forward-Felta

Cyd Greer

Luxury Specialist DRE# 01390876

Coldwell Banker Brokers of the Valley

707-322-6825 Cell cgreer@cbnapavalley.com www.cydgreer.com