

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.



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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

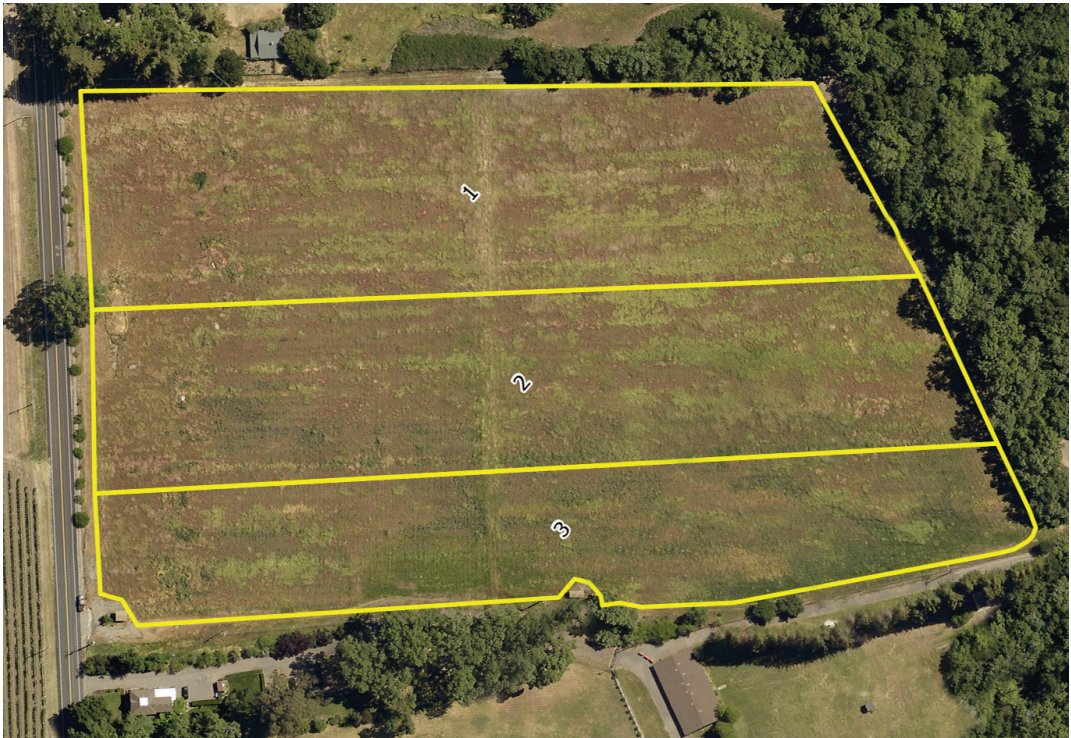
Irrigation and Frost Control

- 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						

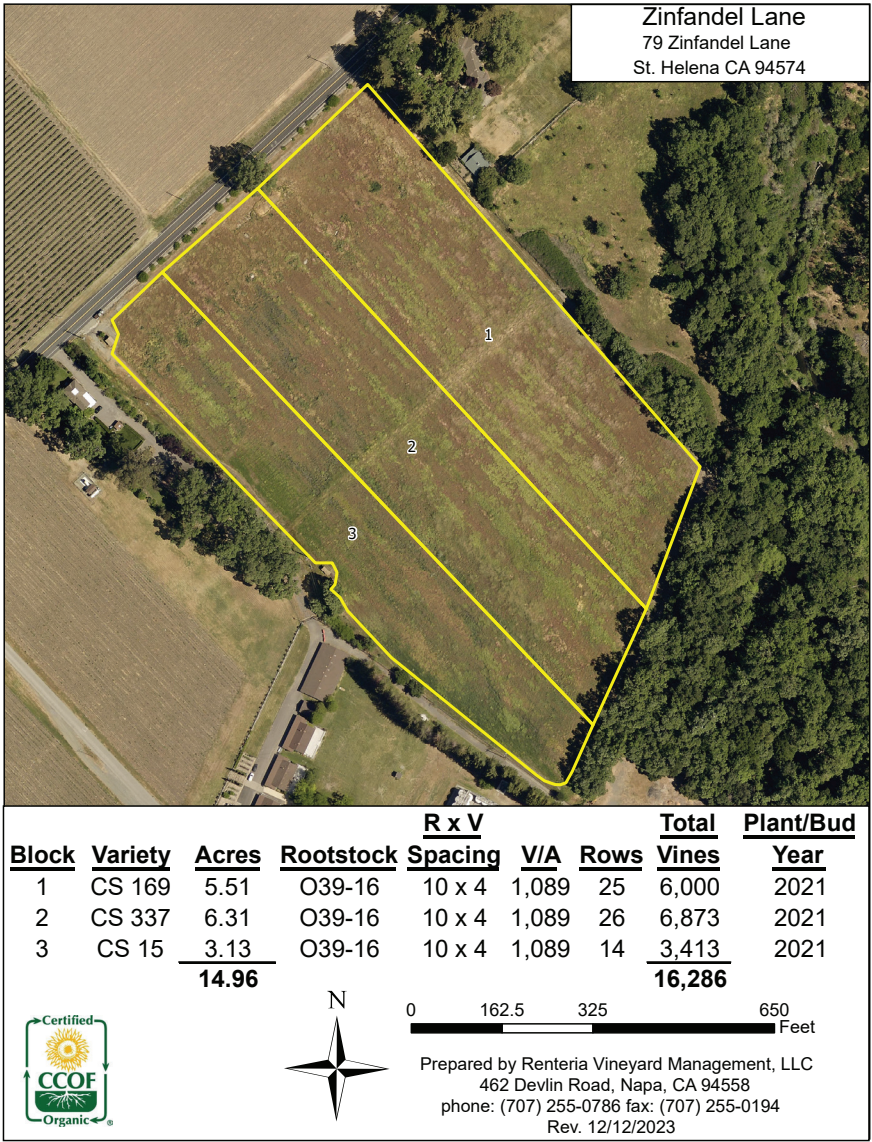
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AERIAL MAP



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VINEYARD MANAGER BLOCK MAP



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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.

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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:

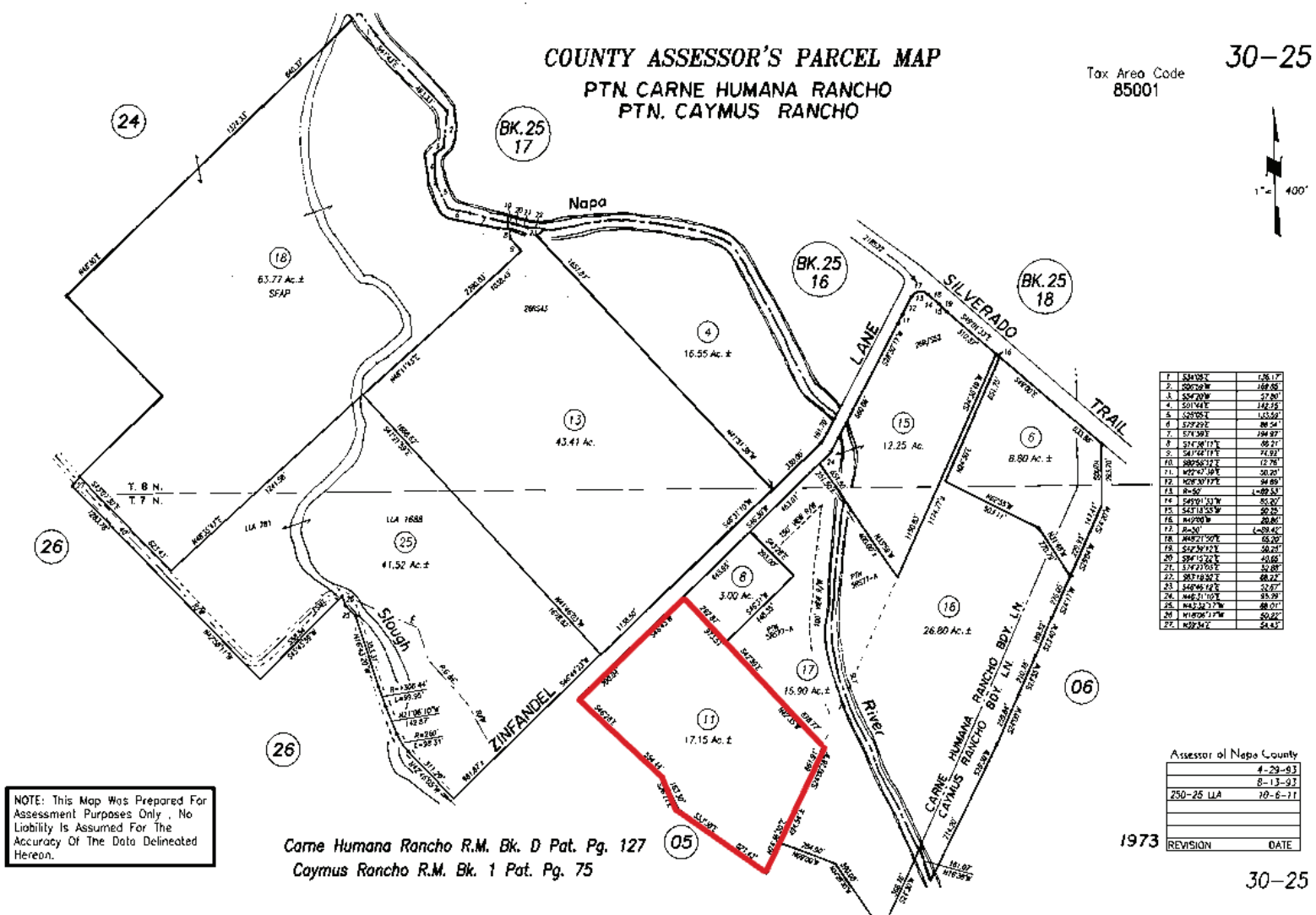
- Moderately warm, but still marginally influenced by early morning fog
- The western bench area is cooler, with less late afternoon sun, tempered by afternoon marine winds
- Averages a bit warmer than Oakville and Stags Leap District to the south
- Large diurnal range
- Usual summer peak temperatures 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





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