



4427 Silverado Trail
CALISTOGA, CA 94515

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REAL ESTATE

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- Hewitt Family Vineyard
- Calistoga AVA
- 22.68 Acres
- 11 Acres Planted to Cabernet
- 5 Fallow Acres
- 1.5 Acre Build Site
- Evergreen Contract With Venge
- Strong Ag Well and Reservoir

Discover the essence of Napa Valley winemaking with this remarkable offering in the esteemed Calistoga AVA. Spanning 22.68 acres, the Hewitt Family Vineyard is a legacy property that perfectly balances natural beauty with premium viticulture potential.

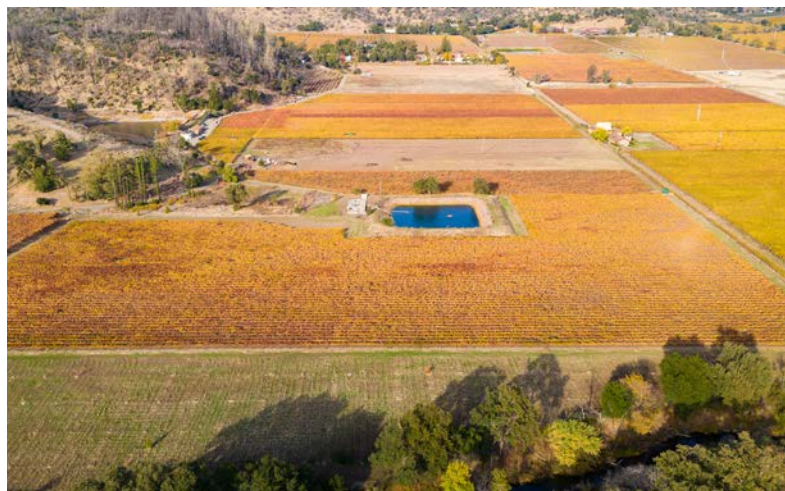
This exceptional vineyard features 11 acres planted to world-class Cabernet Sauvignon, producing fruit highly sought after by elite vintners. With 5 fallow acres, the property offers ample space for expansion or introducing new varietals, giving buyers the opportunity to enhance its already impressive production. A 1.5-acre build site provides a stunning location for constructing a private estate or winery facility, offering breathtaking views of the surrounding vineyard and valley.

Supported by a strong agricultural well and a reliable reservoir, the property ensures consistent irrigation and water security, vital for producing premium grapes year after year. Adding to its appeal, the vineyard holds an evergreen contract with Venge Vineyards, a testament to its exceptional quality and consistent profitability.





This rare offering combines a prime location, top-tier vineyard infrastructure, and endless possibilities for growth and luxury. Whether you're expanding your portfolio or pursuing a dream winery estate, Hewitt Family Vineyard is a legacy in the making.



Schedule your private tour today to experience the unparalleled potential of this iconic property.





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