

VINOCE VINEYARD

NAPA VALLEY | MT. VEEDER AVA



OFFERING MEMORANDUM

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- PROPERTY PROFILE -

PROPERTY NAME:	Vinoce Vineyard
ADDRESS:	600 Wall Road
CITY / COUNTY / ZIP:	Napa Napa County 94558
STATE:	California
PRICE:	\$3,500,000
ASSESSOR'S PARCEL NUMBER:	027 - 550 - 014 - 000
APPELLATION:	Mt. Veeder AVA
SUMMARY DESCRIPTION:	<p>Located two miles down Wall Road this 20 acre property is nestled at the top of Mount Veeder and is the original homestead of the Wall family. There are six acres of Cabernet Sauvignon and Cabernet Franc vines planted in 2012 and owners believe that there is space for an additional four acres to be planted in vines. Beautiful views surround the main residence, studio, and barn. Winery site potential.</p>
ZONING:	AW
STRUCTURES:	House, studio & barn. Winery site potential.
WATER & SEPTIC:	<p>30 GPM spring fed cistern and pond. Potential for new well.</p>

- PROPERTY OVERVIEW -



Vinoce Vineyard is a 20 acre property nestled at the top of the Mount Veeder AVA. It was the original homestead of the Wall family and features a total of six acres of Cabernet Sauvignon and Cabernet Franc vines planted in 2012. There is potential to expand the property with approx. four additional plantable acres and winery site potential. Water source comes from a 30 GPM spring fed cistern and pond with potential to gain supplemental water by digging a new well. The vines are surrounded by stunning views along with a three bedroom, 2 bathroom 1,600 square foot main residence, a studio, and barn.

Vinoce Vineyard was the original homestead of the Wall family. The Wall family was one of a few original families to live on Mount Veeder and settled on the mountain in the late 1800s. The Wall family owned the property until 1996.

The property was purchased by the Nuss Family in 2010 with intentions to expand their wine brands and develop the property into a vineyard estate. They planted the vines in 2012 and have enjoyed the beautiful views while the vines have grown. They look forward to passing along their dreams to the next owner so that they may continue the legacy of the property and add to the history of Mt. Veeder.

The Nuss Family has owned two wine labels for over 25 years, VINOCE and Twenty Rows. Their production facilities are located in the heart of downtown Napa, but they have raised their fruit in the Mount Veeder AVA for the past 30 years. They have developed an intimate knowledge of growing Cabernet Sauvignon and Cabernet Franc on the rugged, hillside slopes of Mount Veeder and are dedicated to creating wines that reflect the true expression of the Mount Veeder appellation.

- PROPERTY OUTLINE -



- VINEYARD OVERVIEW -



VINEYARD OVERVIEW

- Six acres planted in 2012
- Cabernet Sauvignon 4,200 vines on 110R & 800 Cab Franc vines
- Spacing 6x9
- Owners believe there is space for an additional four acres to be planted in vines.

- GENERAL AREA DESCRIPTION -



MT. VEEDER AVA

It is a one-of-a-kind appellation located West of Napa and Yountville, and has been producing richly intense, age-worthy wines since the 1860's.

The wines from Mount Veeder - the mountain by the bay - reflect the independent spirit of its mountain growers and vintners, borne of rugged conditions that demand handcraftsmanship at the highest level.

- The longest growing season and the lowest yields in Napa Valley.
- Virtually all vineyard work is done by hand, due to the rugged conditions and steep slopes.
- Rugged mountain terrain. Extremely steep slopes, above the fog, render shallow topsoil and minimal water retention, resulting in tiny berries, with intense flavor concentration yet soft tannins.
- It is the only hillside appellation in Napa Valley that adjoins the cool, bayside Carneros, benefiting from the cooling influence of San Pablo Bay.
- Mount Veeder is an island of ancient seabed pushed up into a mountain, surrounded by volcanic soils that typify the rest of the Napa Valley.

- NAPA VALLEY AVA MAP -

The Napa Valley Appellation and its Sub-Appellations



- MT. VEEDER AVA MAP -

