

Rare Howell Mountain Cabernet Vineyard

Angwin, California



Sieba Peterson
sepeterson79@gmail.com
707.932.1276
Lic# 01460836



Jeffrey Earl Warren
jeffearlwarren@gmail.com
707.486.1025
Lic# 00981449



Jennifer Klingbeil
j.klingbeil@ggsir.com
707.492.0435
Lic# 02067543

Rare Howell Mountain Cabernet Vineyard



This rare, 40 Acre Napa Valley Estate grows ultra-premium vines in the coveted Howell Mountain, AVA. Cabernet Sauvignon and Cabernet Franc vines are currently contracted with notable wineries such as Hall, Del Dotto, and Fleury Estate Winery.

This famed Las Posadas vineyard yields 3+tons/acre. Vineyards in this area produce wines in excess of \$300 per bottle.

Property includes the main residence of 3,911 sq. ft, set atop a sun-struck knoll. Also included is a gorgeous, hand-crafted barn, a guest house, 4-car garage, office space and horse barn. The possibilities are endless for one's vineyard business plan, including additional unplanted acreage to expand and create one's own, World-Class Howell Mountain wines.

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Address: Las Posadas Road, Angwin CA

Two Parcels: APN# 024-300-073 & 024-300-074 (SFAP)

Parcel size: 40.02 Acres

Zoning: AW/AA

Appellation: Howell Mtn. AVA

Vineyard Info:

- 30+/- Acres Planted
- 24+/- Acres Cabernet Sauvignon
- 3.3+/- Acres Merlot
- 2.68+/- Acres Cabernet Franc
- Additional plantable acreage

Infrastructure & Improvements

- All electricity installed underground
- 135 GPM well
- Nine 5,000-gallon water tanks
- Paved driveways
- Electric security gate
- Three septic systems
- 30 panel LG solar system that services main home, installed in 2020
- PG&E

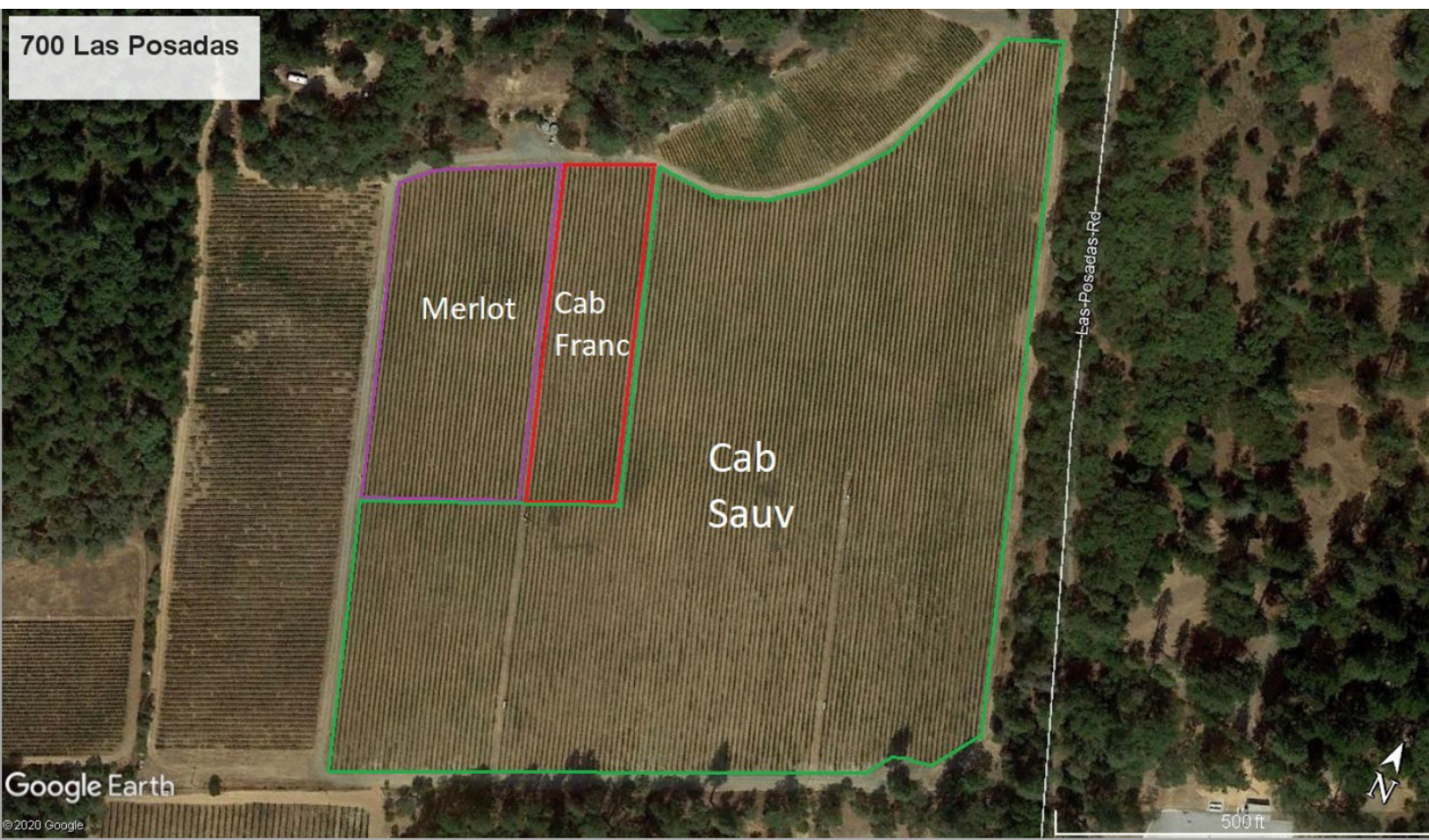
Buildings

- Main house is 4000+/- square feet, 4-bedroom, 3.5 baths. Built in 1999
- Large 5-car garage with 1600+ sq. ft. office, bath & kitchenette, built in 1997
- Detached two-car garage
- Three-stall horse barn & tack room built in 1997
- 3-bedroom, 2.5 bath guest house, built in 2008
- 40 X 48 Douglas Fir Vermont style barn with 2 bathrooms, built in 2014

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Block	Varietal	Acres	Clone	Root-stock	Spac-ing	Year Planted
1	Cabernet Sauvignon	13.94	337	3309	5X7	2000
1	Merlot	2.3	181	3309	5X7	2000
1	Cabernet Franc	1.3	214	3309	5X7	2000
Blocks 2 & 3						
Sub-Blocks 1 & 4	Cabernet Sauvignon	8.39 +/-	N/A	N/A	7X4	2001
Sub-Block 2	Cabernet Franc	1.08	N/A	N/A	7X4	2001
Sub-Block 3	Merlot	1.03	N/A	N/A	7X4	2001
Block 4						
2800 Vines	Cabernet Sauvignon	1.7	N/A	French Entave	3X5	2015
	Cabernet Franc	0.3	N/A	French Entave	3X5	2015

Block 1 Map



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Blocks 1 & 4 Harvest Totals

Year	Varietal	Winery	Tons	Price Per Ton	Revenue
2019	Cabernet Sauvignon	Bremer Family	4.86	\$11,000,000	\$60,000*
	Cabernet Sauvignon	Hall	15.4	\$11,000,000	
	Cabernet Sauvignon	Elyse Winery	2.37	\$11,000,000	
	Cabernet Sauvignon	Metzker	2.58	\$11,000,000	
	Cabernet Sauvignon	Jameson Ranch	4.56	\$11,000,000	
	Cabernet Sauvignon Totals		29.77		
	Cabernet Franc	Bremer Family	2.66	\$11,500,000	
	Merlot	Hoopes Family	2.11	\$6,000,000	
	Merlot	Luna Vineyards	2.8	\$6,000,000	
2019 Total			37.41		
2018	Cabernet Sauvignon	Bremer Family	10.73	\$11,000,000	\$60,000*
	Cabernet Sauvignon	Hall	16.65	\$11,000,000	
	Cabernet Sauvignon	Hertelendy	1.99	\$11,000,000	
	Cabernet Sauvignon	Metzker	1.29	\$11,000,000	
	Cabernet Sauvignon	Jameson Ranch	2.81	\$11,000,000	
	Cabernet Sauvignon Totals		33.47		
	Cabernet Franc	Bremer Family	5.09	\$11,500,000	
	Merlot	Mondavi (Amimo)	1.97	\$6,000,000	
	Merlot	Liparita (Hoopes)	2.78	\$6,000,000	
	Merlot	Luna Vineyards	4.37	\$6,000,000	
	Merlot	Bremer Family	2.49	\$6,000,000	
2018 Total			50.23		

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Rare Howell Mountain Cabernet Vineyard

Year	Varietal	Winery	Tons	Price Per Ton	Revenue
2017	Cabernet Sauvignon	Bremer Family	14.22	\$11,000,000	\$60,000*
	Cabernet Sauvignon	Cliff Lede	12.58	\$11,000.00	
	Cabernet Sauvignon	Moone-Tsai	6.58	\$11,000.00	
	Cabernet Sauvignon	Adam VS	6.42	\$11,000.00	
	Cabernet Sauvignon	Carte Blanche	1.98	\$11,000.00	
	Cabernet Sauvignon Totals		41.78		
	Cabernet Franc	Bremer Family	4.78	\$11,500.00	
	Merlot	Mondavi (Amimo)	1.69	\$6,000.00	
	Merlot	Liparita	2.13	\$6,000.00	
	Merlot	Carte Blanche	0.86	\$6,000.00	
	Merlot	Bremer Family	7.61	\$6,000.00	
2017 Total			58.88		

*Bonus payments for anything over 3 tons/acre

Blocks 4 Harvest Totals

Year	Tons	Price Per Ton
2019	1.66	\$12,500.00
2018	3.43	\$12,000.00
2017	1.08	\$10,000.00

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Blocks 2 & 3 Map



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Blocks 2 & 3 Harvest Totals

Sub-Block	Year	Varietal	Winery	Tons	Revenue
1 & 4	2019	Cabernet Sauvignon	Del Dotto	13.99	\$162,264.63
2		Cabernet Franc	Del Dotto	1.57	
3		Merlot	Del Dotto	2.79	
		2019 Total		18.34	
1 & 4	2018	Cabernet Sauvignon	Del Dotto	13.52	\$154,537.75
2		Cabernet Franc	Del Dotto	0	
3		Merlot	Del Dotto	3.82	
		2018 Total		17.34	
1 & 4	2017	Cabernet Sauvignon	Del Dotto	5.67	\$147,178.82
2		Cabernet Franc	Del Dotto	2.40	
3		Merlot	Del Dotto	3.27	
		2017 Total		11.34	

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