



LA HERRADURA

151± Acres | Conn Creek Valley | Napa Valley

OFFERING MEMORANDUM

OVERVIEW

La Herradura is a 2-parcel, 151-acre± ranch in the Conn Creek Valley, 8 minutes from downtown St. Helena. Anchored by a 105-acre-foot± private lake and a historic stone winery reimagined as a gathering place and event space, the ranch includes a 25.91-acre± vineyard, most of it planted in 2020. A newly built 3 bedroom, 3 bathroom main residence, a working horse barn, mature oak-shaded lawns, trails, the lake, and multiple supporting structures create the framework for a private family compound, vineyard estate, retreat, or future winery use, subject to applicable approvals.

HISTORY

The heart of La Herradura is its historic stone building, a former winery built in 1887 by Abran Alsip and once known as Mountain Cove Ranch Winery. Operations ceased around the turn of the century following the phylloxera epidemic.

After World War II, Nell and Francis MacVeagh acquired the property and renamed it La Herradura, meaning "the horseshoe." Francis was a Harvard professor. The couple transformed the stone winery shell into a residence and created the lake.

For decades the ranch was a gathering place for artists, writers, intellectuals, politicians, and Hollywood names. San Francisco columnist Herb Caen wrote often about the lakeside parties here.

In 2008, approximately 4,000 sq. ft.± of later residential additions were removed to reveal the original stone structure, which was renovated and reimagined as a dedicated gathering venue. The current stewards have raised three generations here and will continue to live nearby.

PARCELS & ZONING

- **970 Conn Valley Road / 990 Rossi Road**

APN 025-180-081-000 | approx. 62.2 acres | Stone Building, Main House and Barns

- **960 Conn Valley Road**

APN 025-180-080-000 | approx. 89.1 acres | Lake Parcel, with Arthur's Residence and Lake House

Zoning: Agricultural Watershed (AW)

AW zoning may allow a main house of any size, a guest house up to 1,000 sq. ft.±, an ADU up to 1,200 sq. ft.±, agricultural buildings, and a possible winery. Buyer to verify all allowances with Napa County.

ACREAGE

151 acres± total

- Planted to vineyard 25.91 acres±
- Additional plantable 47.4 acres±
- Fallow vineyard blocks 3.57 acres±
- Vegetable garden 1 acre±

THE IMPROVEMENTS

THE STONE BUILDING

5,424 sq. ft.± | two stories | built 1887

The historic stone winery is the primary gathering venue on the ranch. The main level is filled with natural light and centers on a large fireplace, with multiple iron and glass doors and a catering-caliber commercial kitchen. It opens to outdoor sitting areas and expansive lawns shaded by mature oaks.

The upper level serves as studio and storage space with its own bathroom. Newly built detached ADA bathrooms serve the building, connected by walkways.

The space suits large celebrations, intimate gatherings, wellness retreats, game day watch parties, and other small events, with nearby guest parking for approximately 50+ cars.

MAIN HOUSE

2,465 sq. ft.± | 3 bedrooms | 3 bathrooms | built 2024

Designed by Sasha Janev of Sasha Janev Architecture (formerly of Backen & Backen). A modern aesthetic with an open floor plan, indoor/outdoor living, and luxury amenities. New septic system installed.

ADDITIONAL STRUCTURES

- **White Cottage** 980 sq. ft.±
Original structure, once lived in as 2 bedrooms / 1 bathroom. Not lived in for some time. Septic redone and tied into the new main house system.
- **Arthur's Residence** 1,390 sq. ft.± | Lake Parcel
Original structure, once lived in as 2 bedrooms / 1.5 bathrooms. Not lived in for some time. Foundation reinforced in 2015. Septic redone and tied into the new main house system.
- **The Lake House** 438 sq. ft.± plus 572 sq. ft.± of decks
Currently used as a bunk house. One interior bathroom, plus an exterior bathroom and outdoor shower. Tankless water heater with booster pump. Remodeled 2012. Its own separate septic system.

OUTBUILDINGS

- Horse Barn (two story), corral, stables, tack room 3,542 sq. ft.±
- Vehicle Shed 1,300 sq. ft.±
- Chicken Coop / Vehicle Carport 1,590 sq. ft.±
- Gazebo overlooking Conn Creek

WATER & FIRE PROTECTION

WATER

- **Lake** 105 acre-feet±
Irrigates the vineyard and supplies its frost protection, with diversion rights from Conn Creek from November 1 through April 1. Also used for boating, fishing, swimming, and recreation.
- **Wells** two active wells serve the compound
Together they supply the living structures and the immediate landscape.
- Well at 990 Rossi Road, feeds hilltop tanks 484' | 55 GPM
- Well at 970 Conn Valley Road, drilled 2021 445' | 50 GPM
GPM figures are seasonal. An original hand-dug well (16', 2 GPM seasonal) is capped and could serve as a backup source.
Well production is currently supplemented when needed by an off-property well. This connection will be severed when the property is sold.

FIRE PROTECTION

- **Wet-draft system:** installed 2015/2016, with a 20-HP vineyard irrigation pump and a 100-HP frost-protection pump
 - Lake-supplied vineyard sprinklers
 - Vineyard blocks act as a firebreak
 - Regular limbing and underbrush removal around structures
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THE VINEYARD

VINEYARD

25.91 acres± | 14 farming blocks | 39,353 vines

Predominantly Cabernet Sauvignon, complemented by Cabernet Franc and Sauvignon Blanc. The vineyard went through a complete overhaul, with most blocks replanted in 2020, and is ideally planted for the best possible growth. Designed by vineyard consultant Kelly Maher; managed and farmed by Renteria Vineyard Management.

- **Drainage tile** under the entire vineyard
- **Row orientation** positioned for optimal growth
- **Micro emitter** irrigation
- **Frost protection** sprinklers, supplied by the lake
- **Weather stations** on site

Block 10 was converted to Sauvignon Blanc in 2024 to 2025.

PLANTED BLOCKS

BLOCK	VARIETY	ACRES	ROOTSTOCK	SPACING	VINES	PLANTED
1	Cabernet Sauvignon	1.72	1616C	7 x 4	2,676	2020
2A	Cabernet Sauvignon	2.56	1616C	7 x 4	3,977	2020
2B	Cabernet Sauvignon	0.59	420A	7 x 4	922	2020
3A	Cabernet Sauvignon	1.08	1616C	7 x 4	1,683	2020
3B	Cabernet Sauvignon	2.00	420A	7 x 4	3,116	2020
3C	Cabernet Sauvignon	1.64	1616C	7 x 4	2,556	2020
4	Cabernet Franc	2.38	1616C	7 x 4	3,704	2020
5	Cabernet Franc	2.15	3309	7 x 4	3,339	2020
6	Cabernet Sauvignon	2.57	1616C	7 x 4	4,002	2020
7	Cabernet Sauvignon	2.98	1616C	7 x 4	4,631	2020
8	Cabernet Sauvignon	3.15	3309	7 x 4	4,897	2020
9A	Cabernet Sauvignon	1.27	1616C	7 x 5	1,586	2014
9B	Cabernet Sauvignon	1.23	1616C	7 x 5	1,528	2014
10	Sauvignon Blanc	0.59	1616C	7 x 5	736	2014 / 2024–25
Total		25.91			39,353	

FALLOW BLOCKS 11A 0.70 | 11B 0.78 | 12 1.12 | 13 0.97 | Total 3.57 acres±

LAND, INFRASTRUCTURE & FUTURE POTENTIAL

LAND & NATURE	Approximately 151 acres± of open land, woodland, creek frontage, and lakeside terrain. Mountain bike trails wind through the property alongside routes for hiking and horseback riding. Lawns near the residence and stone building host gatherings, while the vineyard, lake, and higher ground create distinct settings across the ranch.
BUILDING SITES & FUTURE CONCEPTS	Several potential building sites exist, including one between the lake and the vineyard with broad views across the surrounding landscape. • Additional vineyard planting on 47.4 acres± identified as plantable • Potential winery or event space • Potential additional residential or guest accommodations • Continued private ranch, retreat, and gathering use <i>All future residential, winery, guest house, ADU, agricultural, or event-related development is subject to applicable zoning, permitting, and approvals.</i>
INFRASTRUCTURE	• Septic: new main house system installed in 2023; septic for the White Cottage and Arthur's Residence redone and tied in at that time; the Lake House has its own separate system • Power: approx. 600 ft± of PG&E lines moved underground in 2023 to 2024; four meters consolidated and new utilities run to multiple buildings • Backup power: two full-service transfer generators, one on each parcel • Access: main entrance at 970 Conn Valley Road (use for GPS); second entrance via Rossi Road; guest access by bridge; larger vehicles and deliveries via Rossi Road; roads throughout both parcels • Guest parking: graded lot with 6-inch base rock, landscaped to screen cars from the stone building; holds approximately 50+ cars

LOCATION & OFFERING

LOCATION

GPS / entrance: 970 Conn Valley Road, St. Helena

- Downtown St. Helena approx. 8 minutes
- Moore Creek Trailhead / Lake Hennessey trails approx. 2.5 miles
- Meadowood & Napa Valley Reserve approx. 4 miles
- Napa FBO approx. 45 minutes
- Sonoma FBO approx. 50 minutes
- Downtown San Francisco / SFO approx. 1.5 hours
- Downtown Sacramento / SMF approx. 1.5 hours

OFFERED AT

\$35,000,000

www.laherraduraranch.com

Erin Lail

707.333.5596 | erin@erinlail.com | erinlail.com
DRE# 02027696



COLDWELL BANKER
BROKERS OF THE VALLEY