



COLDWELL BANKER
BROKERS OF THE VALLEY

PROPERTY NOTES

BELLISIMO VINEYARD

8322 Franz Valley Road, Calistoga

www.BellisimoVineyardCalistoga.com

OVERVIEW

- + Prime Knights Valley parcel
- + Spectacular vineyard and mountain views
- + 82.5 +/- acres, post lot-line adjustment
- + APN: 120-150-081-000
- + Zoning and land use: RR 20, AR B6 20, RC100/25 SR
- + 50.35 +/- acre vineyard
- + Water supply: 2 high-production water wells and reservoir
- + Structures
 - o 4 residences with attractive rental income potential
 - o 3,000 +/- sq ft barn
 - o Pump house with two new pump engines
- + Possibility of long-term lease of 15.39 +/- acre vineyard on adjustment parcel

VINEYARD

Vineyard Overview

- + 50.35 +/- total acres
- + Knights Valley AVA
- + Farmed by Stornetta Made Vineyards
- + Frost protection:
 - o Overhead sprinklers from pond
 - o One wind machine
- + Large staging area for harvest equipment

Cabernet Sauvignon

- + 36.03 +/- acres
- + Spacing: Various spacings, see block map
- + Being sold to Lawrence, Wilson, Venge, B-Cellars, Nieman, Foley

Chardonnay

- + 14.32+/- acres
- + Spacing: 10 x 8
- + Being sold to Mumm

RESIDENCES

- + Four rental cottages
 - o 8312: 5 bedrooms, 3 baths, renovated, tenant occupied, \$4500/month rental income
 - o 8314: 3 bedrooms, 1 bath, renovated, vacant, \$3,000 approximate market rate rent
 - o 8316: 3 bedrooms, 1 bath, partially gutted interior needing remodel, \$3,000 approximate market rate rent if renovated
 - o 8318: Manufactured home, 1702 +/- sq ft, 3 bedrooms, 2 baths, renovated, occupied by caretaker for free, \$3500/month approximate market rate rent
- + Square footage
 - o Manufactured home: 1702 +/- sq ft
 - o Total square footage of remaining 3 structures: 4311 +/- sq ft

INFRASTRUCTURE

- + Water:
 - o Ag well with production 350 gpm tested in July 2021
 - o Domestic well with production of 85 gpm tested in August, 2022
- + Wells shared with 8320 Franz Valley
- + Domestic well also shared with neighbor
- + Standard septic system for rental cottages
- + Fuel tanks : above ground diesel and unleaded gas tanks
- + Propane: 6 tanks, (1 wind machine, 1 for each rental, 1 at barn)

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