

# Land Client Stacking Summary Report

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**3800 Jameson Canvon Rd, Napa, CA 94558**

**Active**

**\$2,500,000**



<b>MLS #</b>	324009737	<b>DOM / CDOM:</b>	152/243	<b>Original Price:</b>	\$2,500,000
<b>Acres:</b>	9.4900	<b>On-Market:</b>	02/15/24	<b>Sold Price:</b>	
<b>Lot Size:</b>	9.4900 ac	<b>Contingent:</b>		<b>Price per Acre:</b>	\$263,435
<b>Number Lots:</b>	1	<b>Pending:</b>		<b>Unit/Block/Lot:</b>	
<b>Zoning:</b>	AW	<b>Closed:</b>		<b>Electric:</b>	Electric Available
<b>Sewer:</b>	None	<b>Water:</b>	Irrigation District, Meter on Site, Public	<b>Broker Co-op:</b>	2.0
<b>Topography:</b>	Downslope, Hillside, Hilltop, Lot Grade Varies, Side Sloped				
<b>Irrigation:</b>	Drip System, Water Untreated	<b>Electric:</b>	Electric Available / Electricity To Site		
<b>Fencing:</b>	Horse Fencing, Other	<b>Utilities:</b>	Public, Water Available, Water Connected		
<b>Road Frontage:</b>	County Road, Highway		<b>Road Care:</b>		

[Additional Picture](#) |

**Directions:** Kirkland Ranch rd. and Highway 12

Public Remarks: Nestled in South Napa Valley's rolling hills, this 9.49-acre vineyard epitomizes viticultural excellence. With 8.4 acres of meticulously tended Cabernet Sauvignon and 1 acre of esteemed Cabernet Franc, all organically farmed, this hillside vineyard embodies the pinnacle of quality and sustainability. Newly planted in 2018 with clone 337 Cabernet Sauvignon and 214 Cab Franc. This vineyard is in its prime production stages. Harvest 2023 coming in at 30 tons and projections of 35-40 tons in 2024. With an ideal microclimate and terroir, the grapes from this premium hillside vineyard yield wines of unparalleled depth and character. Representing a rare opportunity to own a slice of Napa Valley's winemaking legacy, schedule a vineyard tour to see this stunning property.