

Rutherford AVA Cabernet Vineyard

79 Zinfandel Lane | Napa Valley



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

SUMMARY

Here's an opportunity to acquire a premium, newly established Cabernet Sauvignon vineyard located in the prestigious Rutherford AVA.

This 17-acre property features 14.96+/- acres planted in 2021, and offers excellent farming conditions and convenient access from Zinfandel Lane. With substantial water resources from two wells providing 500 GPM and 120 GPM.

The vineyard is certified for CCOF organic farming and fish-friendly practices. With its prime location, it presents excellent potential for building or winery development, situated among notable neighbors such as Raymond, Kelham, and Wheeler Farms.



PROPERTY OVERVIEW

Real Property

- 79 Zinfandel Lane, St. Helena, CA
- APN# 030-250-011
- Zoning: AP
- 17.15 +/- Acres Total
- 14.96 +/- Acres Planted

Vineyard and Farming

- 14.96 +/- Acres planted to Cabernet Sauvignon
- Renteria Vineyard Management
(Prior Management was Jack Neal and Son)
- Certified CCOF, Organic Farming
- Certified Fish-Friendly Farming

Grape Utilization/Contracts

- No contracts in place at this time
- Fruit was dropped in 2023 and 2024, first crop will be in 2025.
- The vineyard was planted in Chardonnay before and sold externally

Water and Soil

- Pleasanton Loam
- 2 wells
- Well 1: 500 GPM
- Well 2: 120 GPM

Irrigation and Frost Control

- Drip irrigation
- Wind machine (fan in block 2)
- Sprinklers

Additional Notes

- Direct access off Zinfandel Lane
- Easy to farm
- Prime location with building site potential
- Winery site potential

VINEYARD DATA



BLOCK	ACRES	VARIETAL	ROOTSTALK	CLONE	YEAR PLANTED	TRELLIS	SPACING
1	5.51	CS	039-16	169	2022	Elkhorn	10 X 4
2	6.31	CS	039-16	337	2022	Elkhorn	10 X 4
3	3.13	CS	039-16	15	2022	Elkhorn	10 X 4
Totals		14.96					

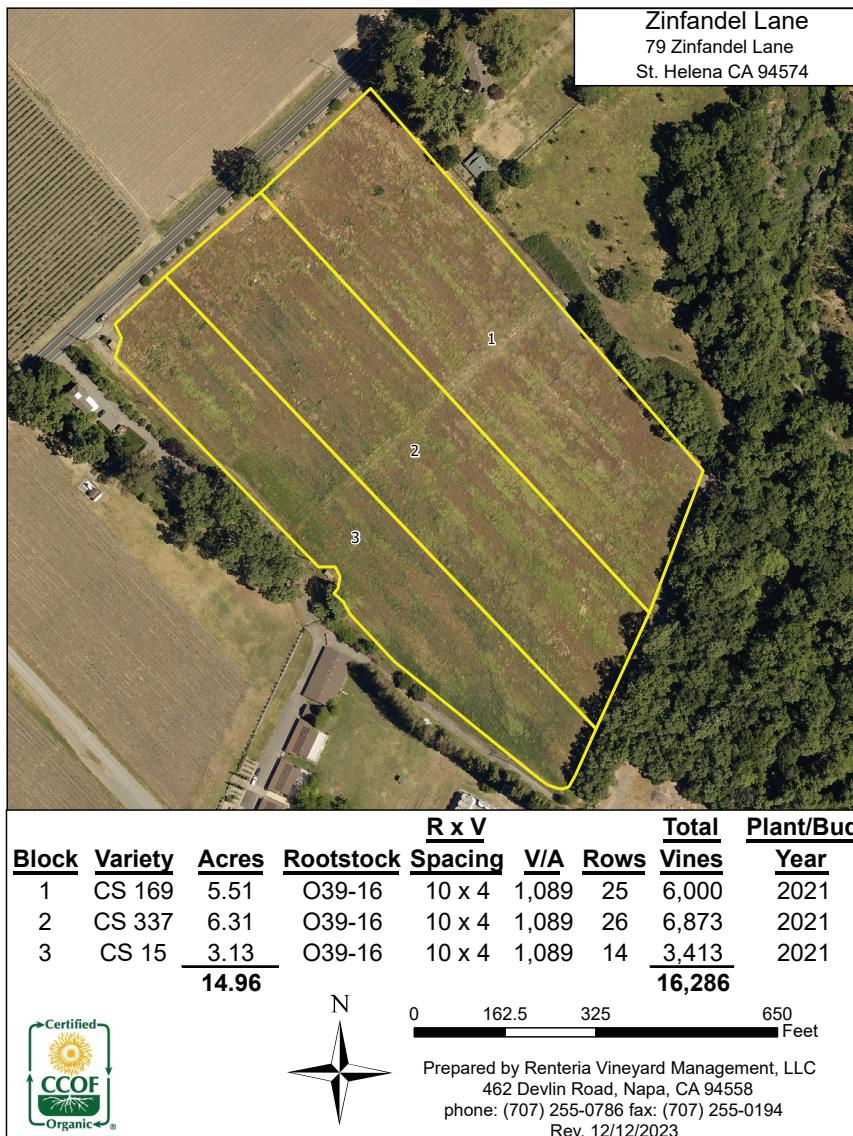
While information in this Memorandum has been obtained from reliable sources, it is not guaranteed to be accurate or complete. Prospective Parties are encouraged to investigate all information and details contained within for accuracy.

AERIAL MAP



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VINEYARD MANAGER BLOCK MAP



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ZINFANDEL LANE CABERNET VINEYARD



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ZINFANDEL LANE CABERNET VINEYARD



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RUTHERFORD AVA DETAILS



Rutherford is located at the widest part of Napa Valley, therefore the vines enjoy the most sun of any of the valley floor appellations. This makes for phenolically ripe wines with soft tannins and dense fruit. The benchland, which has deep gravelly soils and protection from the hot sun, imbues a nobility and elegance into the mix, along with distinctively grainy tannins which some associate with the term "Rutherford Dust." The western benchland is protected from the hot afternoon sun by the mountains of the Mayacamas; across the valley, along the eastern edge of the appellation, a complex series of hills and folds in the Vacas make for a series of unique microclimates.

Rutherford is home to some of Napa Valley's most famous and historic wineries but it also contains some large tracts of vineyard holdings by larger farming operations. Cabernet Sauvignon is the dominant grape here but Sauvignon Blanc is also plentiful and being planted this far north makes for an especially charming and tropical wine.

RUTHERFORD AVA DETAILS

Elevation:

- 155 to 500 feet (47 to 152 m)

Soils:

- Western benchland is composed of sedimentary, gravelly, sandy and alluvial soils
- The eastern side has more volcanic soils and is moderately deep
- Good water retention
- Good soil fertility

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:

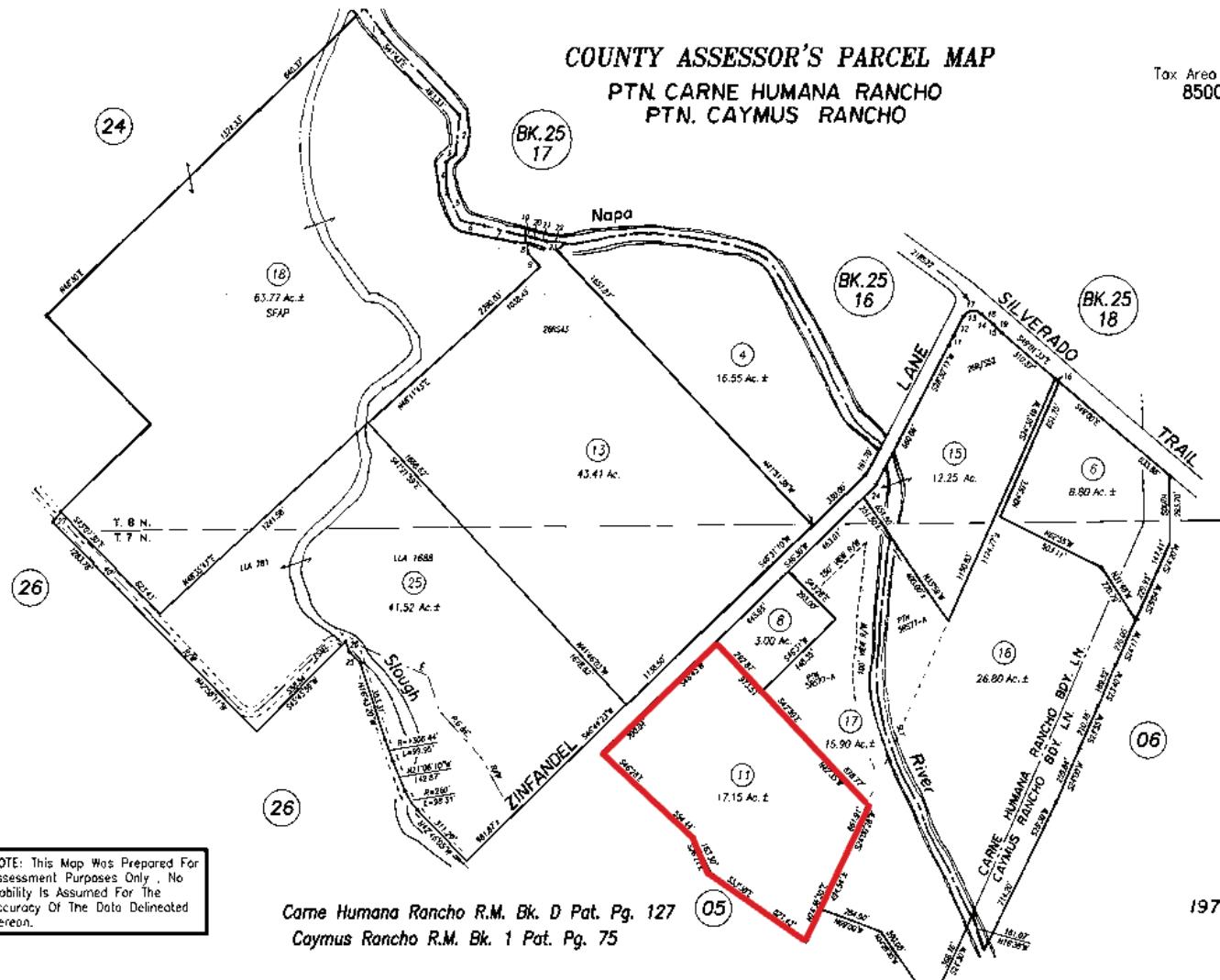
- Cabernet Sauvignon
- Sauvignon Blanc
- Merlot

COUNTY ASSESSOR'S PARCEL MAP
PTN. CARNE HUMANA RANCHO
PTN. CAYMUS RANCHO

Tax Area Code
85001

30-25

1740



1.	5414957	176
2.	5414958	166
3.	5414959	274
4.	5414960	144
5.	5414961	143
6.	5414962	86
7.	5414963	194
8.	5414964	86
9.	5414965	72
10.	5414966	12
11.	5414967	19
12.	5414968	94
13.	5414969	14
14.	5414970	14
15.	5414971	55
16.	5414972	50
17.	5414973	20
18.	5414974	139
19.	5414975	56
20.	5414976	41
21.	5414977	52
22.	5414978	68
23.	5414979	52
24.	5414980	93
25.	5414981	56
26.	5414982	56
27.	5414983	26

Assessor of Napa County
4-29-91
8-13-91
250-25 LA 10-6-91
REVISION DATE

NOTE: This Map Was Prepared For Assessment Purposes Only. No Liability Is Assumed For The Accuracy Of The Data Delineated Herein.

Carne Humana Rancho R.M. Bk. D Pat. Pg. 127
Caymus Rancho R.M. Bk. 1 Pat. Pg. 75

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