



GLENDALE RANCH

750 Conn Valley Road, St. Helena

Confidential Offering Overview

Overview

A final frontier, Glendale Ranch is the last great estate of its size. It is a private valley unto its own, spanning over 2,000 acres - the crown jewel nestled in the heart of the Napa Valley. After nearly a century, it awaits its next visionary steward. This isn't just land; it's a sanctuary where stillness speaks and purpose unfolds. As you step onto these grounds, the outside world drops away, leaving you connected to something greater. Here, amidst beauty and passion driven work, you'll find transformation. Glendale Ranch offers a rare opportunity to imprint yourself on history, to be present with those you love, and to let your unique purpose blossom. The next steward won't just own a piece of Napa Valley - they'll become part of its living legacy, shaping its future while it, in turn, shapes them.

Location

Adjacent to the town of St. Helena - Heart of the Napa Valley
3 miles to main street St. Helena
Joseph Phelps Vineyards and Winery to south
2.5 miles to Meadowood Napa Valley Resort
10 miles to Angwin airport 203

History	Steeped in history from the ancient culture of the Onasatis to the founding families of the Napa Valley, this expansive sanctuary has continued to gracefully evolve under the stewardship of visionary families and individuals.
Sellers	Fasken Heirs - Wiseman/Green
Parcels	17 parcels (2 over 320 acres which may be subdivided for 19 total)
Zoning	Agricultural Preserve, Agricultural Watershed
Acreage	2,000+ acres, 3.14 sq. miles
Infrastructure	<p>Road System</p> <ul style="list-style-type: none"> • 1.5 miles of paved roads • 0.75 mile all season gravel road • 5.5 miles of improved dirt roads • Engineered steel and concrete bridges <p>Historic Water Rights (see below)</p> <p>4 Residences, Multiple Outbuildings</p>
Water	<p>7 Acre Pond holding approx. 100-acre feet of water – Crystal Dam</p> <p>2 Stock ponds (sheet flow)</p> <p>Creek Diversion permit</p> <p>Cistern – 45,000 gallon back up for residential use</p> <p><u>3 Wells</u></p> <p>Well #1 - 68 GPM</p> <ul style="list-style-type: none"> • 100,000 gallons of storage • Gravity fed to 3 residences <p>Well #2 - 5.5 GPM</p> <ul style="list-style-type: none"> • 10,000 Gallons of Storage • Gravity fed to Grove House <p>Well #3 - 47 GPM</p>

Living QuartersWhite House**4 Homes**

Historic California victorian home that has been home to Glendale's stewards and the hub for all celebrations and gatherings since the 1800s. With large open living space, soaring ceilings and towering windows, it possess a timeless grandeur yet is infused with a comfortable spirit of home.

Built in 1880's

3328± sq. ft.

6 bedrooms, 4 bathrooms

930± sq. ft. detached garage / storage

The Grove House (Blue)

Built in it's own private valley at Glendale, the Grove House is a cozy craftsman style home with a multitude of outdoor living spaces overlooking it's own private meadow and pond.

Built in the early 20th century

Remodeled for more contemporary living

1830± sq. ft.

3 bedrooms, 2 bathrooms

Pond

Beautiful workshop

Well and 10,000-gallon water storage

Vineyard View House

Built in the 1940s

1520± sq. ft.

2 bedrooms, 2 bathrooms

Streamside House

Early/Mid 20th century farmhouse set between towering ancient oak trees, open meadows and Conn Creek.

1709± sq. ft. 450± sq. ft. attached garage

3 bedrooms, 2 bathrooms

Upper Barn	6095± sq. ft. Beautiful large working barn Used for farm equipment, storage and livestock
Old Winery Barn	3512± sq. ft. Historic winery barn with original keystone entrances to the former winery caves.
Ranch Workshop	1245± Sq Ft
Vineyards	Cultivated since the 1800's 40± acres currently planted to red varieties, 30± acres fallow Soils: Gravelly Loam, Kidd Loam, Forward Kidd Complex, Diablo Clay Additional 790± acres under 30% grade Managed by: Cio Perez / Rios Vineyard Mgmt.
Future Concepts	Continued Preservation and Conservation Napa Valley Land Trust partnership Multi-Generational Family Compound / Multi-Family Ranch Winery development Additional vineyard development

www.GlendaleRanch.com

Username: glendaleranch

Password: serenity

**Case sensitive*

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