



Bergman Euro-National Wine Country Professionals: Vineyards, Estates & Wineries



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High Quality Bordeaux Varietal Vineyard In Pope Valley, Napa County Grape Purchase Agreements In Place

- | 42.8 Acres Total
- | 20.73 Acres Planted To Vineyard
- | 9 +/- Acres Of Plantable Land
- | 20+ Acre Foot Pond

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Located in Pope Valley, just over the hills from Napa Valley sits this wonderful property. This is a high quality Bordeaux varietal vineyard in the Napa Valley Appellation with over 40 acres total and more than 20 acres planted to premium vineyard. There is also an additional 9 +/- acres of plantable land available for more vineyard, horses or any number of other possibilities.



(There is a 20 +/- acre foot pond for irrigation.)



(Additional 9+/- acres plantable)



High quality Bordeaux varietal vineyard in Pope Valley, Napa County with grape purchase agreements in place.

Vineyard Production In Tons

Year	2005	2006	2007	2008
Cab / Sav	20.029	37.49	29.113	18.79
Malbec	0.066	0.758	1.806	2.245
Petite Verdot	0.51	0.873	2.953	2.24
Cab / Franc	0.645	1.176	3.347	2.477
Sangiovese	0	1.085	2.87	0

Totals 21.25 41.38 40.09 25.75

**Grape Prices Per Ton For
2008**

Cabernet Sauvignon	\$3,750
Malbec	\$4,000
Petite Verdot	\$4,500
Cab Franc	\$2,800
Sangiovese	-



Vineyard Block Info

Block	Varietal	Year Planted	Clone	Rootstock	Spacing	# of Vines	Acres
1	Sangiovese	2003	Rodeno	101-14	8 x 6	768	0.846
2	Cab Franc	2003	4	101-14	8 x 6	2,023	2.229
3	Malbec	2003	595	101-14	8 x 6	1,925	2.12
4	Petite Verdot	2003	400	101-14	8 x 6	2,214	2.438
5	Cabernet Sauvignon	2000	337	101-14	8 x 6	2,270	2.5
6	Cabernet Sauvignon	2000	337	101-14	8 x 6	2,751	3.03
7	Cabernet Sauvignon	2000	337	101-14	8 x 6	1,806	1.99
8	Cabernet Sauvignon	2000	15	3309	8 x 6	2,524	2.78
9	Cabernet Sauvignon	2000	15	3309	8 x 6	2,524	2.78
Total						18,806	20.713



This is a great value in todays market, call to make an appoitment.

Asking \$1,950,000

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NOTE: The information contained came from reliable sources. However, Bergman Euro-National does not warrant anything herein. It is advised that the Buyer take the time to complete a thorough due diligence process prior to the close of escrow.

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Bergman Euro-National

Call For More Information 707-887-9822
