



## HOWELL MOUNTAIN ESTATES

Napa Valley



## Angwin, California

### Executive Summary

#### Exclusive Listing Agents:

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**Newmark  
Cornish & Carey**



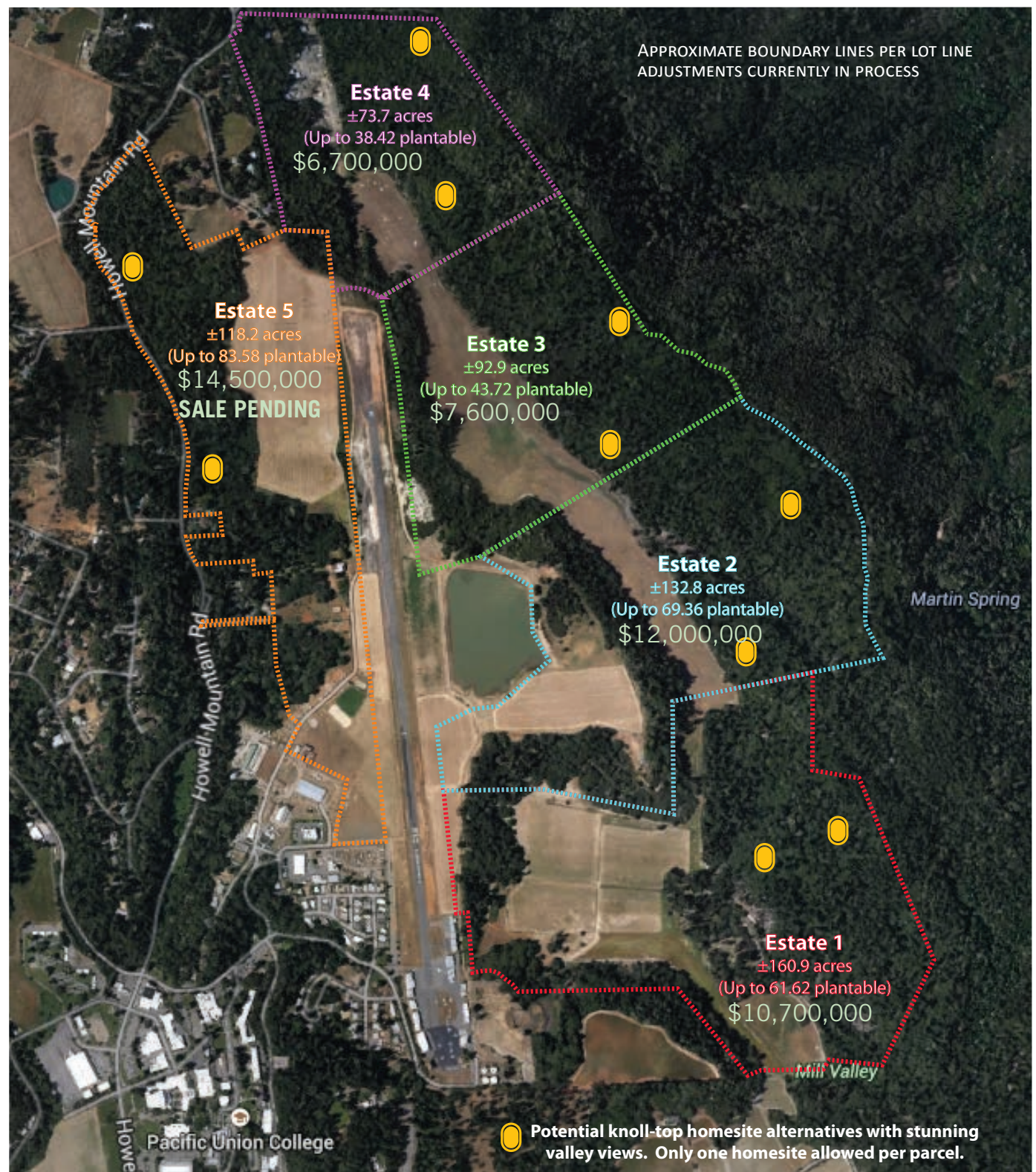
# Introduction



Rising above the northern entrance to the world famous Napa Valley stands Howell Mountain; well known for the production of the premium wines associated with the Howell Mountain Appellation. Newmark Cornish & Carey has been appointed Exclusive Listing Agent for the sale of the fee simple interest in Howell Mountain Estates. This is an extremely rare opportunity to acquire up to five major Napa Valley Estates at the center of the prestigious Howell Mountain Appellation.









# Offering Highlights

Located about an hour drive north of San Francisco's iconic Golden Gate Bridge, the Napa Valley has become one of the world's premier tourist destinations. Internationally recognized wines, some of the finest restaurants in North America, and world class resorts have combined with spectacular scenery and comfortable, temperate climatic conditions to make the Napa Valley one of the most eminently enjoyable destinations on the planet.

- Howell Mountain Estates provide a unique opportunity to acquire up to 578.5 acres (up to 296.7 plantable) of aesthetically stunning land including areas suited for **premium vineyards and luxurious estate homes with spectacular valley views**. Individual estates are available as follows:

Estate 1: Approximately 160.9 acres (up to 61.62 plantable). Sale price \$10,700,000.

Estate 2: Approximately 132.8 acres (up to 69.36 plantable). Sale Price \$12,000,000.

Estate 3: Approximately 92.9 acres (up to 43.72 plantable).

Sale price \$7,600,000.

Estate 4: Approximately 73.7 acres (up to 38.42 plantable).

Sale price \$6,700,000.

Estate 5: Approximately 118.2 acres (up to 83.58 plantable). Sale price \$14,500,000. **SALE PENDING**

(Plantable acreage assumes 40% conversion of forested areas. Allowable conversion rate will be based on environmental and other factors as determined by Napa County).

- Howell Mountain Estates represents a microcosm of characteristics that combined make

the Napa Valley a major attraction. Rugged ridge lines and rolling hillsides border verdant valleys and meadows replicating the greater valley's stunning scenery. These hills and valleys contain **the best of soils** that have enabled the production of Napa's finest wines. Each Estate encompasses a combination of agricultural areas plantable by right and with a permit, forest area, and a spectacular home site.

- Its relatively high altitude provides Howell Mountain with more sunshine than the valley floor. This fact has contributed significantly to the appeal of Angwin Airport, located immediately adjacent to Howell Mountain Estates. While the comparatively fog free airport provides **excellent access** to Howell Mountain estates by air, Deer Park Road provides convenient road access from Highway 29 and the Silverado Trail.

- Commercial properties located in the adjacent town of Angwin provide **convenient nearby goods and services**, while St. Helena, located 20 minutes away provides a greater range of goods and services.

**With necessary access easements and an abundant**

**water supply, Howell Mountain Estates offers all the ingredients necessary for the establishment of a world class wine estate.**



# Terms of the Offering

The Howell Mountain Estates are being offered on an As-Is, Where-Is basis. Any permits required for construction or the development of agricultural parcels shall be the responsibility of Purchaser. The Purchase Agreement shall contain such covenants, conditions and restrictions, representations and warranties, and other provisions deemed necessary or appropriate by Owner in its sole discretion, including, but not limited to (a) reserving such access and use easements to the forest preserve lands and certain other areas (eg; Irrigation pond and observatory); preserving the forested areas in the preserve area (basically the lands east of Ridge Road); (c) creating limitations on further subdivision and density; (d) creating restrictions on the use of groundwater and requirements relating to the use of recycled water. Time is of the essence for Seller and preference will be given by Seller to offers requiring no contingency for future governmental approvals.

## Touring Procedure

The Howell Mountain Estates are not generally accessible and are accessed through the property of Pacific Union College. In order to avoid security concerns and disruption of College activities, all site visits will be by appointment only with Exclusive Listing Agents.

## Offering Procedure

A time and date for submission of offers will be communicated to prospective offerors by Exclusive Listing Agents. Multiple rounds of offers may be held if required. Seller reserves the right not to respond to any offer.

The information contained herein is provided for the sole purpose of allowing a prospective Purchaser to evaluate any interest in the Property. The information is provided subject to a confidentiality executed by Prospective Purchaser on file in the offices of Exclusive Listing Agent. The information has been provided by Seller or acquired from public sources. While the information is believed to be accurate, no warranty as to its completeness or accuracy is provided by Seller or Exclusive Listing Agent.



For further information or to schedule a site visit please contact Exclusive Listing Agents:

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