



WINFIELD VINEYARD
PREMIUM TERROIR WITH AWE INSPIRING VIEWS

Own a Piece of Napa Valley Paradise

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OFFERING SUMMARY



We are proud to offer the premium Winfield Vineyard on a picturesque 32-acre estate in Napa Valley. Located about a mile north of Calistoga, this unique property sits just above the valley floor in the foothills of Mount Saint Helena and offers panoramic views up and down valley as well as east to the Palisades.

The property's topography provides multiple homesites overlooking the vineyard and reservoir pond. There is also potential for additional planted acreage and a possible location for a winery and caves. The views are comparable to those from mountain sites, yet there is direct ingress and egress onto Hwy 29 and an adjacent county road.

There are two sources of water. The first is an 11 acre-foot reservoir, constructed by the Army Corp of Engineers in 1953, for which there is a license allowing recreation, irrigation and wildlife uses. The second is a well tapping into a mountain aquifer to support the irrigation system and possible future residential or commercial uses. This well is connected to a 30,000-gallon water storage tank farm installed in 2022 to mitigate drought conditions.

Winfield Vineyard was re-planted in 2000 into multiple blocks of Cabernet Sauvignon which is sold at prices well above the Napa average. The fruit has produced wines that have received accolades from numerous critics over the past several years and can be sold to repeat buyers or held to produce an estate wine.

DESCRIPTION



APN: 017-140-015 (at the northeast corner of Lawley Old Toll Road and Lake County Highway)
Acres: 32 Acres
Zoning: Agricultural Preserve (AP)
Vineyard Mgr: Napa Select Vineyard Management

- Improvements:
- 12 acre established vineyard with additional ± 5 acres under 30° slope
 - 11 acre-foot reservoir, licensed for a maximum withdrawal of 9 acre-feet per year for recreation, wildlife enhancement & irrigation
 - One well, 243-foot depth drilled in 1997; casing maintenance with new pressure tanks/filter/electric panel in 2019; six 5,000-gal water storage tanks installed in 2022; well tested at 41.9 GPM in September 2023
 - One wind machine; installation of new rotor blades and propane conversion in 2015
 - Track II Vineyard Replant Erosion Control Plan has been prepared
 - Hilltop estate homesite, flat and cleared, with a 360-degree panoramic view (perc tests performed)
 - Potential site for winery and caves

Grape Sale Agreements: Approximately two thirds of the grapes grown on site are sold to high-end producers with short term grape sales agreements. Details to be provided during due diligence.

ESTATE WINE BRAND



- Owner: M.T. Bottles, LLC
- Winemaker: Thomas Rivers Brown
- Website: www.thegradecellars.com
- Wine Inventory: Approximately 1,200 cases valued over \$1.6 million retail | Bulk wine from 2022 harvest
- Trademarks: The GRADE | Kingly Project | Half Heaven | Sea-Fog | Winfield Vineyard
- Custom Crush Agmt: Wines are produced at Tamber Bey Vineyards on Tubbs Ln; M.T. Bottles, LLC holds a Type 02 license
- Wine Club: The GRADE Library Wine Club | Current Membership List
- Note: Wine brands and inventory are not included in the offering price but are available to be purchased with the property. The winery brand includes trademarked wine names, a website, a mailing list and wine club.

CALISTOGA AVA



WINFIELD VINEYARD

CALISTOGA
AVA

NAPA VALLEY AVA



Winfield Vineyard is the estate of THE GRADE Cellars located in the north end of Napa Valley a mile and a half north of Calistoga in the Calistoga AVA.

NAPA VALLEY

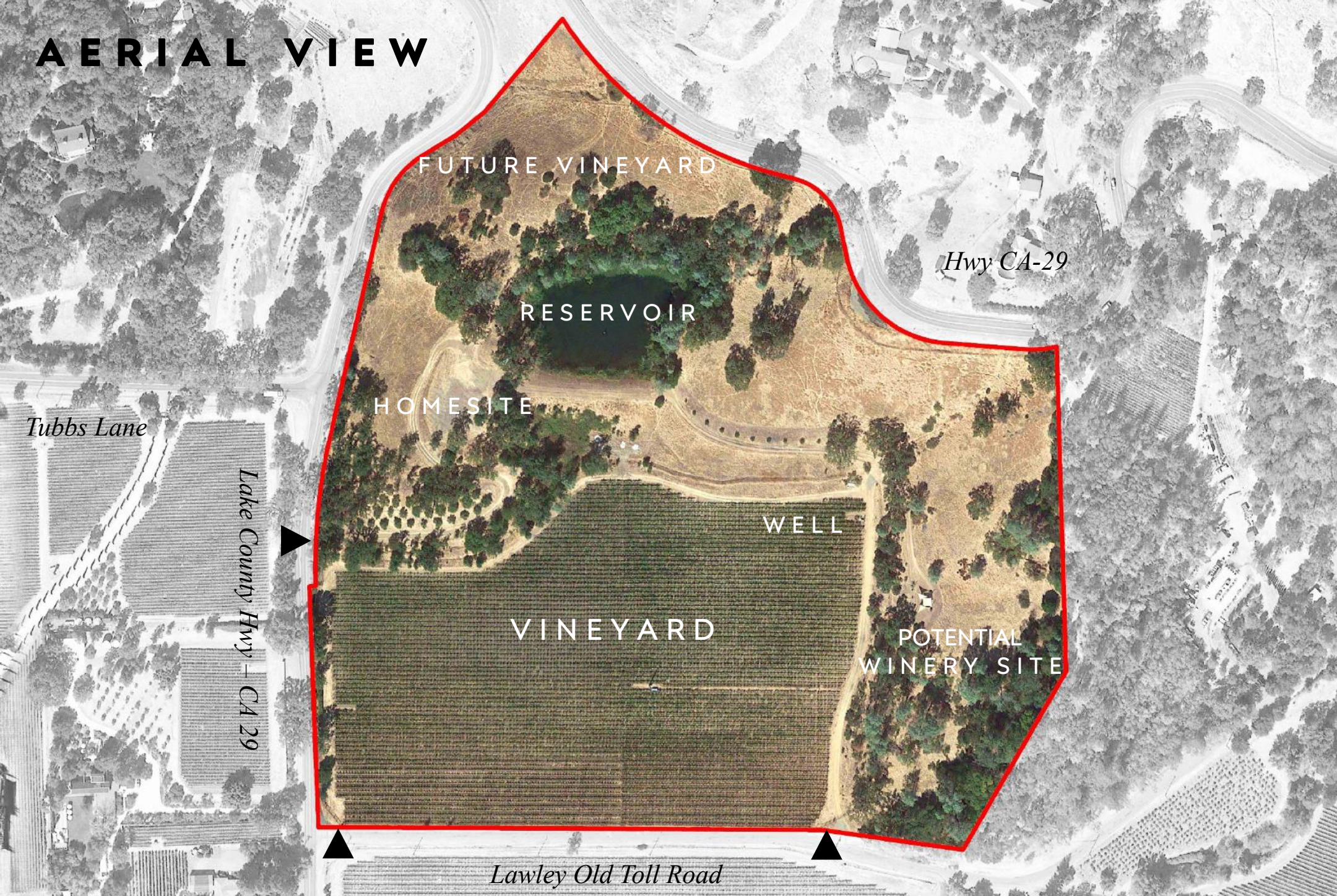
CALISTOGA AVA Characteristics:

Climate : Daytime summer temperatures may peak above 100° and fall to low 40s ° at night, due to cool marine air drawn into the valley from the northwestern hills; cool afternoon and evening breezes continue the process, and on clear nights are assisted by cold air sliding down the mountain-sides to the valley floor.

Elevation : 300' - 1200'

Principal Varieties : Cabernet Sauvignon, Zinfandel, Syrah and Petite Syrah

AERIAL VIEW

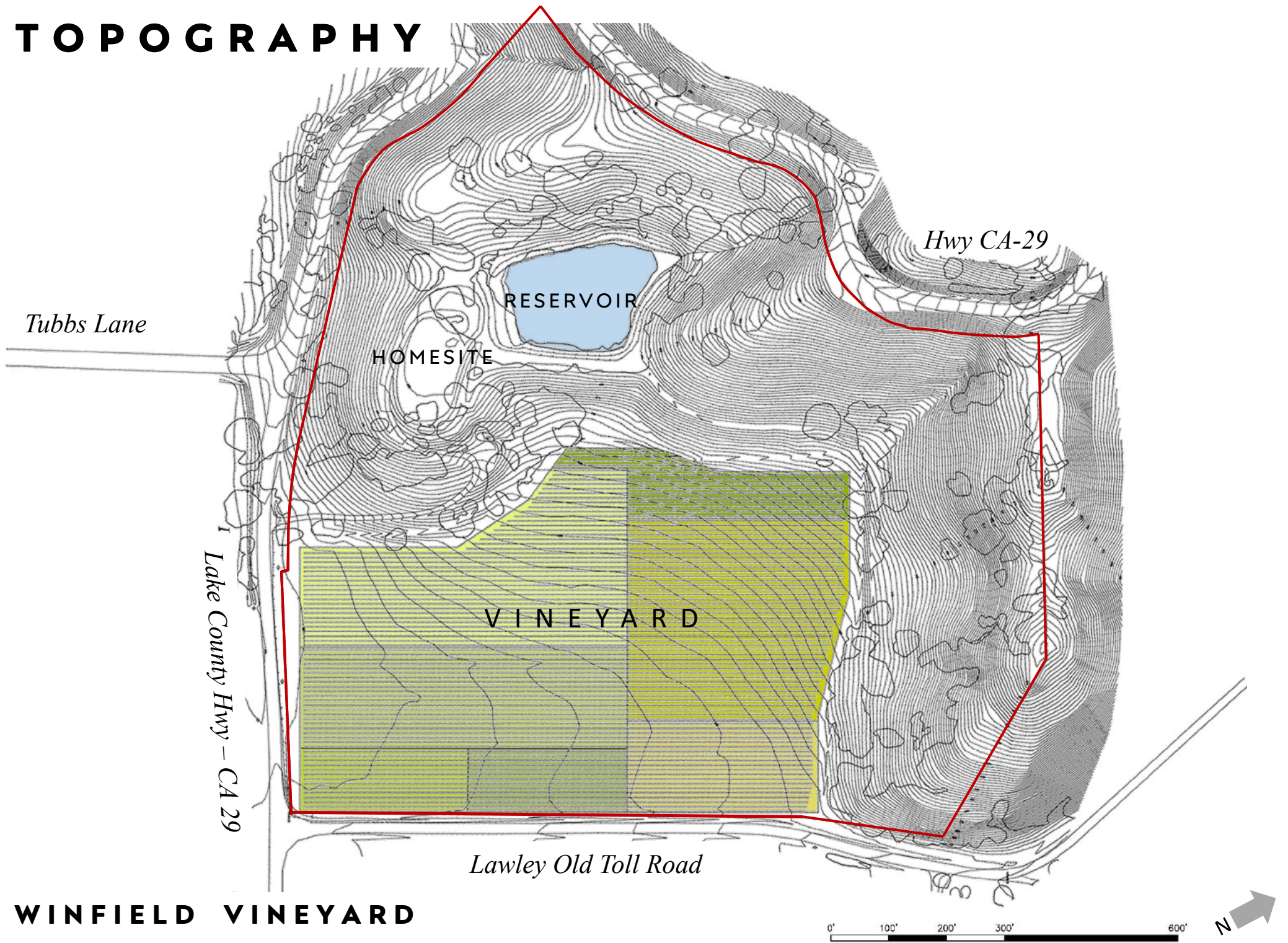


WINFIELD VINEYARD

A winery requires a county-issued permit which is a discretionary approval. Site development plans for residence, winery and future vineyard are subject to Napa Co. regulations.



TOPOGRAPHY



WINFIELD VINEYARD

SLOPE ANALYSIS

SLOPES $\leq 30^\circ$
FUTURE VINEYARD

| | |
|--------------|------------------------|
| Area "A" | 2.5 Acres |
| Area "B" | 1.2 Acres |
| Area "C" | 1.5 Acres |
| Area "D" | 0.6 Acres |
| Total | 5.0 Acres (+/-) |

EXISTING VINEYARD

| | |
|----------|------------|
| Area "E" | 12.0 Acres |
|----------|------------|

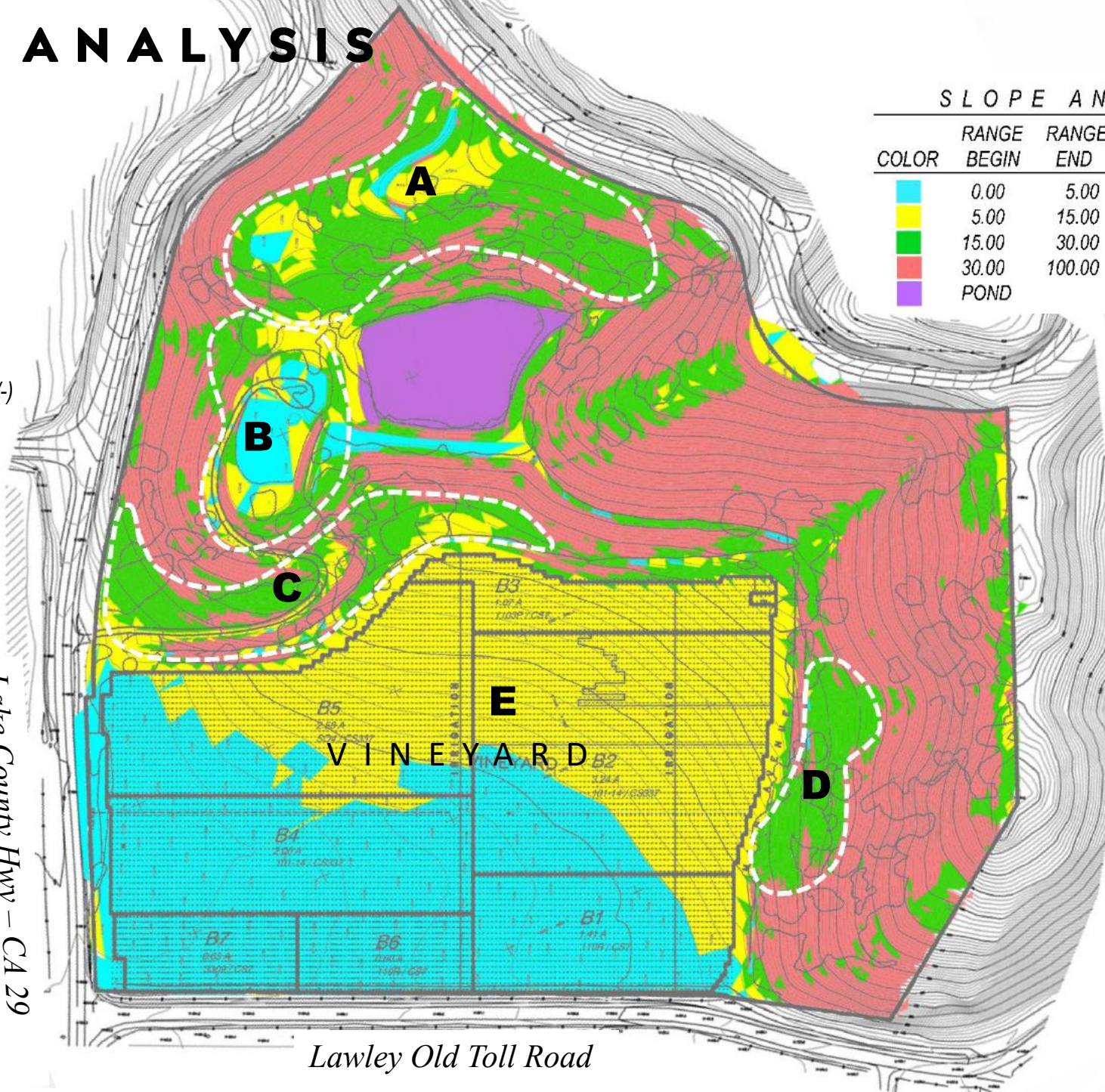
ELEVATION RANGE:

425' to 590'

Lake County Hwy - CA 29

Lawley Old Toll Road

| COLOR | RANGE BEGIN | RANGE END | PER-CENT | AREA (SF) |
|------------|-------------|-----------|----------|------------|
| Light Blue | 0.00 | 5.00 | 21.7 | 303,998.11 |
| Yellow | 5.00 | 15.00 | 23.5 | 328,326.50 |
| Green | 15.00 | 30.00 | 18.8 | 262,289.58 |
| Red | 30.00 | 100.00 | 32.9 | 460,752.11 |
| Purple | POND | | 3.1 | 42,989.52 |



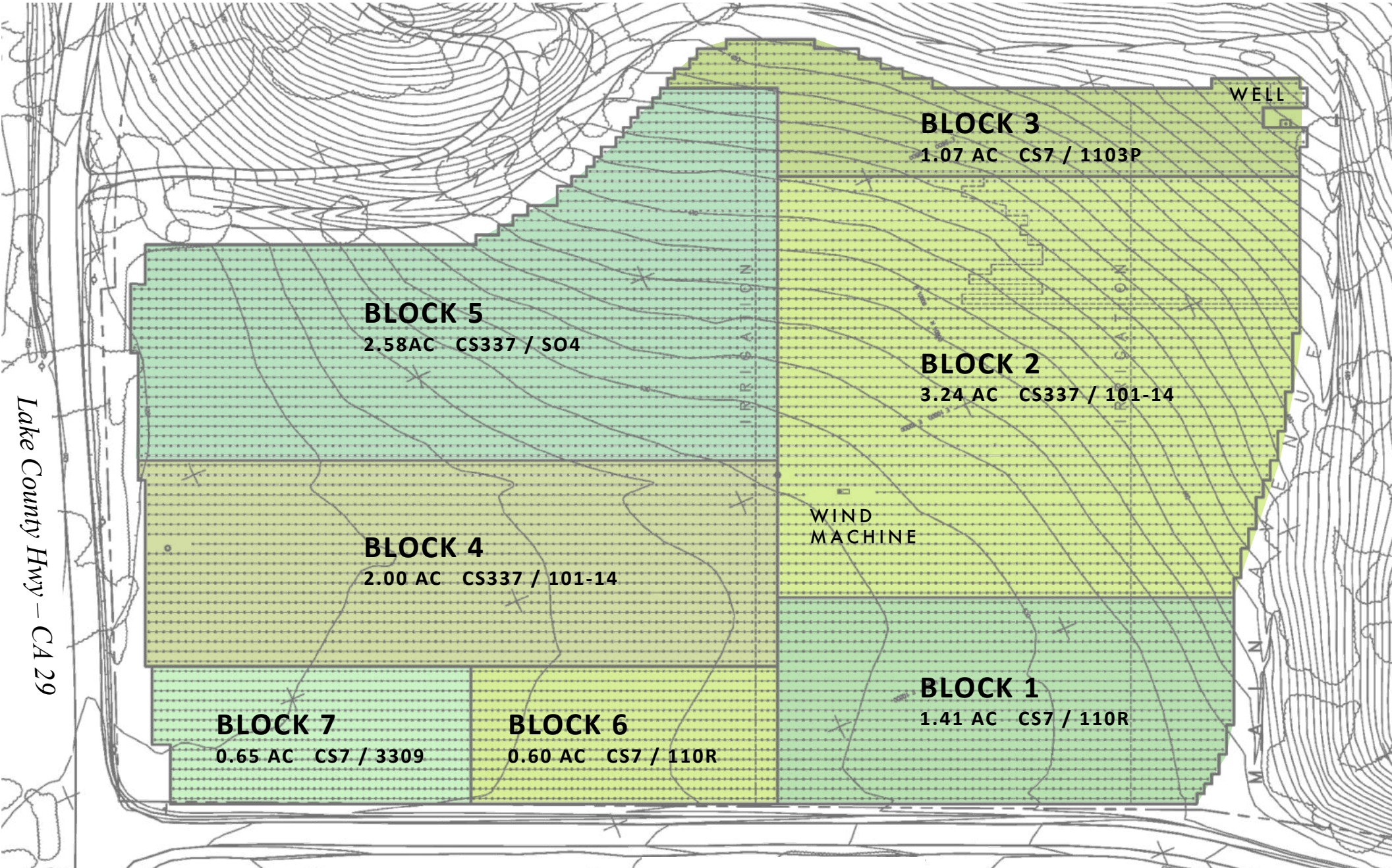
WINFIELD VINEYARD

Site development plans for future vineyard are subject to Napa County regulations.

0' 100' 200' 300' 600'



VINEYARD BLOCK MAP



Lake County Hwy – CA 29

WINFIELD VINEYARD

Lawley Old Toll Road



VINEYARD DATA

BLOCK DESCRIPTIONS

| | Variety | Clone | Rootstock | Year Planted | Trellis | Rows | Vine Spacing | VPA | # Vines | Acres |
|----------------|----------|--------|-----------|--------------|-------------|--------|--------------|-------|---------|-------|
| Block 1 | Cab Sauv | CS 07 | 110R | 2000 | Cane Pruned | 1 - 21 | 6 x 8 | 908 | 1,280 | 1.41 |
| Block 2 | Cab Sauv | CS 337 | 101-14 | 2000 | Cane Pruned | 1 - 43 | 6 x 8 | 908 | 2,940 | 3.24 |
| Block 3 | Cab Sauv | CS 07 | 1103P | 2000 | Cane Pruned | 1 - 14 | 6 x 8 | 908 | 971 | 1.07 |
| Block 4 | Cab Sauv | CS 337 | 101-14 | 2000 | Cane Pruned | 1 - 21 | 6 x 8 | 908 | 1,815 | 2.00 |
| Block 5 | Cab Sauv | CS 337 | SO4 | 2000 | Cane Pruned | 1 - 38 | 6 x 8 | 908 | 2,342 | 2.58 |
| Block 6 | Cab Sauv | CS 07 | 110R | 2014 | Cane Pruned | 1 - 14 | 5 x 8 | 1,090 | 654 | 0.60 |
| Block 7 | Cab Sauv | CS 07 | 3303 | 2014 | Cane Pruned | 1 - 14 | 5 x 8 | 1,090 | 708 | 0.65 |

HARVEST PRODUCTION BY BLOCK

| | 2017 | | 2018 | | 2019 | | 2021 | | 2022 | | 2023 | |
|----------------|--------------|-----------|--------------|-----------|--------------|-----------|--------------|-----------|--------------|-----------|--------------|-----------|
| | Tons | Tons/Acre | Tons | Tons/Acre | Tons | Tons/Acre | Tons | Tons/Acre | Tons | Tons/Acre | Tons | Tons/Acre |
| Block 1 | 5.60 | 3.97 | 3.64 | 2.58 | 4.44 | 3.15 | 3.28 | 2.33 | 3.48 | 2.47 | 5.21 | 3.69 |
| Block 2 | 7.51 | 2.32 | 10.70 | 3.30 | 7.35 | 2.27 | 6.58 | 2.03 | 5.42 | 1.67 | 9.02 | 2.78 |
| Block 3 | 2.08 | 1.94 | 3.10 | 2.90 | 2.74 | 2.56 | 2.29 | 2.14 | 1.86 | 1.74 | 3.48 | 3.26 |
| Block 4 | 6.52 | 3.26 | 5.84 | 2.92 | 5.38 | 2.69 | 4.01 | 2.01 | 3.67 | 1.84 | 6.32 | 3.16 |
| Block 5 | 6.24 | 2.42 | 6.07 | 2.35 | 5.73 | 2.22 | 4.48 | 1.74 | 4.88 | 1.89 | 7.97 | 3.09 |
| Block 6 | 2.41 | 4.02 | 1.86 | 3.10 | 1.59 | 2.65 | 1.26 | 2.10 | 1.74 | 2.90 | 1.73 | 2.89 |
| Block 7 | 1.63 | 2.51 | 2.01 | 3.09 | 2.32 | 3.57 | 2.24 | 3.45 | 1.75 | 2.69 | 2.04 | 3.14 |
| TOTAL | 31.99 | | 33.22 | | 29.54 | | 24.51 | | 22.80 | | 35.77 | |

Note: No harvest in 2020 due to Glass Fire smoke taint

ESTATE WINE RATINGS

Our estate Cabernet Sauvignons by Thomas Rivers Brown have received consistent scores from the following wine critics.

JD ~ Jeb Dunnuck • AG ~ Antonio Galloni • RP ~ Robert Parker • WA ~ Wine Advocate

| Vintage | The GRADE Cabernet Sauvignon "Kingly Project" | The GRADE Cabernet Sauvignon "Winfield Vineyard" | The GRADE Cabernet Sauvignon "Serpent's Back" |
|---------------------------|---|--|---|
| 2019 | 97 AG | 95 AG | 95 AG |
| 2018 | 96 AG | 94 AG | ~ |
| 2016 | 98 JD 96+ AG | 94 JD 93+ AG | 97 JD 96 AG |
| 2015 | 96 AG 95+ RP 94+ JD | 96+ JD 94 AG 93 RP | 94 JD 94 AG 94 RP |
| 2014 | 95 JD 94 AG | 93 AG 92 RP | |
| 2013 | 93 WA 93 AG | 96 AG | |
| 2012 | 99 RP | 97 RP | <i>Serpent's Back introduced in 2015</i> |
| 2021 Bottle Prices | \$175 | \$110 | \$135 |

NATURAL TRANQUILITY



WINFIELD VINEYARD

PREMIUM TERROIR WITH AWE INSPIRING VIEWS



CYD GREER

LUXURY & LAND SPECIALIST

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