

ONE LANE BRIDGE

VINEYARD RANCH



EXCLUSIVE OFFERING

1511 Partrick Road • Napa, CA 94558

MICHELLE M WAGNER

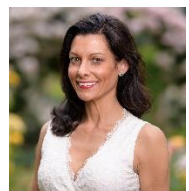
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OFFERED AT \$10,500,000

Background & Zoning Information

- Lot Size: 967,903 SF / 22.78 Acres
- APN: 50-010-050
- Zoning: Agricultural Watershed (AW)
- Main Residence + Barn / Second Dwelling
- Partrick Rd: 60' recorded easement to County of Napa through property

Vineyard Overview

- Appellation: Mt Veeder AVA
- Elevation: 515 Feet
- Planted acreage: 11.6± acres
- Varietals: Cabernet Sauvignon – Clone 7 & 337
- Vineyard Manager / Lessee: Bettinelli Vineyard Management
 - Vineyard lease expiration: 12/2021
 - Land lease plus grape sales revenue share to Lessor
 - *Lease Agreement and complete income history available to vetted buyers*

Vineyard Blocks:

| Block | Varietal | Acres | Clone | Rootstock | Row x Vine | Planted / Grafted | Est. Vines |
|-------|----------|-------|-------|-----------|------------|-------------------|------------|
| 1 | CS | 6.8 | 7 | 1103P | 10 x 4 | 2012 | 7,448 |
| 2 | CS | 3.8 | 337 | 1103P | 10 x 4 | 2000 | 4,154 |
| 3 | CS | 1 | 337 | 1103P | 10 x 4 | 2000 | 1,106 |
| | | 11.6 | | | | | 12,708 |

Vineyard map on following page

Recent Vineyard Production History:

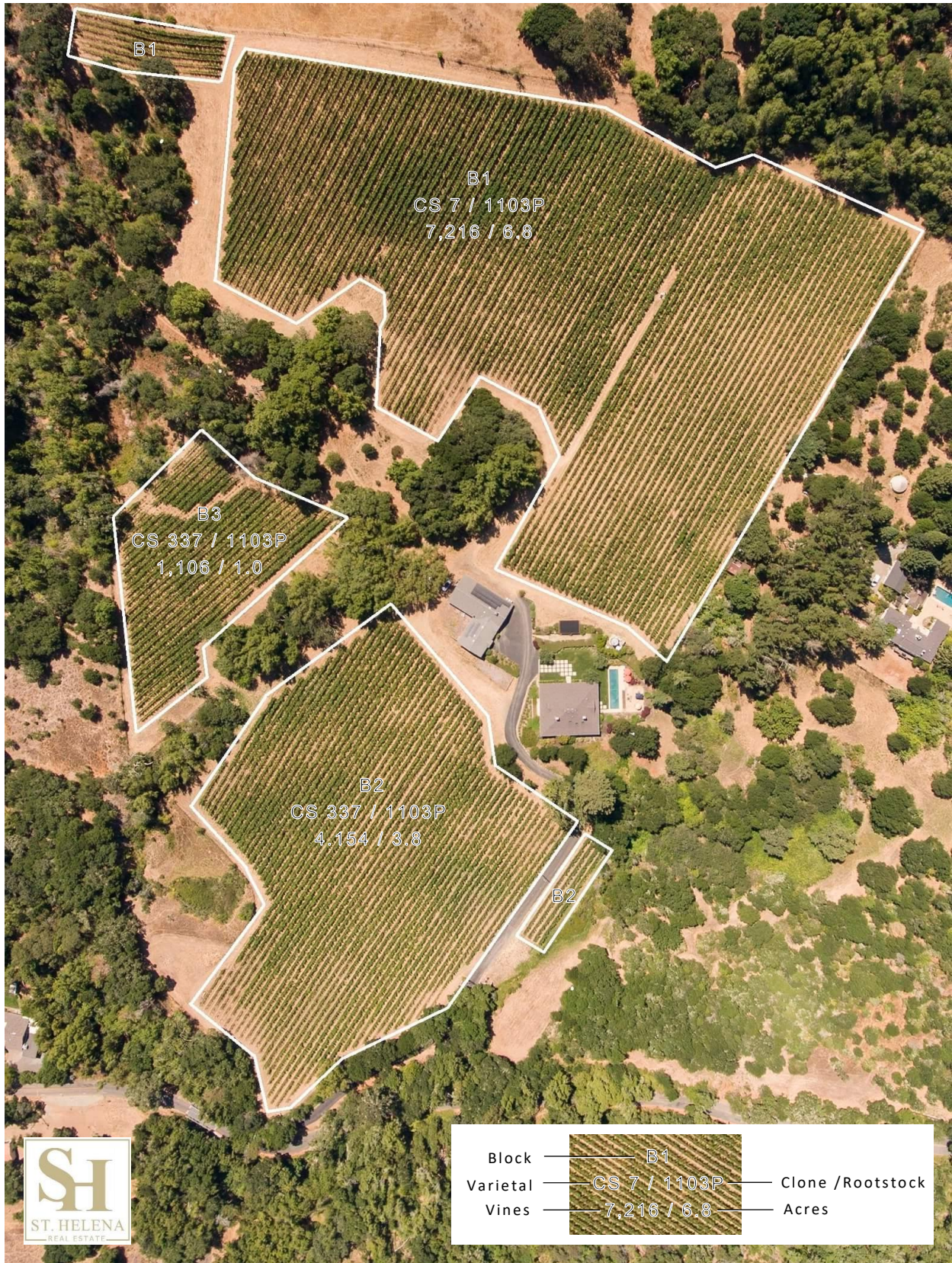
| Harvest | Tons | Tons / Acre |
|---------|-------|-------------|
| 2015 | 47.35 | 4.08 |
| 2016 | 49.14 | 4.24 |
| 2017 | 44.72 | 3.86 |
| 2018 | 53.34 | 4.60 |
| 2019 | TBD | TBD |

Recent Grape Contracts:

| Treasury | | Delicato | |
|----------|-----------|----------|----------|
| \$ | 6,400.00 | \$ | 7,500.00 |
| \$ | 6,720.00 | \$ | 7,500.00 |
| \$ | 7,056.00 | \$ | 8,400.00 |
| \$ | 7,408.00 | \$ | 8,820.00 |
| \$ | 7,779.00* | TBD | |

Estimated FigureGrape Purchase Agreements are between Bettinelli Vineyards (Grower) and Purchaser*

Vineyard Block Map



The information and renderings provided herein are deemed reliable but not guaranteed, and are subject to change.
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Main Residence Overview

- Main Residence: 3,324± square feet
 - 2 Bedrooms / 2 Bathrooms
 - Craftsman farmhouse architecture
 - Built in 2006
- Expansive wraparound covered porch
- Swimming pool, mature landscaping and vineyard views

Exterior Finishes

- Redwood shingle siding – Natural stain finish
- Wood paneled overhangs – Painted White
 - Recessed lighting
- Fire safe composition roof
- Sierra Pacific windows, French doors and glass light exterior doors – White
 - Farmhouse trim – Painted white
- Concrete wraparound patio
- Wood craftsman support columns – Painted White
- Metal gutters and downspouts – Painted White

Interior Overview

- Great Room
 - Chef's Kitchen
 - Formal Dining
 - Living Room
- Media Room / Den
- Laundry Room
- Master Suite
- Guest Bedroom
- Full Guest Bathroom

Entry Foyer

- Engineered hardwood flooring – Vintage Hickory
- Rounded barrel ceiling – Wood paneled with natural stain
- Crown molding – Painted white
- Museum baseboard – Painted white
- Wall Sconces
- Double side light entry door

Great Room

- Engineered hardwood flooring – Vintage Hickory
- Vaulted ceiling
 - Exposed Handcrafted wood ceiling trusses
 - Recessed lighting

- Ceiling chandeliers – 3 Total
- Museum baseboard 10” – Painted white

Chef's Kitchen

- Cooking Wall
 - Custom Alder lower cabinets with Maple Interior – Custom Paint
 - Farmhouse wood knobs
 - Honed granite countertop
 - Décor freestanding range with double ovens
 - Custom upper Alder wood cabinets with Maple Interior - Natural stain
 - Oversized concealed hood
 - Built-in Subzero Refrigerator – Alder wood paneled, Natural stain
- Custom Center Island with butcher block top and lower drawers
- Prep Wall
 - Custom Alder wood lower cabinet with Maple interior – Natural stain
 - Farmhouse wood knobs
 - Slate stone countertop
 - Alder wood paneled dishwasher
- Breakfast table
- Nook with built-in Alder wood desk
- Oversized fireplace with stone surround
- 2 Closets / Pantry Door – Northbay Wood, SC Santa Fe

Formal Dining & Living

- Oversized fireplace with stone surround
- Built-in Alder wood shelves with lower cabinets – Natural stain
- Built-in Alder wood armoire– Natural stain
- Two sets of French doors accessing covered outdoor patio

Pantry / Mud Room

- Recessed lighting
- Slate tile flooring
- Museum baseboard 10” – Painted white
- Lower custom cabinetry – Custom paint
 - Honed granite countertop
 - Vintage farm sink
 - Wine Fridge
 - Wooden farmhouse knobs
- Upper custom Alder wood cabinetry – Natural stain
 - Wooden farmhouse knobs
- Tall cabinet pantry – Custom Painted
- Built in farm bench with storage
- Wraparound wood wall hat rack

Den / Media Room

- Recessed lighting
- Carpeted flooring
- Museum baseboard – Painted white
- Built in Alder wood cabinetry
 - Computer desk with open shelving
 - Television armoire

Master Bedroom

Entry Hall

- Carpeted flooring
- Museum baseboard 10” – Painted white
- Recessed Lighting
- Linen closet
- Large walk-in closet with custom built-in shelving and drawers

Master Bedroom

- Carpeted flooring
- Museum baseboard 10” – Painted white
- Recessed Lighting
- Crown Molding
- Wall Sconces
- French doors to covered exterior patio
- Linen / Storage closet

Master Bathroom

- Engineered hardwood flooring – Vintage Hickory
- Custom his / her vanities – Painted white
 - Marble countertops and backsplash
 - Wood frame mirrors with wall sconces
- Mid wall paneled wainscoting – Painted white
- Soaking tub with paneled base and marble top / surround
- Walk-in shower
 - Frameless glass entry door
 - Marble wall and floor tiles
- Wall mounted towel warmer
- Private water closet
- In-wall storage cabinetry

Guest Bedroom

- Engineered hardwood flooring – Vintage Hickory
- Museum baseboard 10” – Painted white
- Wall sconces above each bed
- Walk-in closet
- Exterior patio / pool access

Guest Bathroom

- Engineered hardwood flooring – Vintage Hickory
- Museum baseboard 10” – Painted white
- Custom Alder wood vanity – Natural Stain
 - Antique style pulls
 - Marble countertop and backsplash
- Wall sconces
- Hanging mirror
- Linen Closet
- Walk-in Shower

Laundry Room

- Engineered hardwood flooring – Vintage Hickory
- Museum baseboard 10” – Painted white
- Custom upper and lower cabinetry – Painted farmhouse red
 - Honed granite countertop at sink and washer / dryer
 - Full size washer / dryer
 - Butcher block countertop at back counter
 - Wood farmhouse knobs
- Dropdown wall ironing board

Landscaping & Additional Amenities

- Pool - 50' x 10'
- Foreground Planting - species consist of small to medium grasses, flowering shrubs, and perennials
- Shade Planting - Plant species consists of medium to large deciduous shrubs.
- Ground Cover - Plant species consist of low growing, flowering evergreen shrubs.
- Background Planting - Plant species consisting of tall grasses, evergreen and perennial shrubs.

Barn / Second Dwelling Overview

- Barn / Second Dwelling: 1,200 SF
 - 3 Bedrooms / 2 Bathrooms
 - Originally built in 1944 / Electrical & plumbing 2002
 - Attached 2-Car Garage
 - Covered livestock & storage area

Property Infrastructure

- Private Well
 - Completed in 1998 – Weeks Drilling & Pumping
 - Depth of completed well: 100 feet
 - Static Water Level: 25 Feet
 - 150 GPM estimated yield at completion
 - 10,000 Gallon storage tank – Domestic use, landscape and fire protection
 - Vineyard irrigation pumped straight from well
 - Current well maintenance: Oakville Pump Service
- Standard Septic: 1,500 Gallon tank
- Gas: Propane – Allied Propane: 599 Gallon tank
- Electricity:
 - PG&E main pole on property (see map below)
 - Underground lines to house and barn
 - Solar panels for pool
 - Solar panels for electricity – Sunrun Lease

Phone: AT&T

Television: Satellite Dish

Infrastructure Map

