

Land Client Stacking Summary Report

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Old Lawley Toll Rd, Calistoga, CA 94515

Active

\$7,950,000



MLS #	323911651	DOM / CDOM:	302/302	Original Price:	\$7,950,000
Acres:	32.0800	On-Market:	09/18/23	Sold Price:	
Lot Size:	32.0800 ac	Contingent:		Price per Acre:	\$247,818
Number Lots:	1	Pending:		Unit/Block/Lot:	
Zoning:		Closed:		Electric:	Electric Available
Sewer:	None	Water:	Agricultural Well,Pond Year Round,Private Well	Broker Co-op:	2.5

Topography: Gently Sloped,Hillside

Irrigation: Well

Fencing: Partial

Road Frontage:

Electric: Electric Available

Utilities: Propane Tank Leased

Road Care:

[Additional Picture](#) | [Virtual Media](#)

Directions: Property is located at the north east corner of Old Lawley Toll Road and Lake County Hwy. Please meet at the property gate on Old Lawley Toll Road.

Public Remarks: Located about a mile north of Calistoga, the Winfield Vineyard rests on 32 picturesque acres just above the valley floor in the foothills of Mount Saint Helena, offering panoramic views up and down valley as well as east to the Palisades. Its premium 12-acre Cabernet Sauvignon vineyard produces fruit sold at prices well above the Napa Valley average and wines which have received accolades from numerous critics over the past several years. The property features an 11 acre-foot reservoir constructed by the Army Corp of Engineers in 1953 and a strong water well tapping into a mountain aquifer. The property's topography provides multiple homesites overlooking the vineyard and reservoir. There is also potential for additional planted acreage and a possible location for a winery and caves.

3567 State Highway 128, Calistoga, CA 94515-9402

Active

\$9,750,000



MLS #	324046591	DOM / CDOM:	21/21	Original Price:	\$9,750,000
Acres:	149.7200	On-Market:	06/25/24	Sold Price:	
Lot Size:	149.7200 ac	Contingent:		Price per Acre:	\$65,122
Number Lots:	2	Pending:		Unit/Block/Lot:	
Zoning:	AW	Closed:		Electric:	Electric Available
Sewer:	Standard Septic,See Remarks	Water:	Agricultural Well,Domestic Well With Pump,Pond Year Round,Private Well,Stream Seasonal	Broker Co-op:	Yes

Topography: Agricultural Leveled,Forest,Hillside,Lake,Rolling

Irrigation: Domestic Well,Water Reservoir,Well

Fencing: Partial

Road Frontage: Highway

Electric: Electric Available / Electricity To Site

Utilities: Propane Tank Leased

Road Care: Private Maintained Road

[Additional Picture](#) | [Virtual Media](#)

Directions: Hwy 128 past Bennett lane property is on the left. Please keep gate closed.

Public Remarks: The Godward Vineyard (formerly Black Arab Ranch) consists of two legal parcels for a total of 149+ acres situated in Calistoga on the Northwestern end of the Napa Valley. The property consists of two parcels: APN 017-110-053-000 comprising 38.63 +/- acres including 18.74 net acres of vineyard, and APN 017-110-054-000, containing 11.09 +/- acres (this parcel contained the original ranch homesite). An existing Crop Care report identifies approximately 73 acres under a 30% slope density including the existing vineyard and the old hillside orchards. With a 24-acre foot reservoir, two abundant wells, and an active spring, the property has substantial water for potential additional vineyard development (or winery) on this property.

1000 Wooden Valley Cross Rd, Napa, CA 94558-8503

Active

\$8,995,000



MLS #	324012385	DOM / CDOM:	140/140	Original Price:	\$8,995,000
Acres:	49.5600	On-Market:	02/26/24	Sold Price:	
Lot Size:	49.5600 ac	Contingent:		Price per Acre:	\$181,497
Number Lots:	0	Pending:		Unit/Block/Lot:	
Zoning:		Closed:		Electric:	Electric Available
Sewer:	Standard Septic	Water:	Agricultural Well,Pond Year Round	Broker Co-op:	2

Topography: Level

Irrigation: Pond Year Round,Riparian Rights

Fencing: Other

Road Frontage:

Electric: Electric Available

Utilities: Water Available

Road Care:

[Additional Picture](#) | [Virtual Media](#)

Directions: From Silverado Country Club take CA-121 N; Right onto Wooden Valley Rd to intersection at Wooden Valley Cross Road.

Public Remarks: A 21.6 acre production oriented Napa Valley vineyard with the potential for so much more - a total of 49.5 acres with 9.1 acres planted to Cabernet Sauvignon (Clone 337 on 110-R, Clone 6 on St. George) and 8.16 acres planted in 2022 to Cabernet Sauvignon (Clone 7 on 140R) with another 1 acre plantable. The micro-climate and terroir of this area of Wooden Valley has been compared closely to that of St. Helena with fruit going into some of the most prominent wines of Napa Valley. A 25 ac/ft reservoir has been improved for frost/irrigation and recreation (documented water permits). There is an additional stock pond, a small home potentially repurposed for a winery/tasting room use with the architectural drawings and soils work already completed. A magnificent home site exists above the reservoir with exclusive stunning views. The potential for a world class Napa Valley Vineyard Estate is compelling.

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Patent 6,910,045)

4300 Atlas Peak Rd, Napa, CA 94558**Active****\$3,900,000**

MLS #	324025262	DOM / CDOM:	22/22	Original Price:	\$3,900,000
Acres:	118.7500	On-Market:	06/24/24	Sold Price:	
Lot Size:	118.7500 ac	Contingent:		Price per Acre:	\$32,842
Number Lots:	1	Pending:		Unit/Block/Lot:	
Zoning:		Closed:		Electric:	Electric Available
Sewer:	None	Water:	Agricultural Well,Storage Tank,Stream Seasonal,Other	Broker Co-op:	2

Topography:	Gently Sloped,Hillside,Lot Grade Varies,Rolling,Other	Electric:	Electric Available
Irrigation:	Drip System,Well	Utilities:	Water Available
Fencing:	Partial,Other	Road Care:	

[Additional Picture](#) |

Directions: From Hardman Avenue, left on Atlas Peak Road. Property is on the right side
Public Remarks: Estate Vineyard, Commanding Views, and Acreage. A short drive above the prestigious Silverado Country Club, this 118 acre parcel in the Atlas Peak AVA offers an unparalleled combination of beauty, seclusion and world class wine grape production. An approved ECP for 20 acres of vineyard has commenced with 4 acres planted in 2023, with field grafting scheduled to occur spring of 2024. Commanding panoramic views over the Blue Ridge Mountains to the snow capped Sierras, this estate presents a canvas of natural splendor with multiple potential homesites. The picturesque meadows and sloping terrain within the remainder of the land within the ECP will require minimal tree removal to develop this coveted mountain vineyard. There are 80 acres under 30% slope, much of which was not pursued within the existing ECP application. This property provides a versatile canvas for development of a quintessential wine centric estate with boundless possibilities for crafting your dream lifestyle in Napa Valley.

4059 Old Sonoma Rd, Napa, CA 94558**Active****\$5,500,000**

MLS #	324031378	DOM / CDOM:	78/78	Original Price:	\$5,500,000
Acres:	43.6600	On-Market:	04/29/24	Sold Price:	
Lot Size:	43.6600 ac	Contingent:		Price per Acre:	\$125,973
Number Lots:	0	Pending:		Unit/Block/Lot:	
Zoning:		Closed:		Electric:	Electric Available
Sewer:	Other	Water:	Public,Other,See Remarks	Broker Co-op:	2.5

Topography:	Gently Sloped	Electric:	Electric Available
Irrigation:		Utilities:	Public
Fencing:	Other	Road Care:	

[Additional Picture](#) |

Directions: From CA-29N turn left onto Ca-12W/CA-121 S/Sonoma Hwy then turn right onto Old Sonoma Road
Public Remarks: Opportunity to acquire a high-quality, 27.6-acre estate vineyard in the Los Carneros AVA. Amazing home sites with incredible view on 43.66 acre property. 1,806 sf residence built in 2013 and a 1,530 sf barn. There is a 30-acre foot reservoir for vineyards. Distinctive, well-drained soils. Vineyard has long-standing history of producing exceptional Merlot & Pinot Noir.

1075 Salvador Ave, Napa, CA 94558**Active****\$6,950,000**

MLS #	324028221	DOM / CDOM:	88/88	Original Price:	\$6,950,000
Acres:	17.9700	On-Market:	04/19/24	Sold Price:	
Lot Size:	17.9700 ac	Contingent:		Price per Acre:	\$386,756
Number Lots:	1	Pending:		Unit/Block/Lot:	
Zoning:		Closed:		Electric:	Electric Available
Sewer:	Public Sewer	Water:	Agricultural Well,Private Well,Shared Well	Broker Co-op:	2.0

Topography:	Level	Electric:	Electric Available
Irrigation:		Utilities:	Public
Fencing:	Chain Link	Road Care:	

[Additional Picture](#) |

Directions: CA-29 N: Turn right onto Salvador Avenue
Public Remarks: Opportunity to acquire a high-quality, 16.74 net acre estate vineyard in the Oak Knoll AVA with optional wine brand and inventories available for sale separately. Incredible home site with amazing views just outside the city of Napa near Big Ranch Road. Vineyard has consistently produced award-winning wines (93 pt Cabernet and 95 pt Chardonnay from top critics).

Buhman Ave, Napa, CA 94558**Active****\$7,800,000**

MLS #	324029494	DOM / CDOM:	84/84	Original Price:	\$7,800,000
Acres:	73.2800	On-Market:	04/23/24	Sold Price:	
Lot Size:	73.2800 ac	Contingent:		Price per Acre:	\$106,441
Number Lots:	1	Pending:		Unit/Block/Lot:	
Zoning:		Closed:		Electric:	Electric Available
Sewer:	Other	Water:	Other	Broker Co-op:	2.5
Topography:	Other				
Irrigation:	Drip System,Water Reservoir	Electric:	Electric Available		
Fencing:	Barbed Wire	Utilities:	Public		
Road Frontage:		Road Care:			

[Additional Picture](#) |

Directions: Old Sonoma Hwy to Old Sonoma Road (turn right), then turn left onto Buhman Avenue
Public Remarks: Opportunity to acquire a high-quality, 50-acre estate vineyard in the Carneros AVA. Desirable water resources (26-acre feet reservoir and water rights from the Congress Valley Water District). Amazing home site with incredible views overlooking the Napa Valley and Bay Area. Long-standing history of producing high-quality grapes and wines. Warm weather site that can grow and ripen Bordeaux varietals. Distinctive, well-drained soils - predominantly Bressa-Dibble Complex.

Atlas Peak Rd, Napa, CA 94558**Active****\$7,875,000**

MLS #	324026705	DOM / CDOM:	92/92	Original Price:	\$7,875,000
Acres:	14.6700	On-Market:	04/15/24	Sold Price:	
Lot Size:	14.6700 ac	Contingent:		Price per Acre:	\$536,810
Number Lots:	1	Pending:		Unit/Block/Lot:	
Zoning:		Closed:		Electric:	Electric TBD
Sewer:	None	Water:	Shared Well	Broker Co-op:	3
Topography:	Gently Sloped				
Irrigation:		Electric:	Electric TBD		
Fencing:	Partial	Utilities:	See Remarks		
Road Frontage:		Road Care:			

[Additional Picture](#) | [Virtual Media](#)

Directions: Monticello Rd to Atlas Peak
Public Remarks: This vineyard is among the most elite vineyards in the Napa Valley paired perfectly with a building site with views extending across the valley West and South all the way to the bay. Located on a gently Southwest facing slope in the Eastern foothills of Atlas Peak. 14.67 Acres of outstanding soil quality, drainage, and climate, producing healthy vines and intensely concentrated flavors. The property was designed and is presently owned by well-known winegrower and vineyard developer William (Bill) Hill. Bill has developed over forty vineyards in California, Oregon and Washington for some of Americas best winemakers. The vineyard consists of approximately 7 acres of Cabernet Sauvignon in blocks 3 and 4 and approximately 1.7 acres of Cabernet Franc, and 1.7 acres of Petite Verdot. The root stocks and varietal clones are ideal for the site. The vineyard is planted in high density of over 2200 vines per acre, allowing each vine to carry an ideal number of clusters which enhances quality in large quantities. A number of Napa's top wine makers have used the fruit from this estate to produce great wines. Come and imagine the vineyard estate of your dreams.

Trubody Ln, Napa, CA 94558**Active****\$9,945,000**

MLS #	323037148	DOM / CDOM:	385/385	Original Price:	\$12,500,000
Acres:	47.1300	On-Market:	06/10/23	Sold Price:	
Lot Size:	47.1300 ac	Contingent:		Price per Acre:	\$211,012
Number Lots:	1	Pending:		Unit/Block/Lot:	
Zoning:		Closed:		Electric:	Electric Available
Sewer:	None	Water:	Agricultural Well,Shared Well	Broker Co-op:	2.5
Topography:	Mostly Level				
Irrigation:		Electric:	Electric Available		
Fencing:	Partial	Utilities:	Propane Tank Leased,Water Available		
Road Frontage:		Road Care:			

[Additional Picture](#) | [Virtual Media](#)

Directions: Hwy 29 to Washington St Exit to Trubody Lane to the end of the road
Public Remarks: 47.13 acre vineyard parcel located in historic Trubody Ranch just South of Yountville in the heart of Napa Valley. This special offering, one of 3 parcels within the approx 144 acre Trubody Ranch, passed down through 3 generations dating back to the 1800's, is sited in the Oak Knoll AVA with 39.06 acres planted to vineyard. Comprised of 15.03 acres of Sauvignon Blanc, 15.90 acres of Sauvignon Musque & 8.13 acres of Chardonnay, the current owners have advanced the history & sustainability of the land through meticulous stewardship, respect for the Agricultural Preserve & by recording a conservation easement to ensure this property for farming in perpetuity. Rare opportunity to continue the legacy of this special historic Napa Valley property. Clone, spacing, rootstock & trellis info is as follows: 15.03 acres of Sauvignon Blanc (Block 5): Clone 1 on 3309 - 8x8 spacing-cordon on VSP trellis. 15.90 acres of Sauvignon Musque (Block 6): Beringer (Bale Lane) scion wood on 110R-8x8 spacing-cordon on VSP. 8.13 acres of Chardonnay (Block 7D): Oak Knoll clone on 5BB - 6x8 spacing-cordon on VSP trellis. Planted in 1997/1998. Interplanting to replace missing vines in Block 5 (partial completion) in 2022 & in Block 7 in 2023. 2023 crop contracted with Stag's Leap, Duckhorn & Krug.

4046 SPRING MOUNTAIN Rd, St. Helena, CA 94574-9773**Active****\$6,950,000**

MLS # 324044426
Acres: 24.9000
Lot Size: 24.9000 ac
Number Lots: 1
Zoning:
Sewer: Other
Topography: Hilly
Irrigation: Drip System,Well
Fencing: Full

DOM / CDOM: 15/15
On-Market: 07/01/24
Contingent:
Pending:
Closed:
Water: Agricultural Well,Shared Well

Original Price: \$6,950,000
Sold Price:
Price per Acre: \$279,116
Unit/Block/Lot:
Electric: Electric Available
Broker Co-op: 2.5
Electric: Electric Available
Utilities: Cable TBD,Gas TBD,Internet Available,Propane Tank Leased,Water Connected

[Additional Picture](#) |**Road Frontage:****Road Care:**

Directions: Take Highway 29 to Madrona and turn west, continue to the top of Spring Mountain Rd and turn right when you reach the crest of the mountain, look for a large bank of mailboxes and follow signs to 4054 Spring Mtn. Address is posted as 4046 but please proceed to 4054.
Public Remarks: Seller owns two parcels and two addresses. All visits will be to 4054 Spring Mountain but the new subject will be 4046 Spring Mountain of 24.90 acres and 9.97 acres planted. Seller is lot lining out her home and 1.3 acres of vineyard. Current configuration is 2 parcels of about 14 acres. The property being sold will be 24.9 acres of which 9.97+/- acres is planted to Bordeaux varietals with 5 x 8 spacing. Seller practices biodynamic and organic farming and vineyard is healthy and vibrant. Still averaging 3 tons per acre. There is an evergreen lease on some of the vineyard to Stags Leap Winery but can be canceled after harvest. The home on this parcel is no longer present but the beautiful home site remains where someone can build or choose to plant more acreage or possibly a winery.

APN 031-240-022 in Yountville AVA w 20 acres of vineyard sold in Juy of 2024 for \$10,000,000±