

Calistoga AVA Vineyard

1090 Bale Lane | Napa Valley



O F F E R I N G M E M O R A N D U M

SUMMARY

Nestled in the renowned Calistoga AVA, known for its ideal growing conditions and world-class wines is this exceptional vineyard opportunity.

Sited on 28 acres this 17.64+/- planted acre vineyard benefits from optimal sun exposure, well-drained soils, and the region's distinctive terroir. The vines will be fully producing in 2025 with yields expected to be 5 to 5.5 tons per acre making it a successful income-producing Cabernet vineyard with easy farming and convenient access.

Embrace sustainable farming at its finest with CCOF-certified organic farming, Fish Friendly Farming certification, and bio-dynamic practices. This vineyard produces high-quality fruit while staying committed to eco-friendly methods.



Beyond the vineyard, the property features a stunning building site and heritage barn, perfect for creating your dream vineyard estate. Imagine enjoying panoramic views of the lush vineyards, hills, and the stunning Napa Valley backdrop.

Don't miss the chance to own a piece of Napa Valley's heritage with this exceptional property. Whether you're looking to expand your investment portfolio or create a personal sanctuary amidst the vines, this property offers unparalleled beauty and potential.

While information in this Memorandum has been obtained from reliable sources, it is not guaranteed to be accurate or complete. Prospective Parties are encouraged to investigate all information and details contained within for accuracy.

PROPERTY OVERVIEW

Real Property

- 1090 Bale Lane, Calistoga, CA
- APN# 022-031-001
- 28.02 +/- Acres Total
- 17.64+/- Acres Planted
- Zoning: AP

Farming

- Renteria Vineyard Management
(Prior Management was Jack Neal and Son)
- Certified CCOF, Organic Farming
- Certified Fish-Friendly Farming
- Farmed Biodynamically

Grape Utilization/Contracts

- Sold internally to Heitz and Burgess
at \$11,000/ton
- Heitz Cabernet Sauvignon, Napa Valley,
\$75/bottle

Water and Soil

- Bale Loam
- Well drilled in 2012
- 90 GPM

Irrigation and Frost Control

- Drip irrigation from well
- Wind machine (1 fan in block 1)

Additional Notes

- Easy to farm
- Excellent building site
- Winery site potential
- County easement from Bale Lane
to property gate
- Old barn on property

VINEYARD DATA



BLOCK	ACRES	VARIETAL	ROOTSTALK	CLONE	YEAR PLANTED	TRELLIS	SPACING
A	5.24	CS (grafted in 2023)	Schwartzmann	8	2014	Elkhorn	10 X 5
B1	3.37	CS	S04	15	2021	Elkhorn	10 X 5
B2	2.43	ME	S04	181	2021	Elkhorn	10 X 5
C1	6.07	CS	1103P	337	2017	Elkhorn	10 X 4
C2	0.53	CS	1103P	685	2022	Elkhorn	10 X 4
Totals	17.64						

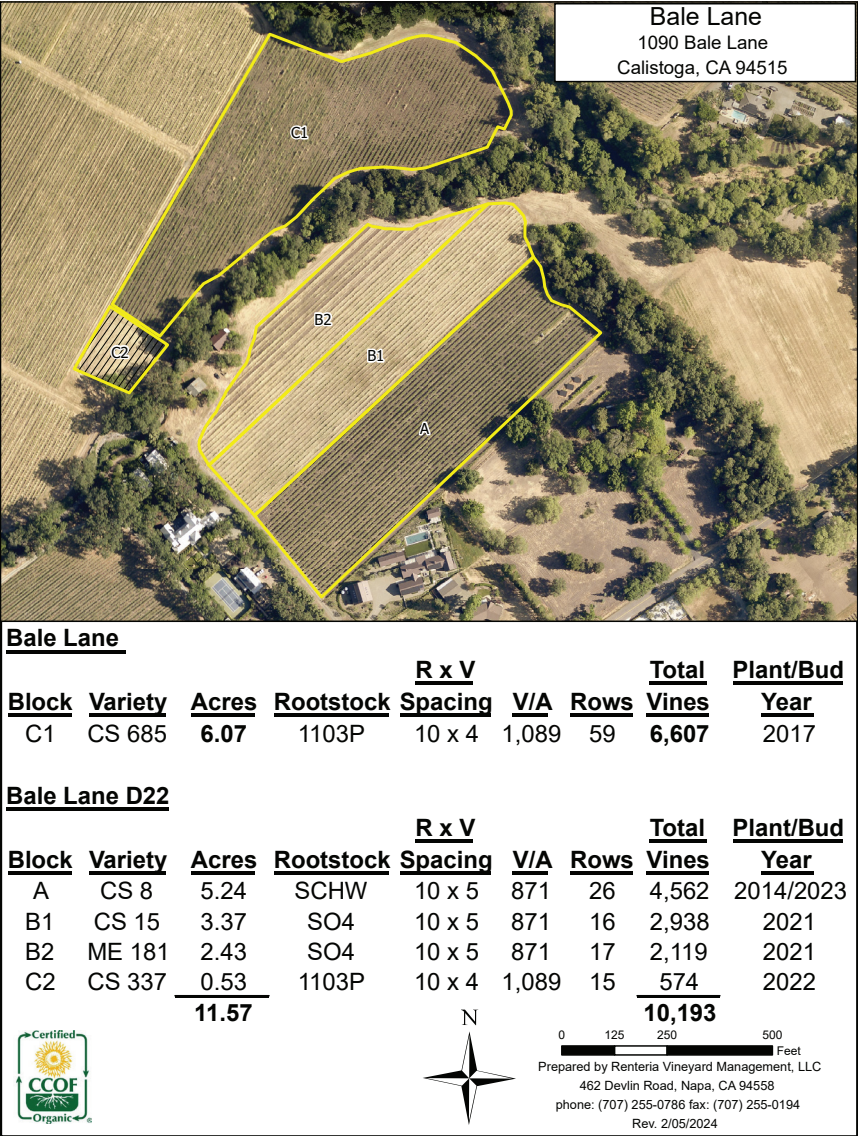
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HARVEST DATA

BLOCK	VARIETAL	ACRES	2019	TONS/ACRE	2020	TONS/ACRE	2021	TONS/ACRE	2022	TONS/ACRE	2023	TONS/ACRE
A	ZN/CS	5.24	36.5	6.96	-	-	32.6	6.22	29.89	5.70	-	-
B1	CS	3.37	-	-	-	-	-	-	-	-	-	-
B2	ME	2.43	-	-	-	-	-	-	-	-	-	-
C1	CS	6.07	-	-	-	-	26.25	4.32	29.01	4.77	34.58	5.69
C2	CS	0.53	-	-	-	-	-	-	-	-	-	-
Total		17.64					58.85 tons	55.9 tons		34.58 tons		

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VINEYARD MANAGER BLOCK MAP



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CALISTOGA AVA VINEYARD



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CALISTOGA AVA DETAILS

The Calistoga AVA is the most northerly of the “valley floor” appellations and also the hottest. It is surrounded by mountains on three sides, except where it borders St. Helena to the south. Here the valley floor is higher than in the south, so the lowest elevation is around 300 feet (91m). The soils are primarily volcanic in origin and volcanic activity still abounds in the region – Calistoga first became famous for its mineral-rich hot springs. Indeed, its very name hearkens to this, Calistoga standing for “California Saratoga.”

Calistoga's orientation – ringed by mountains and far away from the cooling influence of the San Pablo Bay, creates a hot environment that makes for some ripe, rich reds that are dark in color and deep in flavor. That said, there are cooler micro-climates where elegance is achieved, such as in the northeast canyons where alpine drafts flow down from the mountain, delaying ripening and helping to retain acidity. The Chalk Hill Gap to the west is also an important feature, as it allows some Pacific influence to penetrate.

Calistoga is located at the top of the Napa Valley and is one of the most geologically uniform of all the Napa Valley AVAs, featuring primarily volcanic soil. All of the Calistoga AVA lies above 300 feet above sea level and vineyards are planted as high as 1200 feet above sea level. Typically higher elevation corresponds with cooler night time temperatures allowing for more acid retention and more balanced wines.



Elevation:

- 300 to 1,200 feet (92 to 370 m)

Soils:

- Volcanic in origin
- Rocky, stony loam soils on hillsides
- Gravelly or cobbly loam on alluvial fans
- Heavier clay-silt soils in the valley center areas

Climate:

- Moderately warm, but still marginally influenced by early morning fog
- The western bench area is cooler, with less late afternoon sun, tempered by afternoon marine winds
- Averages a bit warmer than Oakville and Stags Leap District to the south
- Large diurnal range
- Usual summer peak temperatures are mid-90s°F (35°C)
- Located at Napa Valley's widest point, it has a higher radiant value than other AVAs

Rainfall:

- Up to 38 inches (96 cm) annually

Principal Varieties:

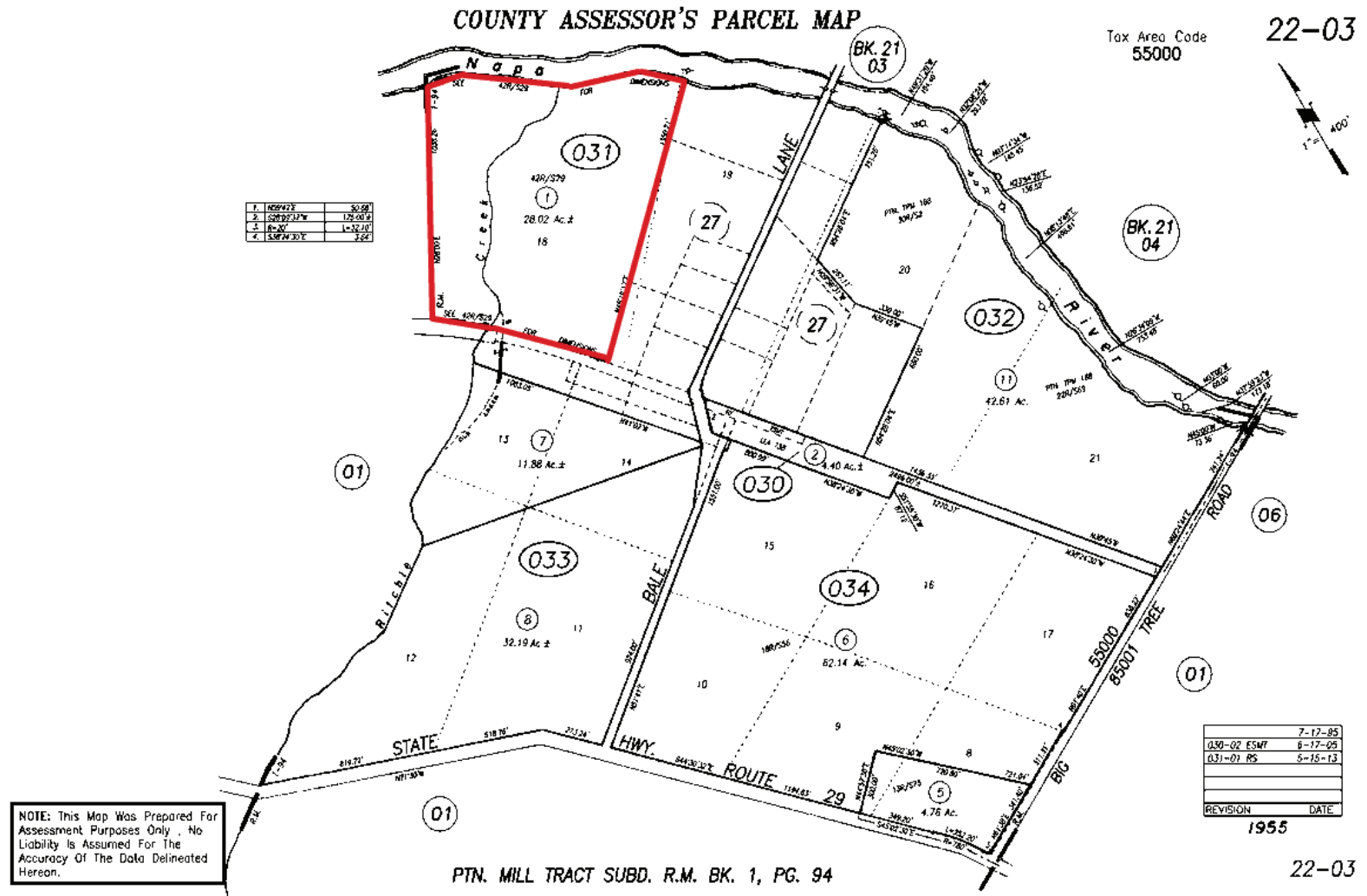
- Cabernet Sauvignon
- Sauvignon Blanc
- Merlot

AERIAL MAP



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ASSESSOR MAP



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