

# Napa Valley Winery & Vineyard

Pope Valley, Ca



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## 3 Legal Parcels. 95 Acres





Rare Pope Valley Winery. Napa Appellation. Over 95 acres on three legal, buildable parcels. 19 acres planted to vines. Approved erosion Control plan for 16 additional acres.

Scarce 16,000 gallon winery permit. There are two licensed reservoirs (one 16 acre feet and one 12 acre feet) of invaluable water. Five wells supply the winery, shops and homes.

The winery facility features a well-appointed and professional tasting room with ample barrel storage and stainless steel fermenting tanks. Tours and tastings are permitted.

Additionally, there are two homes, a barn and a separate shop. Each building site features amazing valley views.



95 Acres



Lake. 16 Acre feet



Lake. 12 Acre feet



Barrel Storage





Tasting Room



Stainless Steel Fermenting Tanks



19 Acres Planted. 16 Plantable.



Three View Building Sites



# Napa Valley Winery & Vineyards

**Address:** Pope Valley Rd, Pope Valley, Ca

**Three parcels:** APN# 018-310-009, 018-310-010, 018-310-011

**Parcel size:** 95.64 Acres

**Zoning:** AW (agricultural watershed)

**Appellation:** Napa AVA

## Vineyard

- 19.5 Acres Planted
- 11 Acres Cabernet Sauvignon
- 5.10 Acres Petite Sirah
- 1.20 Acres Malbec
- .9 Acres Cabernet Franc
- .9 Acres Merlot
- .15 Acres Petite Verdot
- 16.5+/- additional plantable

## Winery

- 16,000-gallon permit
- Winery Building built in 2008
- 2,420 square feet of Covered Crush Pad
- 400 square foot tasting room



- 3,000 square feet barrel storage
- Tours & tasting by appointment, up to 15 visitors a day/75 per week.
- Six marketing events allowed with max 50 attendees.
- One auction event with maximum 100 attendees

## Infrastructure & Improvements

- Two licensed reservoirs at 16 acre feet and 12 acre feet
- Multiple wells
- PG&E
- Septic

## Buildings

- Winery Building: 7,133 square feet
- Old Residence: 1,560 square feet
- Stone Cellar: 350 square feet
- Managers House: 1,060 square feet
- Shop: 4,700 square feet
- Barn: 4,200 square feet
- Old shed: 2,200 square feet
- Pump Shed



Block	Variety	Clone	Rootstock	Spacing	Year Plaanted	Acres
1	Cabernet Sauvignon	7	110R	5 x 8	2007	2
1A	Cabernet Sauvignon	Beringer	AXR1	5 x 10	1990	1.5
2	Cabernet Sauvignon	4	140R	5 x 10	2000	3
3	Cabernet Sauvignon	4	140R	5 x 10	2000	5
4	Petite Sirah	3	St George	5 x 10	2000	5
5S	Merlot	15	110R	7 x 4	2007	1
5N	Cabernet Franc	214	110R	7 x 4	2007	1
6	Malbec	595	3309	8 x 5	2007	1
7	Petite Verdot	2	3309	6 x 4	2007	0.25
					Total	19.75





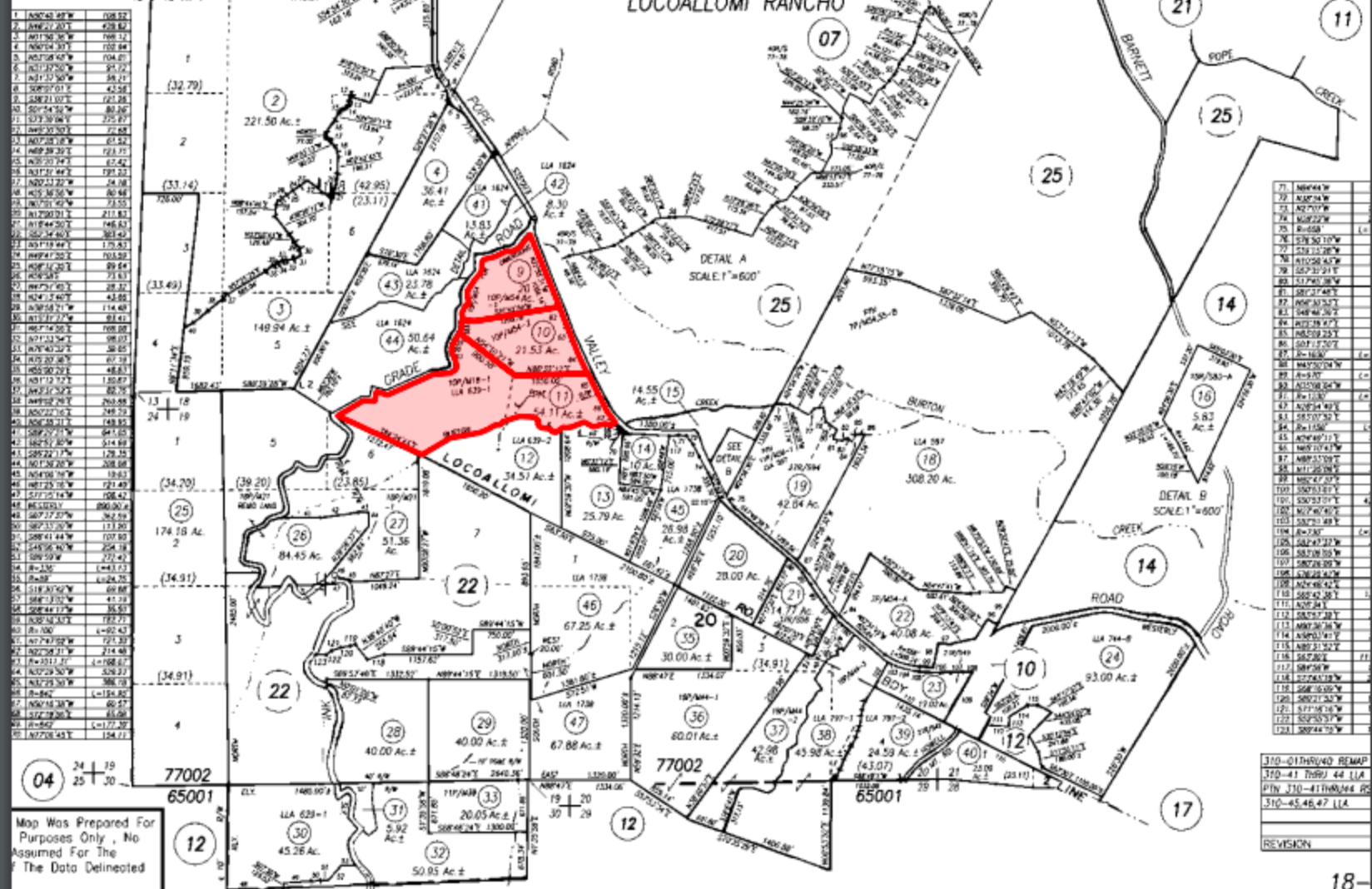
Year	Varietal	Winery	Tons	Revenue
2019	Cabernet Sauvignon	Hunnicutt	32.83	-
	Cabernet Sauvignon	Hunnicutt	17.11	\$134,377.32
	Petite Sirah	Vintage Wine Estates	14.58	\$55,805.99
	Merlot	Own Use	4.35	-
	Cabernet Franc	Own Use	5.07	-
	Malbec	Hunnicutt	4.32	\$22,219.26
	Malbec	Own Use	1.98	-
	Petite Verdot	Own Use	1.0	-
	2019 Total		81.24	\$212,402.57
2018	Cabernet Sauvignon	Hunnicutt	11.36	\$84,329.82
	Cabernet Sauvignon	Own Use	35.74	-
	Petite Sirah	Vintage Wine Estates	16.2	\$65,182.34
	Merlot	Own Use	3.9	-
	Cabernet Franc	Own Use	5.2	-
	Malbec	Hunnicutt	2.68	\$15,291.15
	Malbec	Own Use	1.42	-
	Petite Verdot		1.1	-
	2018 Total		77.9	\$164,803.31
2017	Cabernet Sauvignon	Hunnicutt	9.14	\$62,569.88
	Cabernet Sauvignon	Own Use	28.96	-
	Petite Sirah	Vintage Wine Estates	16.1	\$57,851.72
	Merlot	Own Use	2.9	-
	Cabernet Franc	Own Use	4.4	-
	Malbec	Hunnicutt	2.13	\$11,401.93
	Malbec	Own Use	1.47	-
	Petite Verdot	Own Use	0.9	-
	2017 Total		66	131,940.14



# COUNTY ASSESSOR'S PARCEL MAP T.9 N., R.5 W., M.D.B.&M. LOCOALLOMI RANCHO

100 Area Code  
77002

18-



71. N 89°44'W	1.00
72. N 89°44'W	1.00
73. N 89°44'W	1.00
74. N 89°44'W	1.00
75. N 89°44'W	1.00
76. S 78°30'W	1.00
77. S 78°30'W	1.00
78. S 78°30'W	1.00
79. S 78°30'W	1.00
80. S 78°30'W	1.00
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97. S 78°30'W	1.00
98. S 78°30'W	1.00
99. S 78°30'W	1.00
100. S 78°30'W	1.00

310-01110/40 REMAP  
310-41 7000 44 LIA  
PIN 310-41110/44 R5  
310-45 46 47 LIA  
REVISION

18-