

# SOUTH NAPA VINEYARD

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3800 Jameson Canyon Rd, Napa

Offered at \$1,295,000



Luxe  Vineyards

# LISTING DESCRIPTION

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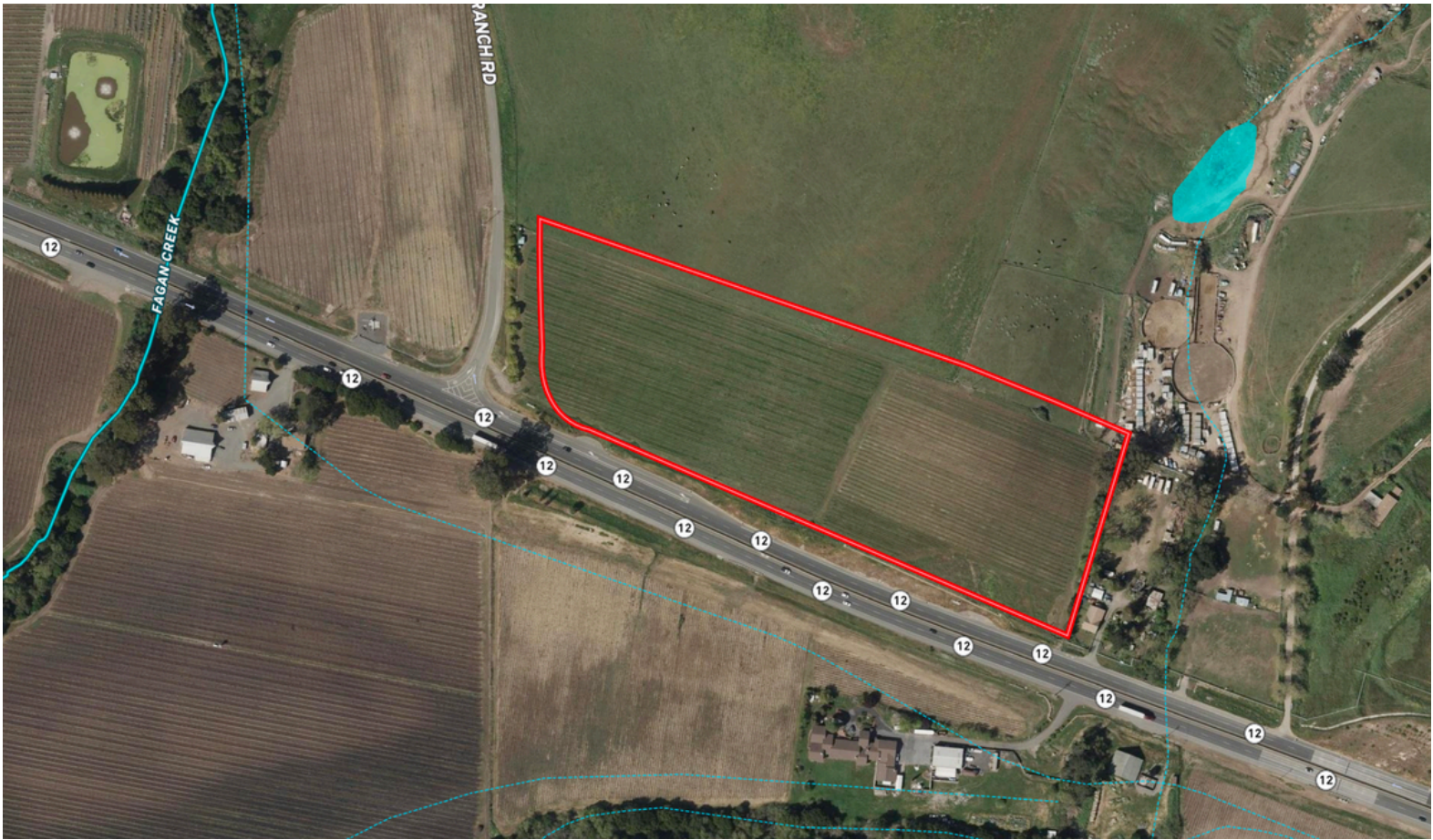
A rare opportunity to acquire a fully planted Napa Valley Cabernet vineyard. This 9.49-acre parcel features 9 planted acres, approximately 8 acres of Cabernet Sauvignon (Clone 337) and 1 acre of Cabernet Franc (Clone 214), planted 2018 through 2019 with bilateral cordon VSP training, drip irrigation, and subsurface drain tile. Organically farmed with reliable North Bay Aqueduct water at approximately \$6,000 per year. Recent harvests of 30 tons in 2023, 22 tons in 2024, and an estimated 30 tons in 2025, with fruit left on the vine. In 2023, fruit sold at \$7,000 per ton, generating \$133,637 in net operating income on farming costs of approximately \$6,700 per acre. Building site potential with water hookup and electricity already on site. Napa Valley AVA.



# PARCEL DETAILS & MAP

|                       |  |
|-----------------------|--|
| <b>Address:</b>       | 3800 Jameson Canyon Rd, Napa, CA 94558   |
| <b>County:</b>        | Napa                                     |
| <b>APN:</b>           | 057-080-017-000                          |
| <b>Property Size:</b> | 9.49 ± acres                             |
| <b>Zoning:</b>        | AW                                       |
| <b>Land Use:</b>      | Vineyard 5+ Acres                        |
| <b>Power:</b>         | Electricity Available                    |
| <b>Building Site:</b> | Utilities available. Perc test required. |





# VINEYARD DETAILS

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**Planted Acreage:** 9.4 acres

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**Appellation:** Napa Valley AVA

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**Grape Varieties by Acreage:** Cabernet Sauvignon (Clone 337) - 8~ acres  
Cabernet Franc (Clone 214) - 1~ acre

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**Vineyard Layout:** 4 blocks; 4' x 9' vine spacing; ~11,497 vines total

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**Slopes & Aspect:** Hillside topography; 15-50% slopes; east-facing blocks (steeper) and west-facing blocks (near entrance)

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**Grape Contracts:** None currently in place

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**Farming:** Organically farmed (non-certified)

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**Training System:** Bilateral cordon, VSP (Vertical Shoot Positioning)

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**Irrigation:** Drip irrigation, manually operated; subsurface drain tile installed at planting

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**Row Orientation:** Parallel to Highway 12 (NW-SE)

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**Year Planted:** 2018-2019

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**Soil:** Clear Lake clay (lower/flat areas); Fagan clay loam (hillside portions) - 79% Unique Farmland per FMMP

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**Flood Zone:** FEMA Zone X - minimal flood hazard

# WATER DETAILS

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**Primary Source:** North Bay Aqueduct via Elkhorn Peak Water Company

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**Annual Cost:** Approximately \$6,000 per year

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**Allocation:** 90 acre-feet per year shared across a collective of six neighboring parcels

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**Agreement:** Current term runs through approximately 2027 with automatic 5-year renewals

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**Secondary Source:** City of Vallejo water connection available; service agreement already recorded on title

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**On-Site Infrastructure:** Pump station with fertilizer injection system supporting drip delivery across all four blocks

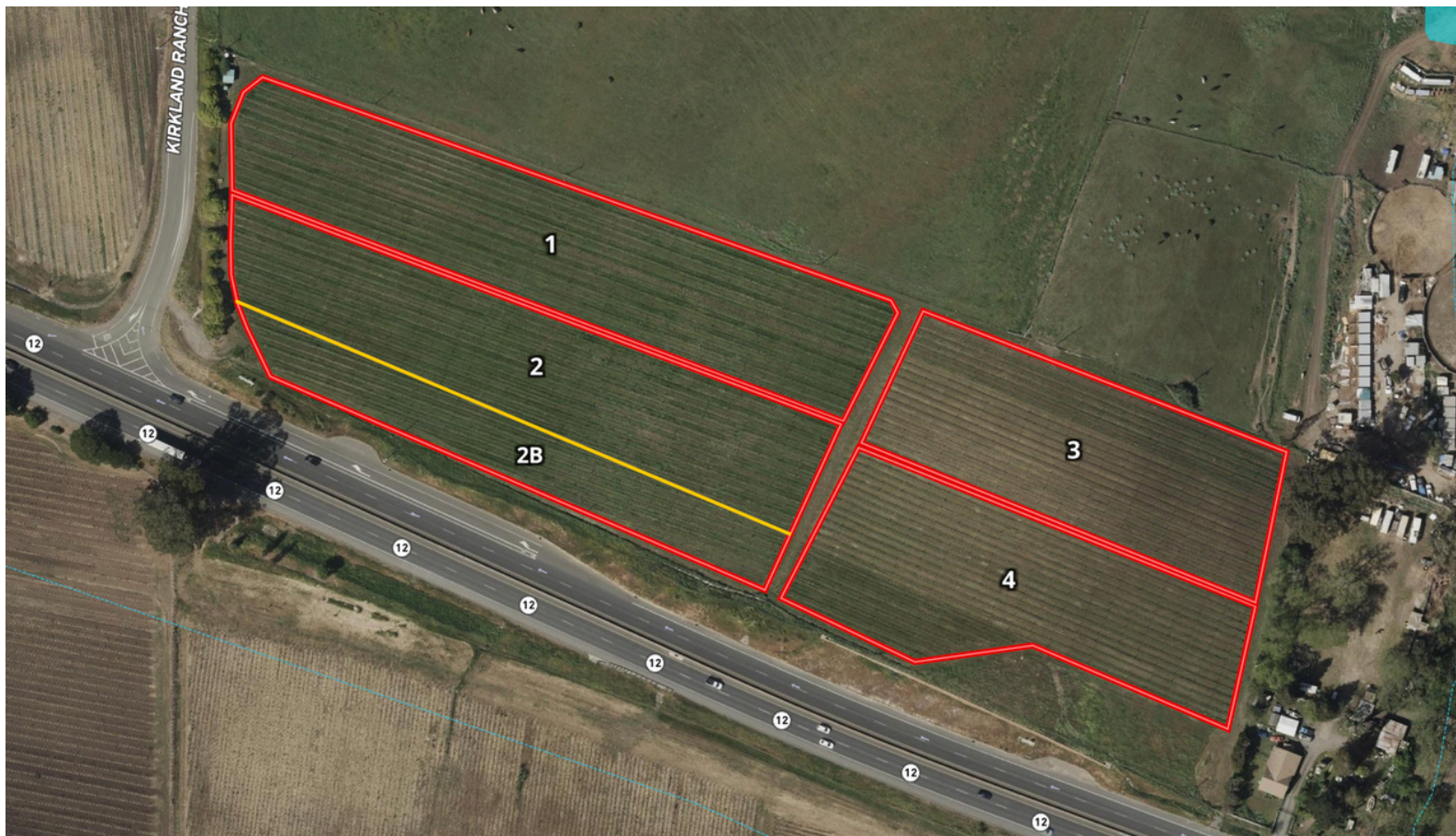


# BLOCK MAP, DETAILS

## BLOCK DETAILS

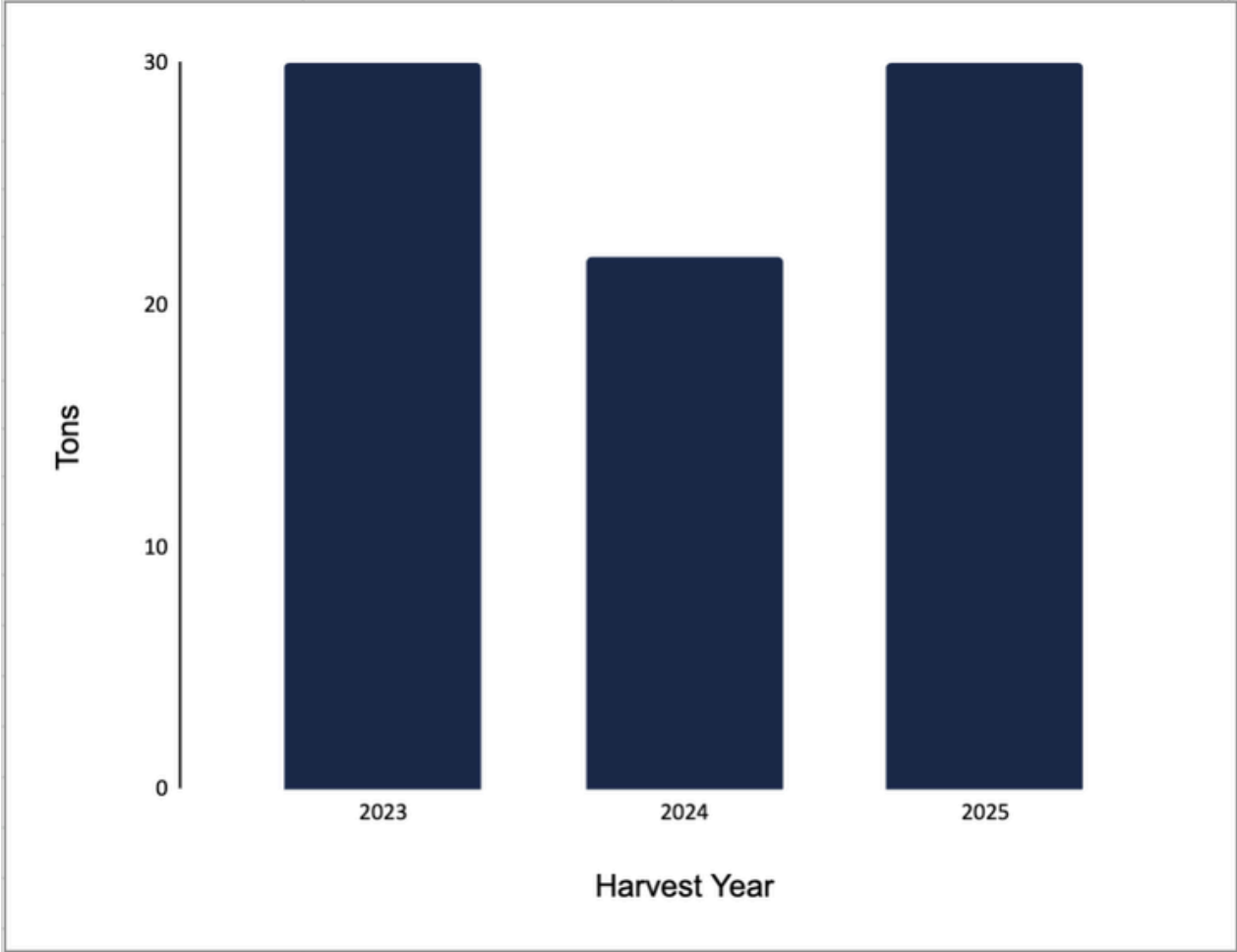
3800 Jameson Canyon Rd, Napa | Napa Valley AVA | ~9 Planted Acres | ~11,497 Total Vines

| BLOCK | VARIETY            | CLONE | ROOTSTOCK | YR. PLANTED | SPACING |
|-------|--------------------|-------|-----------|-------------|---------|
| 1     | Cabernet Sauvignon | 337   | 110R      | 2019        | 4 x 9   |
| 2     | Cabernet Sauvignon | 337   | 110R      | 2019        | 4 x 9   |
| 2B    | Cabernet Franc     | 214   | SO-4      | 2019        | 4 x 9   |
| 3     | Cabernet Sauvignon | 337   | 101-14    | 2018        | 4 x 9   |
| 4     | Cabernet Sauvignon | 337   | 101-14    | 2018        | 4 x 9   |



# YIELDS

| 3800 Jameson Canyon Rd, Napa   Napa Valley AVA   Cabernet Sauvignon & Franc |                    |                                |
|---|--------------------|--------------------------------|
| HARVEST YEAR  | TOTAL YIELD (TONS) | NOTES                          |
| 2023  | 30                 |                                |
| 2024  | 22                 |                                |
| 2025  | 30                 | Estimated — fruit left on vine |
| <b>3-YEAR AVERAGE</b>   | <b>27.3</b>        | 2023 – 2025 (est.)             |







# Luxe Vineyards

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## LUXE PLACES

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INTERNATIONAL REALTY

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