

MICHAEL CRAIN PROPERTIES

VINEYARD ADVISORS AND BROKERS

The Ranch of Pat Kuleto
2460 Sage Canyon Road, St. Helena, CA



\$19,000,000

Offered by:

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Kuleto Estate & Vineyards

Property Summary

- *510 +/- mountaintop acres overlooking Lake Hennessy & Pritchard Hill vineyards*
- *3 existing parcel/home sites; one additional parcel possible: ALL with spectacular views*
- *3 lovely lakes creating a unique recreational environment*
- *4 income producing cabins/ranch houses*
- *47.21 Cabernet Sauvignon(& Bordeaux Varieties)/Zinfandel/Syrah net vineyard acres*

Welcome

Welcome to the breathtaking Kuleto Estate overlooking Lake Hennessy and Rutherford in the Napa Valley...where the world class winery and renowned vineyards seamlessly co-exist in a pristine mountain environment set over hundreds of acres. This historic ranch evokes pastoral early California and a simpler time...a place destined to share it's rustic, yet refined pleasures with the world...a very special site offering a chance to recapture the more profound and simple pleasures of life.

This private estate is high above Napa Valley and the world class "Pritchard Hill" wine grape district and offers seclusion, stunning western views, sophistication and the opportunity to own a piece of the Kuleto Ranch dream. From this and neighboring properties some of the finest wines in the world are produced. The 510 +/- acre property is adjacent to the Kuleto Winery and the private estate of Pat Kuleto and rests on the mountain tops between the Howell Mountain and Atlas Peak AVAs in the eastern mountains of the Napa Valley. Vineyard elevations run between 900 and 1450 feet. Plantings are predominantly Cabernet Sauvignon, Zinfandel, and Syrah along with smaller blocks of Bordeaux blending varieties and very limited amounts of Chardonnay and Pinot Noir.

Land/Parcel Information

Address: Napa County Conservation, Development and Planning Dept

Assessor Parcel Number(s): 025-440-041-000, 025-440-042-000, 032-010-081-000 & 032-010-082-00

Acres: 510+/- acres (538+/- acres less 22+/- acres subject to lot line adjustment)

Zoning: AW, Ag Watershed

Parcel 10: Asking Price \$6,500,000

- "Shangri-Lodge": 1445 square feet +/-
- "Casa Paloma": 1445 square feet +/-
- Cabin: 316 square feet +/-
- Poultry Shed 1668 square feet +/-
- Various storage sheds and outbuildings
- Approximately 13.86 Vine Acres

Parcel 9: Asking Price \$9,000,000

- "Shackteau"
- Approximately 26.54 Vine Acres
- Money Hole Lake, approximately 11 acre feet
- "Paul's Well" approximately 15 GPM
- Water Storage Tanks

Parcel 101: Asking Price \$3,500,000

- Yurt
- Approximately 6.89 Vine Acres

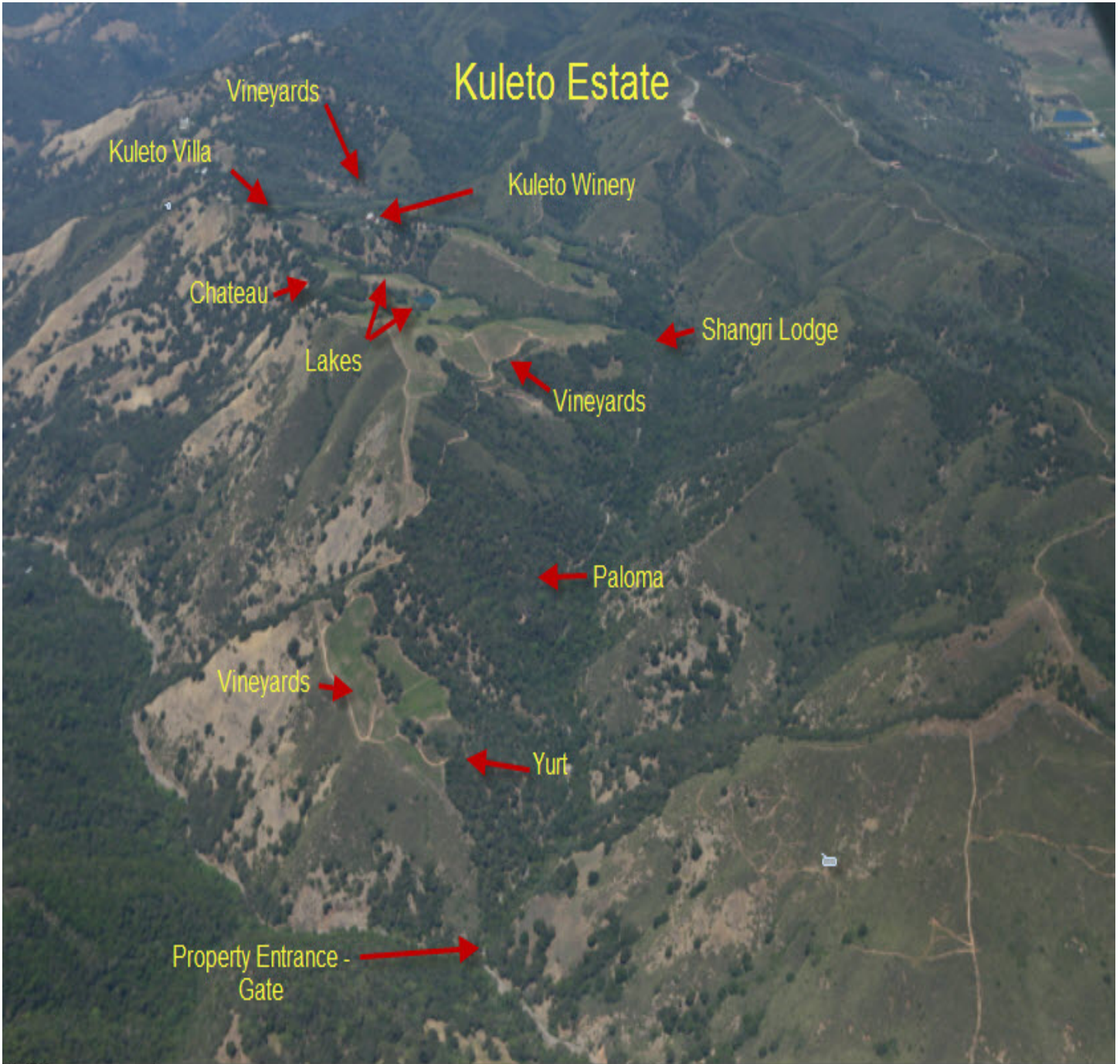
Water: There are several wells located on the subject parcels that provide water for the existing improvements. The lakes on Parcel 7 (adjacent Kuleto Parcel to the north) are currently the subject of a 22 acre lot-line adjustment. The buyer(s) of the offered parcels may have a written agreement for recreational use of the Lakes. Additionally, the wells and lakes shall serve the domestic and irrigation needs of the offered parcel with a future water sharing agreement.

Septic: The soils are well drained and of the type that commonly provide excellent percolation for a septic system.

Appellation: Napa Valley VA

Soils: Bressa-Dibble complex, 30 to 50 percent slopes
Henneke gravelly loam, 30 to 75 percent slopes
Lodo-Maymen-Felton association, 30 to 75 percent slopes
Los Gatos loam, 50 to 75 percent slopes
Mayment-Millsholm-Lodo association, 30 to 75 percent slope
Sobrante loam, 30 to 50 percent slopes
Rock outcrop

Property Aerial Views



Aerial View with Lake Hennessey



