

Offering Memorandum

Lower Wooden Valley, Napa CA

+/- 11 Acres
\$999,999



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Highlights

- 10.91 +/- acres Vineyard Estate Land
- Up to 1 +/- acres of Plantable Land for a Hobby Vineyard
- Exclusive Gated Community
- Off the I-680 / I-80 corridor - Lower Wooden Valley
- Breathtaking views of rolling green hills, vineyards, San Pablo Bay & Mount Diablo
- Terroir includes prized red loam (like Howell Mountain)
- Neighboring vineyards' fruit rivaling that from Pritchard Hill
- Current wine makers such as Caymus, Stags Leap, Hestan and Saint Michelle





NAPA COUNTY
CALIFORNIA

Napa County Planning Division

<https://www.countyofnapa.org/1709/Planning-Division>

According to the Napa County Planning Division as of 8/01/20 (Buyer to verify)

Structures allowed on this plot of land include:

- Main dwellings (per APN): Can be any size (no limit to Square Foot) if you meet the set back requirements including water, sewer and access
- A second dwelling is allowed up to 1200 Sf
- A cottage is allowed, but limited to 1000 Sf (**no kitchen**)
- Any size agricultural building is allowed (Example: A Barn)
- Recreational type use is allowed (Example: A pool house)

Note: If all the set back requirements are met, the above structures are allowed per plot of land (Buyer must verify this information with Napa county planning department themselves, for there may be other limitations not noted above)

To verify and for more information Contact Napa County Planning Division:

Please Contact **Suzie Gardner-Gambill** at 707-299-1334 or

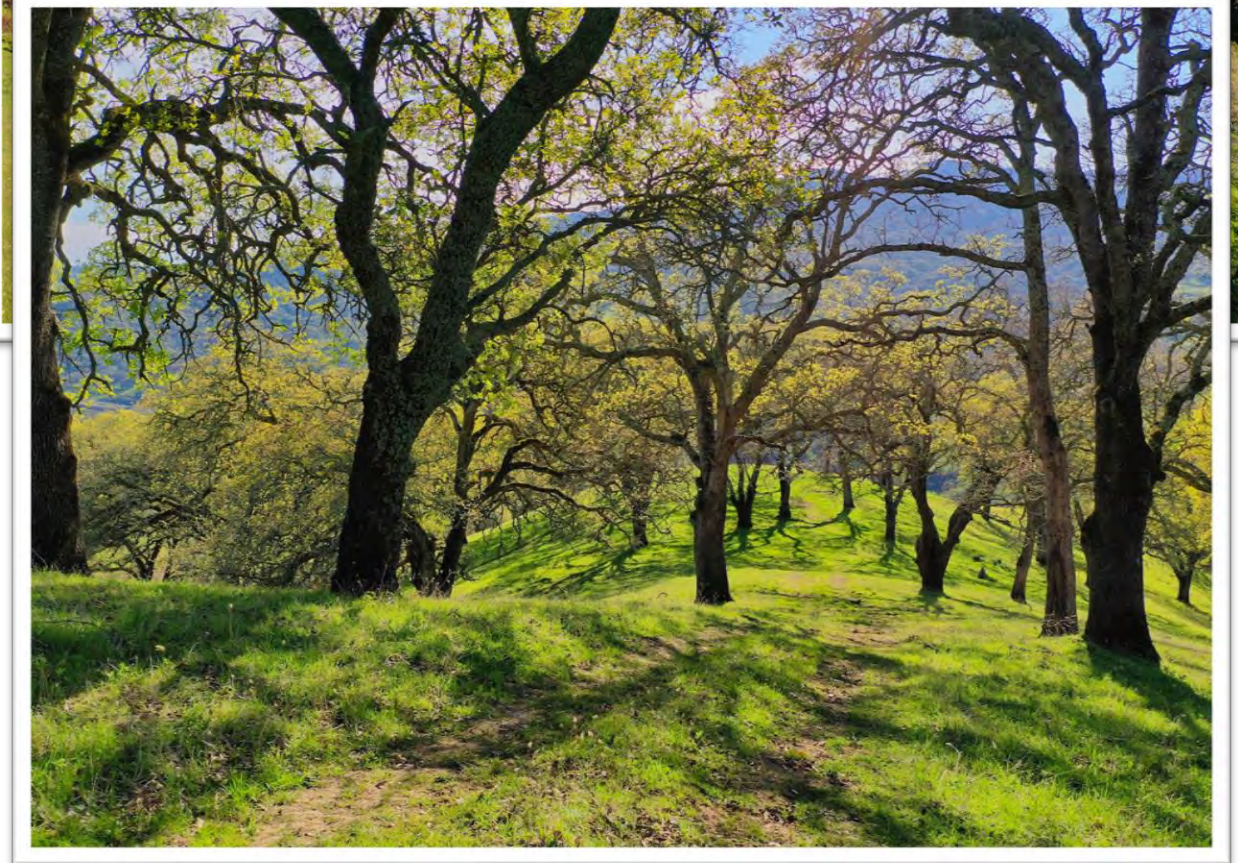
Terry Abraham at 707-299-1331



LEGEND

	Parcel One (Fee, Property in Question)		Parcel Six (Easement)
	Parcel Two (Easement)		Parcel Seven (Easement)
	Parcel Three (Easement)		Parcel Eight (Easement)
	Parcel Four (Easement)		Item No. 4 - Easement for pole lines and incidental purposes September 21, 1927, Book 27, Page 416, of Official Records The exact location and extent of said easement is not disclosed of record
	Parcel Five (Easement)		Item No. 5 - Easement for pole lines and incidental purposes September 18, 1930, Book 53, Page 162, of Official Records The exact location and extent of said easement is not disclosed of record

11 +/- Acres
Parcel

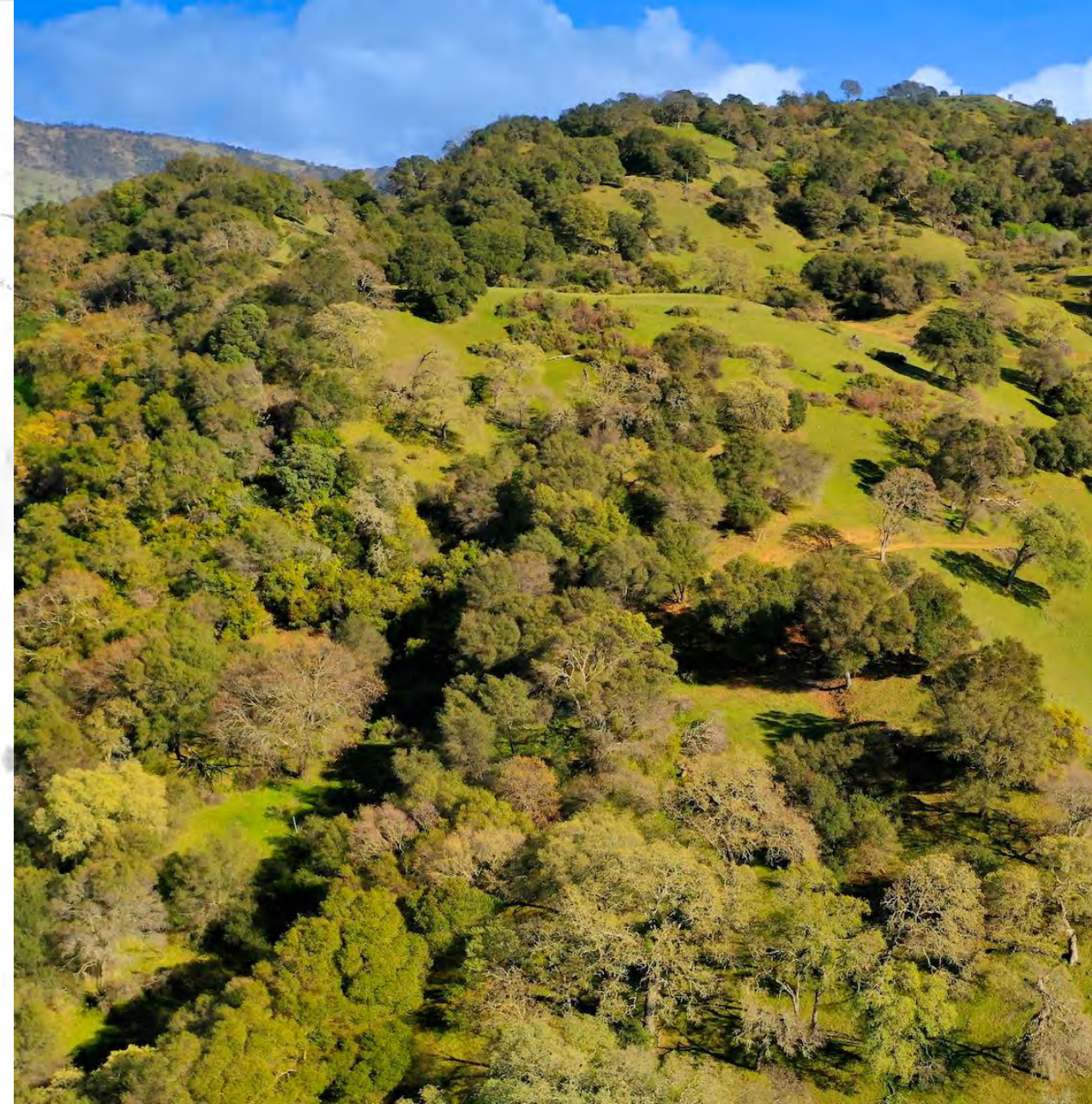


As you drive through the heavy wrought iron gates you quickly realize why this is a prized place to build a private Vineyard Estate.

The stunning 10.91+/- acres draws you in, as you look out over the breathtaking views of rolling green hills, vineyards, the San Pablo Bay & even Mount Diablo.

Private and serene, yet you are centrally located with quick and easy transportation access and less than 20 minutes away from downtown Napa and world class dining and entertaining options.

Others have already snapped up neighboring plots of land. This is one of the last chances to own substantial land in this beautiful and exclusive gated community.



Trophy Ridge

Supplemental information about the Trophy Ridge property:

- Two wells on the property: One at the top of the slope near Quail Ridge Drive; One at the bottom of the slope, by the creek.
- Wells both reported as 30GPM.
- Well details to be confirmed with Seller during Due Diligence process.





From Quail Ridge Drive to local
Destinations....

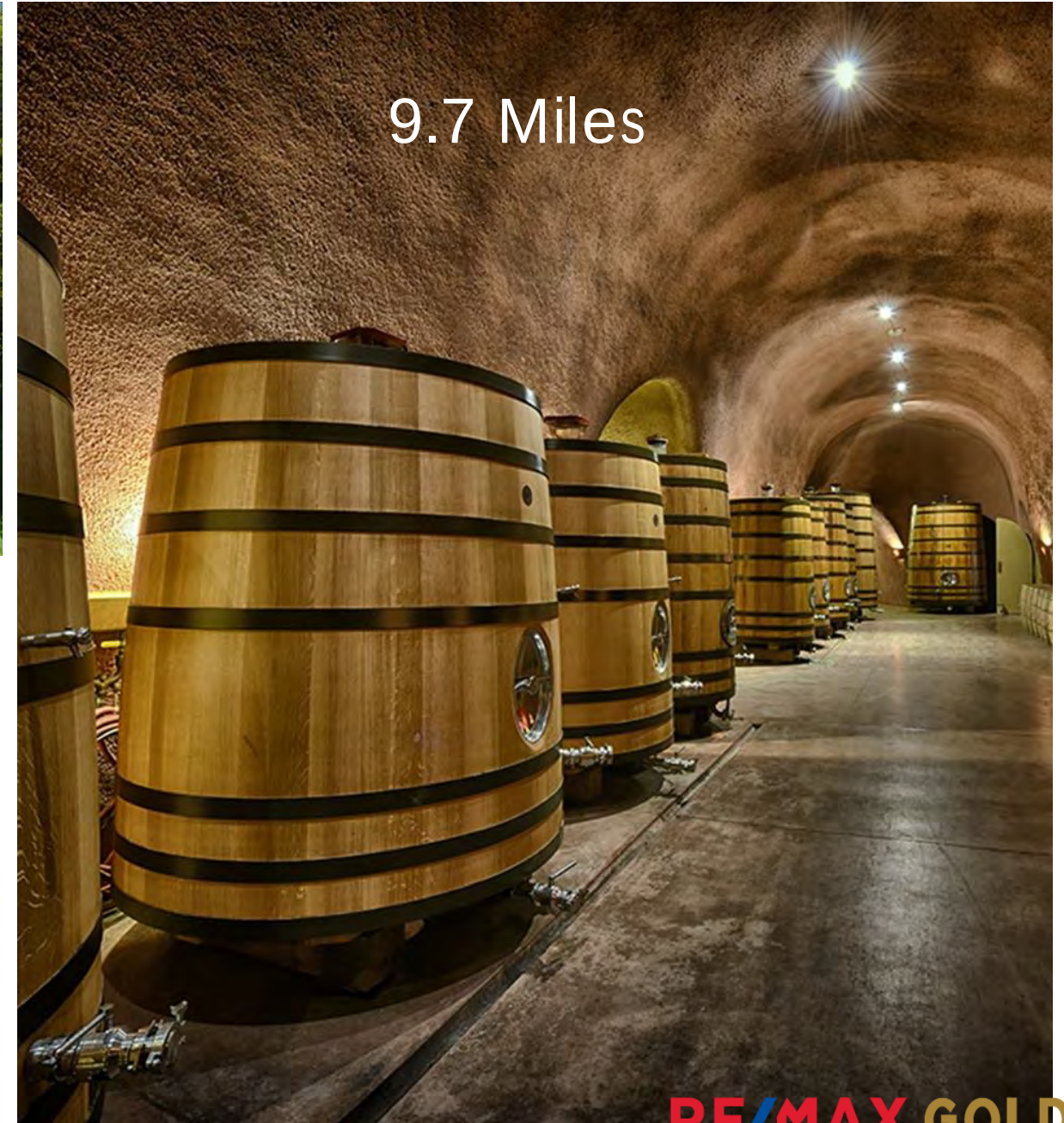
Closer than it feels...

Nearby you will find famous wine makers growing award-winning wines such as Caymus, Stags Leap, Hestan and Saint Michelle.

Who is Nearby?

Approximately 1.5 Miles away is Hestan Vineyard Estate





10.3 Miles





10.4 Miles



9.2 Miles

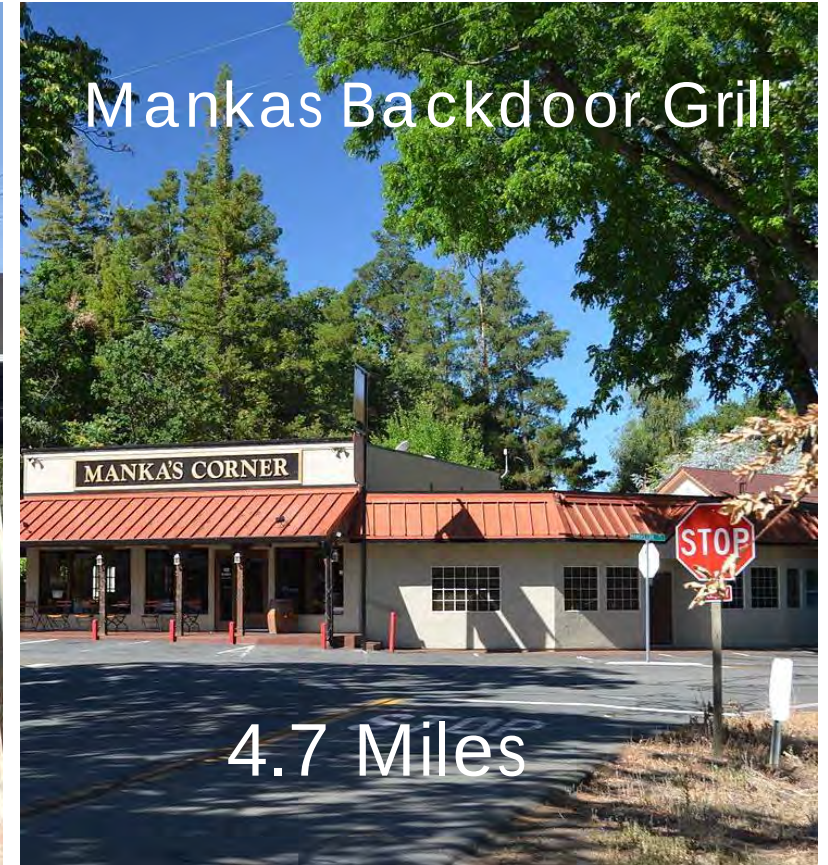


15.6 Miles



Cordeiro's Steakhouse

12.6 Miles



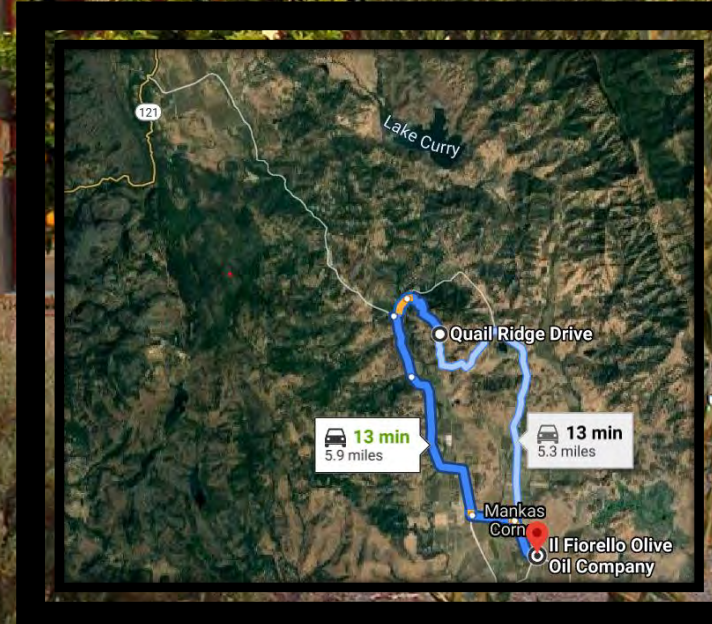
Mankas Backdoor Grill

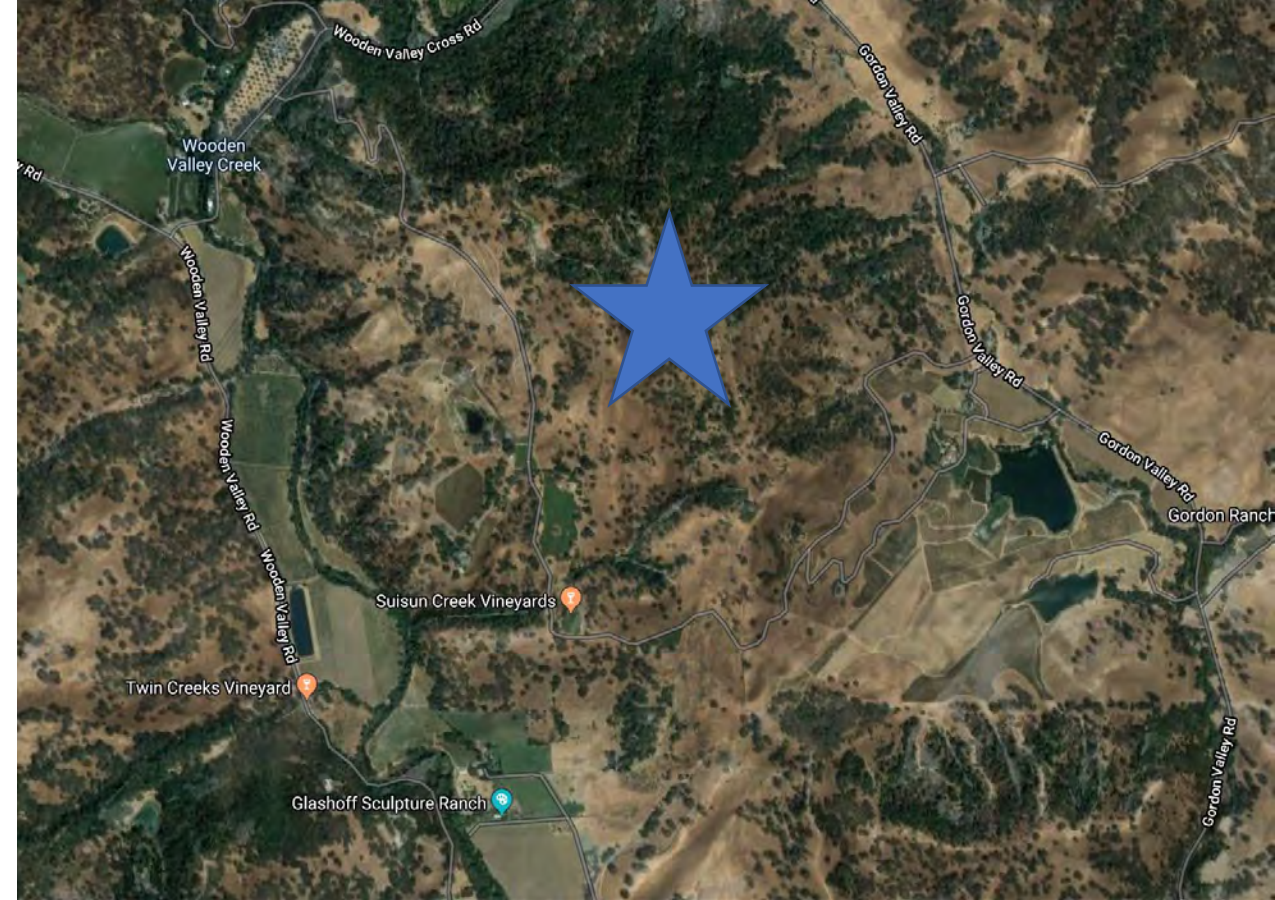
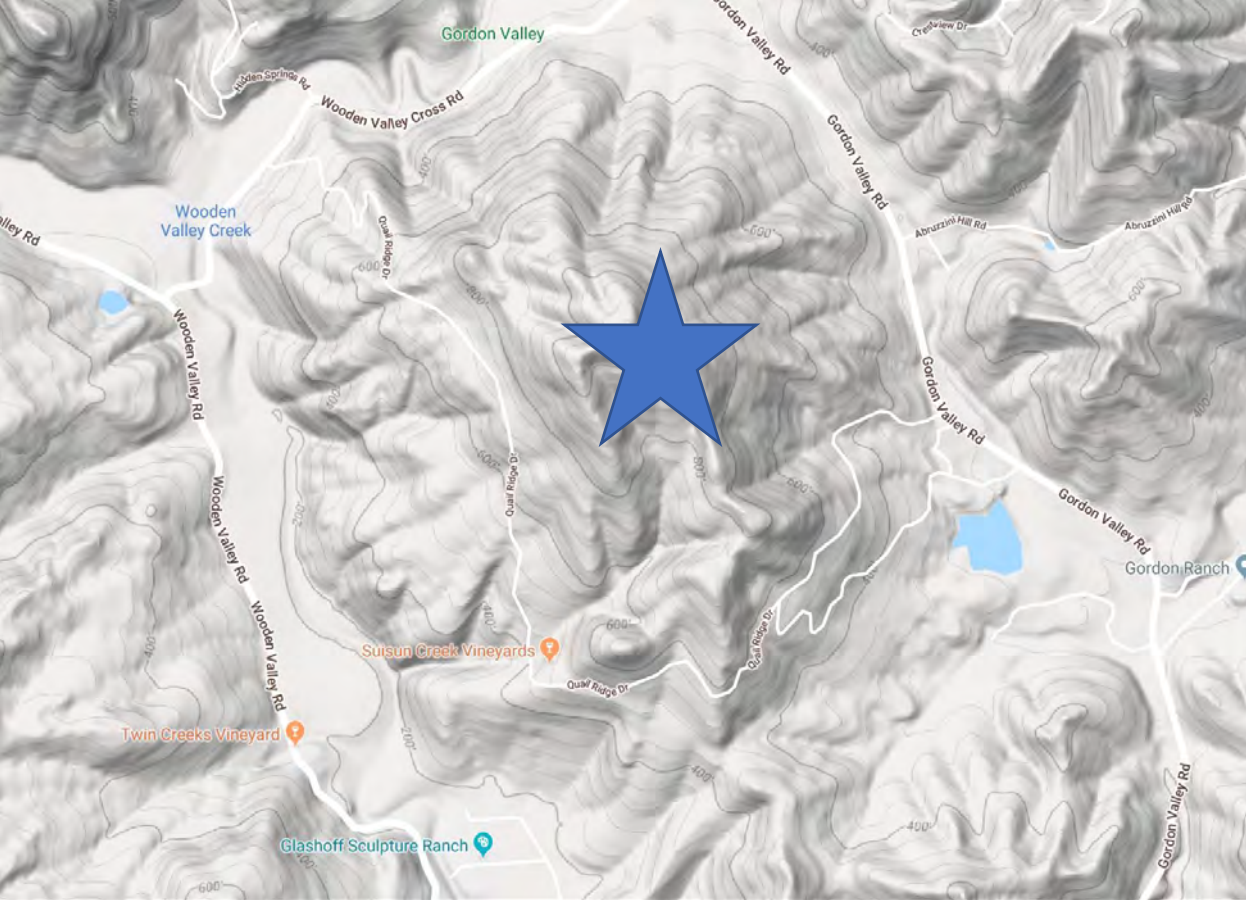
4.7 Miles

Local Restaurants, Safeway & Costco

Il Fiorello is dedicated to growing and
milling the finest quality artisan olive oil.
Tasting Room

5.3 Miles





Eagle Nest
0 Quail

From Quail Ridge Rd
Napa CA

Airport Destinations



Napa Airport
18 Miles



Sacramento Airport
53 miles



San Francisco Airport
63 Miles



Oakland Airport
56 Miles

Santa Rosa Airport
57 miles

Freeway Access



I-80
7.9 miles



I-680
7.9 miles



CA-12
8.2 miles



CA-29
16.1 miles



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