

	Bulk	Parcel A	Parcel B
PUBLISHED RESERVE:	\$1,897,500	\$1,000,000*	\$897,500*
LAST ASKING:	First Time Offered		
SIZE:	178± Acres	97± Acres	80± Acres
ELEVATION:	800± to 1,350± Feet		
ZONING:	AW (Agricultural Watershed)		



PROPERTY INSPECTION: By Appointment Only – Locked Gate. Please Contact Auction Information Office at 1-800-845-3524 or info@rmnw-auctions.com to arrange inspection

FINANCING: Available for bulk sale
Subject to Seller's approval of Purchaser's credit: A 35% down payment with the balance amortized over 25 years at 6% interest only; all due and payable at the end of three years

DESCRIPTION: The 178± acre TAG Ranch in Napa Valley may be one of the largest properties for sale within a ten minute drive of historic Calistoga, and at a price of less than \$10,700 per acre.

TAG Ranch is located at the north end of Napa Valley, with gated entry from Lake County Highway 29. Knighton Family Vineyard is adjacent to the northern boundary and Jericho Canyon Winery is near the southeast boundary. The ranch has been used historically for grazing and does not have any improvements. There are two legal lots of record – 97 acre Parcel A and 80 acre Parcel B. According to Napa County Planning Department, each parcel can accommodate a home.

TAG Ranch is being offered in its entirety, with option to submit bids on Parcel A or Parcel B. Sales of parcels to different owners will require road use and water sharing agreements.

There is a spring located on a .84 acre parcel one-half mile north of the ranch by Highway 29, which is part of TAG Ranch property. The spring has a distribution system that provides water to other owners in addition to TAG Ranch. There are a number of water risers located on the eastern portion of the property in addition to along the western section of Parcel B. A pump may be needed to provide water.

It is estimated that the spring has sufficient water, after diversion, for two homes to be developed at the Ranch and irrigation for two small vineyards depending on final building location. Details regarding water rights are included in the Supplemental Information Package.

The Ranch has a system of dirt roads that provide access from gated entry at Lake County Highway 29, to eastern section and cross a culvert on small year round creek that runs north to south. There are several



open meadows on both parcels that are good sites for a home with outbuildings of studio, shop, or horse barn.

Topography ranges from 800± to 1,350± feet, with rolling to moderate southeast and southwest facing slopes. Old Lawley Toll Road, which is gated, is located near the northeast corner.

Soils are primarily Boomer gravelly loam, which are well-drained and used for vineyards in this part of Napa Valley. There are a number of sites suitable for development of a small vineyard on 4.5± acres. Soil name, type, and slope level map is included in Supplemental Information Package.

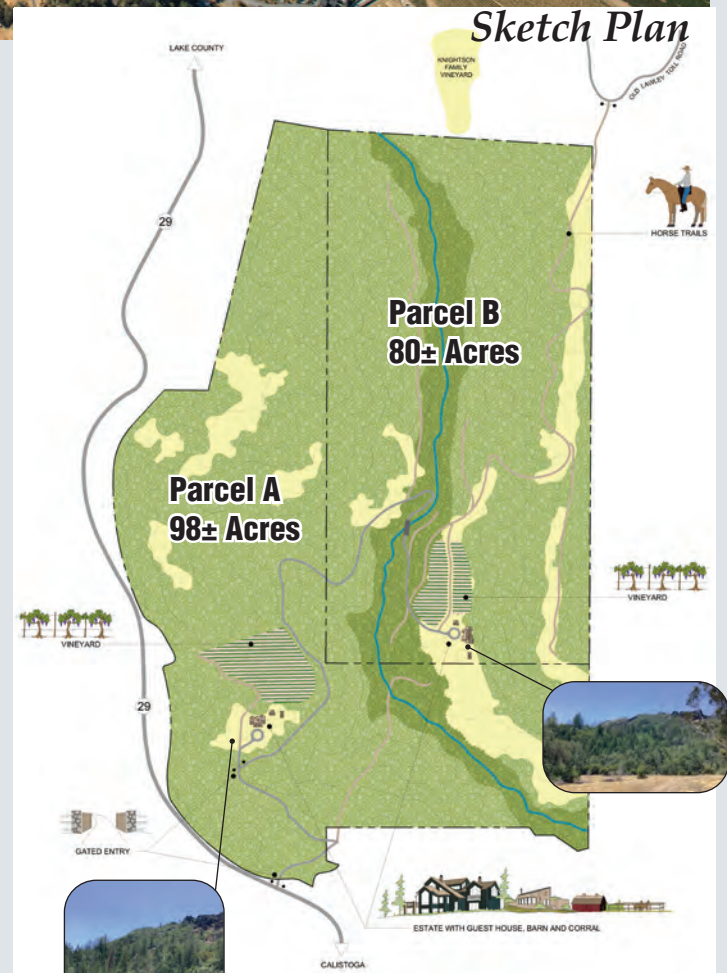
Seller has established a bulk published reserve of \$1,897,500, or less than \$10,700 per acre, with the added incentive of Seller financing with a 35% down payment, to accelerate a sale by year end.

Acquisition of the 178± acre TAG Ranch at this value is a rare buying opportunity in Napa Valley.

LOCATION: Parcel A: 97 acres - APN: 017060049000

Parcel B: 80 acres - APN: 017060039000

Spring Parcel: .84 acre - APN: 017041004000



Concept plan outlines two estate tracts with shared access

**SEALED BIDS DUE NO LATER THAN 5:00 PM,
NOVEMBER 16, 2022**

or E-MAIL info@rmnw-auctions.com