

Chiles Valley AVA Vineyard Development

Saint Helena, CA



OFFERING MEMORANDUM
\$5,950,000



www.norcalvineyards.com

Saint Helena, CA

TABLE OF CONTENTS

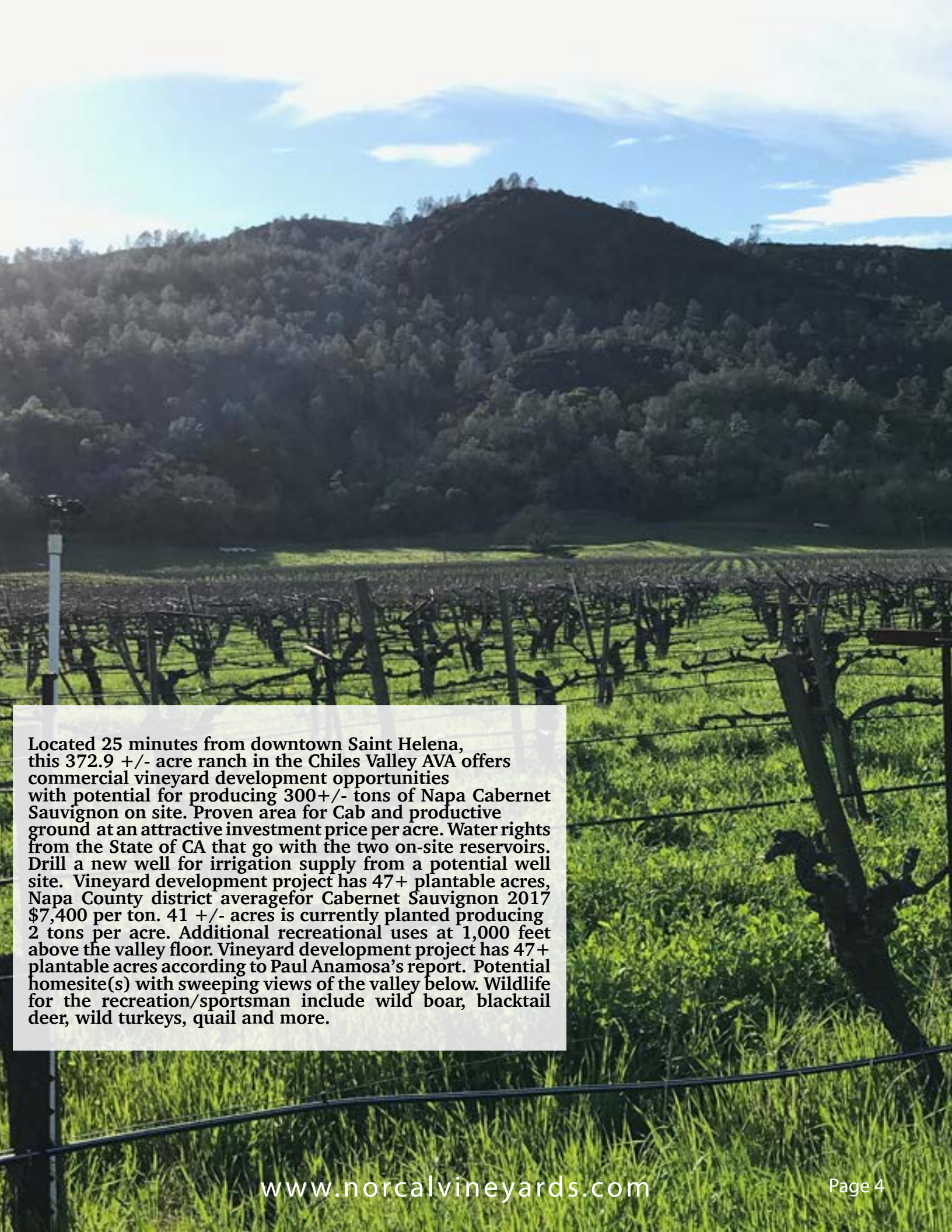
Salient Facts	3
Property Overview	4
Photo Gallery	5
Aerial Map	6
County Overview	7



Salient Facts

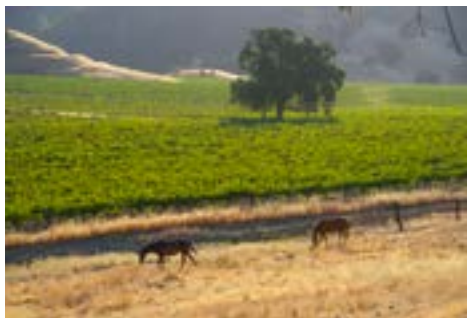
Address	2910 Lower Chiles Road, Saint Helena
County	Napa
AVA	Chiles Valley
APN's	025-260-34, 025-270-01
Total Acreage	372.9 +/-
Total Plantable Land	47 +/- plantable vineyard acres based on Anamosa report
Current Vineyard	41 +/- acres planted. Producing approximately 2 T.P.A., in need of re-development
Varietals	Cabernet Sauvignon 14 acres Zinfandel 10.3 acres Chardonnay 12 acres Sauvignon Blanc 4.5 acres
Rootstock	St. George, AXR-1
Clones	Wente, Beaulieu, and Renteria
Spacing	Cabernet - Older Blocks 8 X 12 Sauvignon Blanc - Older Blocks 4 X 12 Sauvignon Blanc - Newer Block 6 X 8
Yield	2 tons per acre
Water	2 Reservoirs with licensed water use Upper Sue Reservoir #5: 14 acre feet Lower Sue Reservoir #4: 1 acre feet Overhead sprinklers, drip irrigation, needs further water development and well site.
Zoning	AW

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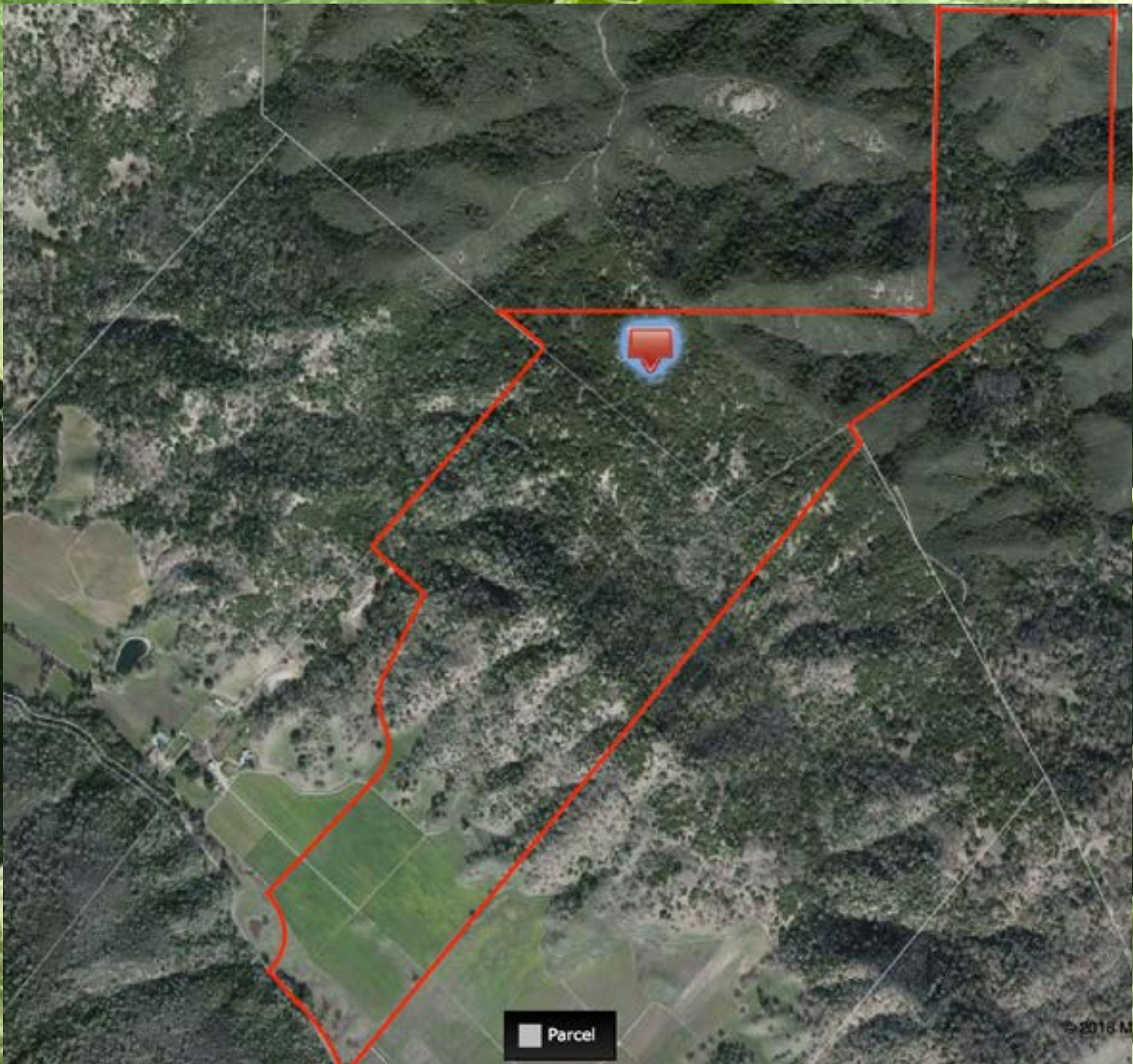


Located 25 minutes from downtown Saint Helena, this 372.9 +/- acre ranch in the Chiles Valley AVA offers commercial vineyard development opportunities with potential for producing 300+/- tons of Napa Cabernet Sauvignon on site. Proven area for Cab and productive ground at an attractive investment price per acre. Water rights from the State of CA that go with the two on-site reservoirs. Drill a new well for irrigation supply from a potential well site. Vineyard development project has 47+ plantable acres, Napa County district average for Cabernet Sauvignon 2017 \$7,400 per ton. 41 +/- acres is currently planted producing 2 tons per acre. Additional recreational uses at 1,000 feet above the valley floor. Vineyard development project has 47+ plantable acres according to Paul Anamosa's report. Potential homesite(s) with sweeping views of the valley below. Wildlife for the recreation/sportsman include wild boar, blacktail deer, wild turkeys, quail and more.

Photo Gallery

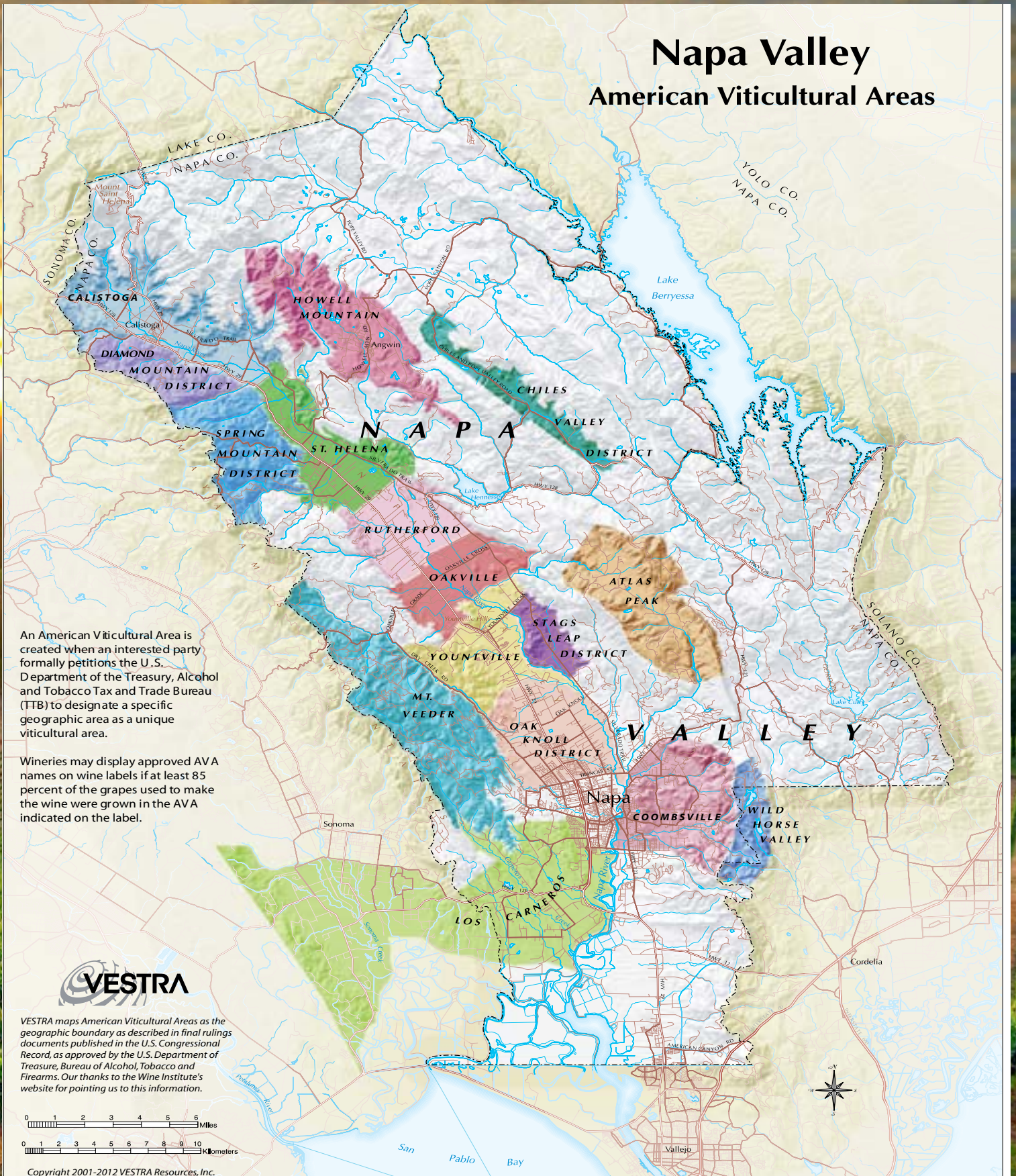


Aerial Map



County Overview

Napa Valley American Viticultural Areas

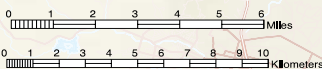


An American Viticultural Area is created when an interested party formally petitions the U.S. Department of the Treasury, Alcohol and Tobacco Tax and Trade Bureau (TTB) to designate a specific geographic area as a unique viticultural area.

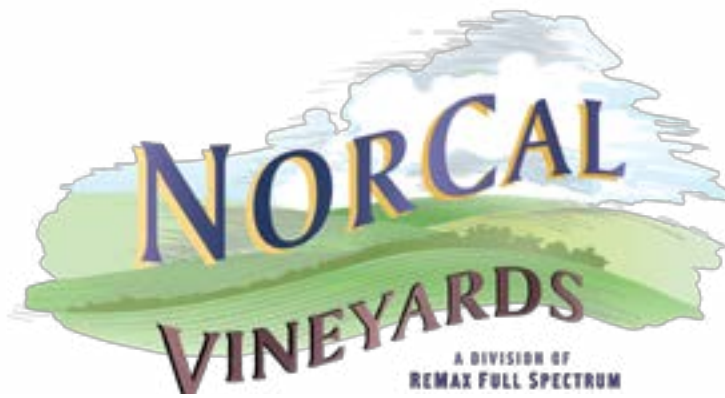
Wineries may display approved AVA names on wine labels if at least 85 percent of the grapes used to make the wine were grown in the AVA indicated on the label.



VESTRA maps American Viticultural Areas as the geographic boundary as described in final rulings documents published in the U.S. Congressional Record, as approved by the U.S. Department of Treasury, Bureau of Alcohol, Tobacco and Firearms. Our thanks to the Wine Institute's website for pointing us to this information.



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