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N A P A, C A

VINEYARD FACT SHEET

Overview	A unique hillside parcel on the west side of the Oak Knoll AVA. The western bench area of Oak Knoll AVA is typically cooler and experiences less late afternoon sun due to the shadowing effect of the Mayacamas Mountains. This cooler microclimate and soil type can contribute to wines with more elegance, understated fruit, and good acidity.
Location	Oak Knoll AVA Western foothills of Mount Veeder
Year Planted	First planted in 2002
Zoning	Agricultural Watershed District
Total Acreage	35+ acres
Parcels	2
Vineyards <i>(See detailed table below)</i>	Member of Allied Grape Growers Association Vineyard: 10.7± acres total, current replant of 5 acres underway paid by seller <ul style="list-style-type: none">• Cabernet 8.95 acres<ul style="list-style-type: none">○ 3.75 currently producing○ 5 acres planted in 2025 at owner’s expense• Petit Verdot 1.7 acres
Management	Robert Jordan Grand Crew
Yields	Average 40 - 50 tons annually (purchased in past by Silver Oak) Petit Verot averages 8-10 tons annually
The Barn & Workshop	Workshop Office Partial Bath
Infrastructure	Standard septic Vineyard Fencing

Water	2 Reservoirs <ul style="list-style-type: none">Upper Reservoir feeds lower Large Reservoir Well - 31.6 GPM <ul style="list-style-type: none">Well goes to tankTwo water tanks for Domestic use and Water Suppression<ul style="list-style-type: none">Booster Pump and Booster Pressure TankDomestic Treatment SystemFire SuppressionFire Sprinkler RiserState Water Resources Control Board, Division of Water Rights Documentation
Price	\$11.888 Million

CURRENT PLANTINGS

Vineyard Plantings	Varietal	Clone/Rootstock	Year Planted
Block 1	Cabernet Sauvignon	337 / 3309C	2002
Block 2	Petit Verdot	400 /101-14	2002

PROPERTY MAINTENANCE & EXPENSES

Vineyard Expense	Annually	One- time
Replanting - Paid		\$370,800
PGE	\$3,600	
Farming Expenses	\$175K - \$185K	
Average Income	\$456K	