

COMPASS



HISTORIC NAPA COUNTY WINERY

20,000-Gallon Production | Pre-WDO Permit | 36± Acres

A rare Napa County offering: a fully permitted winery estate with 20,000-gallon production capacity, public tasting and event rights, and a hand-dug cave — ready for a boutique brand or an established producer's next chapter.

THE WINERY

Historic winery fully equipped with fermentation tanks, winemaking equipment, and bottling line. Hand-dug cave for barrel aging. Indoor and outdoor tasting and event spaces, fully permitted.

THE VINEYARDS

±6 planted acres of Cabernet Sauvignon, Cabernet Franc, and Zinfandel — consistently scoring 90+ points from James Suckling, Decanter, Jeb Dunnuck, and Wine Independent.

THE RESIDENCE

Three-bedroom, two-bath farmhouse with sweeping views. Currently used for administrative offices; ideal for hospitality, rental income, or a family residence.

THE LAND

36+ total acres with historic outbuildings and fully fenced pasture for horses.



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