



Vineyard Properties

OFFERED BY: PAUL W. SPITLER

WWW.VANDEPROPERTIES.COM



*Napa Vineyard,
Napa, CA*

Unique Napa Vineyard, Napa, CA

**Presenting this 10+
acre vineyard and
building site, with 9
acres planted 2008
to quality
Chardonnay.**

*Ideal country setting
with convenient access to
the city of Napa.*

***Offered at:
\$1,775,000***

VINEYARD OVERVIEW

Summary	Near Napa city limits, this vineyard is ideally situated in a country setting with convenient access to the town of Napa. Grapes are winery contracted.
Location	1100 block of Orchard Avenue, Napa, CA
Land	10+ total acres
Vineyard	9 newly planted acres of Chardonnay
Appellation	Napa APN 035-042-018-000 & 035-042-019-000
Buildings	None
Water	New well tested at 33 GPM; new water storage tank.
Projections	First crop is expected in 2011 with crop estimates of 55 tons when vineyard is in full production.



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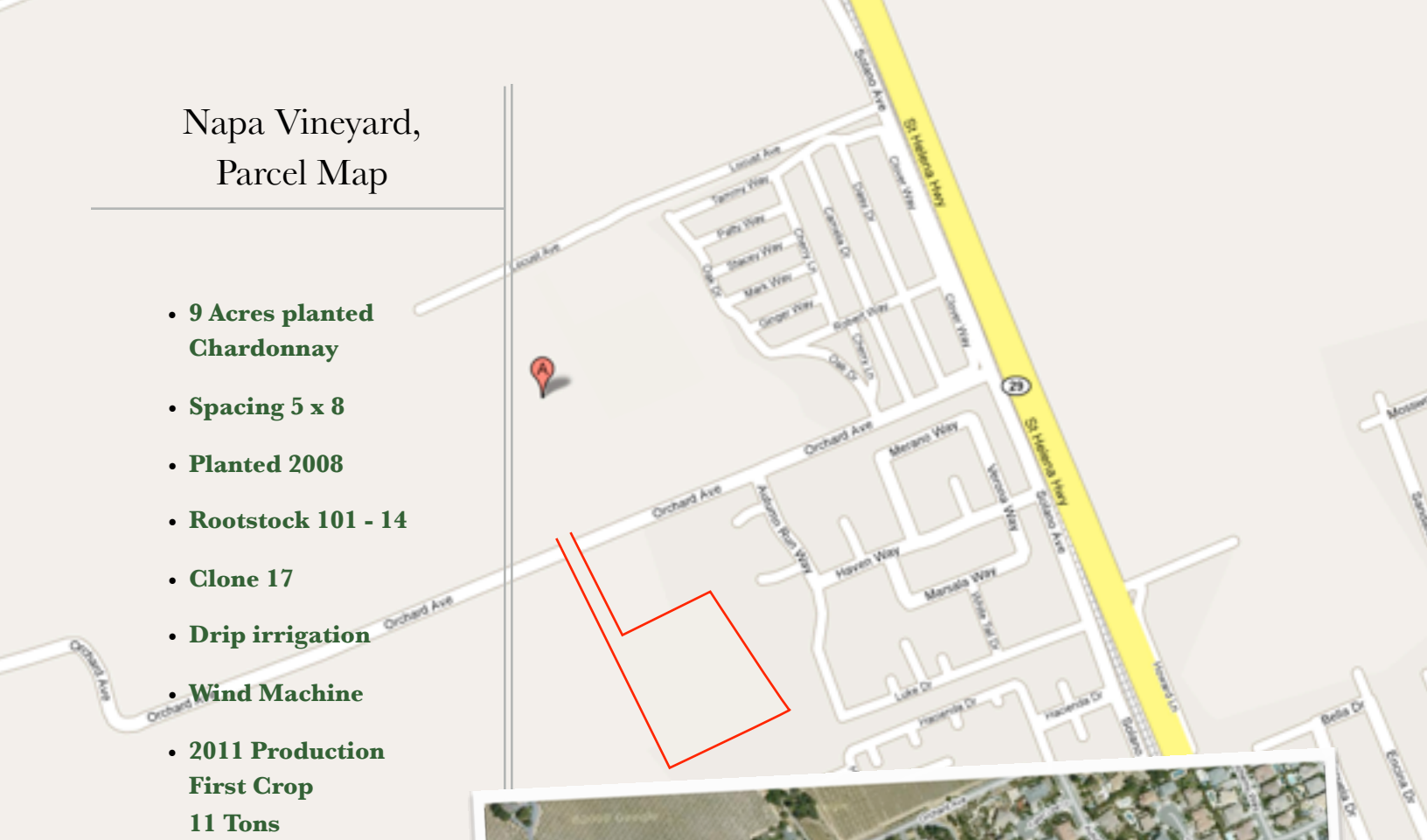


Over 30 Years
of experience successfully representing buyers &
sellers in the Northern California wine country.



Napa Vineyard, Parcel Map

- **9 Acres planted Chardonnay**
- **Spacing 5 x 8**
- **Planted 2008**
- **Rootstock 101 - 14**
- **Clone 17**
- **Drip irrigation**
- **Wind Machine**
- **2011 Production First Crop 11 Tons**



V&E
PROPERTIES

V&E Properties offers both **Brokerage and Consulting Services** to its clients. Having managed vineyards, wineries and acted as lenders in the wine business, we are uniquely prepared to assist our clients.



Regional Info

Early Napa: To the Wappo Indians who first inhabited the valley, "Napa" meant a land of plenty. Spawning salmon filled the waterways,



clouds of migrating waterfowl darkened the skies and the valley floor served as home

to wildcats, elk, black bear and grizzlies. Wild grapes also grew in abundance, but it took early settlers such as George Calvert Yount to recognize the valley's potential for cultivating winegrapes. Establishing the first local homestead in what is now Yountville in 1836, Yount was the first to plant vineyards in the valley. Other early pioneers included John Patchett, who planted the first commercial vineyard; Dr. George Crane, who promoted the planting of grapevines through a series of newspaper articles; and Hamilton Walker Crabb, who experimented with more than 400 grape varieties.

The Pioneers: Charles Krug is credited with establishing Napa Valley's first commercial winery in 1861, and by 1889 there were more than 140 wineries in operation, including Schramsberg (founded in 1862), Beringer (1876) and Inglenook (1879). Before long, however, the rapid expansion of the new wine industry saw prices plummet amidst a sea of surplus grapes, and the arrival of phylloxera dealt vintners a stunning blow, as much of the valley's vineyard acreage fell victim to the destructive root louse.

Currently: Napa Valley is home to approximately 325 wineries and numerous more brands. Its growers and vintners combine cutting-edge science with traditional techniques, and its reputation for producing world-class wines is firmly established in an ever-growing global market.

Napa Vineyards Are An Excellent Investment



Napa growers combine cutting-edge science with traditional techniques

Land of Plenty



is what Napa meant to the region's original inhabitants, the Wappo Indians. This valley, snug between the Mayacamas and Vaca mountains in Northern California, claims some of the most expensive agricultural land in the world, producing wines of 'cult' status. The main ecological factor of the region is the cool wind and fog that is sucked in from San Pablo Bay during the afternoon, cooling the vines. Temperature fluctuations from north to south can vary as much as 15 degrees, even though the valley is only 30 miles long and five miles wide. Due to these climactic differences, Napa Valley has many unique microclimates that have their own AVA designations. With over 300 wineries and 43,000 acres of vines, the Napa Valley AVA is certainly the land of plenty.

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Paul W. Spittler

Paul began his career in agricultural lending and ranch management and developed a relationship with Justin Meyer and Ray Duncan as their bank lending officer in the 1960s. After several years in the ag-lending business, Paul joined Ray and Justin in 1972 at V&E Consulting and Management working closely with the partners on a variety of projects. In 1979, Paul became a partner with Meyer and Duncan in V&E Consulting and Management Company. Paul remained with V&E until the partnership was dissolved when Ray Duncan purchased Justin Meyer's interest in Silver Oak in 2001 and Justin's untimely death in 2002. V&E Properties, formed in 1972 as a separate profit center for the partners, became Paul's sole venture in 2002. Paul is a graduate of Cal Poly, San Luis Obispo.

Brokerage Services. V&E Brokerage Services include Property Sales and Acquisitions, Leases and Loan Arrangements. We offer an in-house real estate brokerage with a specialization in agricultural properties. We can provide potential investors with complete real

estate services including banking relationships, appraisals, business analysis. V&E has negotiated the purchase and sale for many wineries and vineyards over the last 30+ years. The relationships we have with our clients transcends the transaction as we look to establish long-term advisory relationships with our clients. The combination of our expertise, hands-on operational experience and years in the business makes V&E uniquely qualified to service clients considering buying, selling, or leasing property or businesses.



Consulting Services. V&E offers a wide range of consulting services to vineyard and winery owners as well as others involved in the wine business. These services include financial consulting and strategic planning as it relates to the acquisition and disposition of property or assets. These services provide clients with a framework on which they can base their financial decisions.



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The information contained herein has either been given to us by the owner of the property or obtained from sources that we have deemed reliable. We have no reason to doubt its accuracy; however, we do not guarantee it. The prospective buyer should carefully verify the enclosed items of income and expense and all other information contained herein.



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Real Estate Brokerage & Consulting

V&E Properties was originally started as a vineyard management and consulting business. Its predecessor, Viticulture and Enology Consulting and Management Company, was established by Ray Duncan and Justin Meyer to provide support for their ownership of Franciscan Winery and Vineyards in the late 1960's. The name was shortened to V&E Consulting and Management Company in 1972 when the partners sold their interest in Franciscan Winery and established their new label, Silver Oak Wine Cellars. In 1979, Paul became a partner with Meyer and Duncan in V&E Consulting and Management Company. During the formative years of the creation of Silver Oak, various employees of the winery, but primarily Justin Meyer as president of V&E, actively consulted with others in the fledging wine business in the North Coast. Clients included the Christian Brothers, Ferrari-Carano Winery, Chevron Development Company, Connecticut Mutual Life Insurance Company and many others who benefited from Justin's experience. In those early years, V&E also supported Silver Oak Winery primarily in the areas of property acquisition and banking relationships. The V&E office was located at Silver Oak's Oakville winery from the time it was constructed until 2001 when Ray Duncan purchased Justin Meyer's interest in Silver Oak. After Justin's untimely death in 2002, the partnership was dissolved.