The Farm at Mount Veeder

October 2026 · Erin Lail

3720 Mount Veeder Road, Napa, California

Offered at $15,000,000

Offering Memorandum · Pre-Market Preview · Shared in confidence



228 acres on Mount Veeder, five parcels, a working vineyard, 13 bedrooms, 7 baths and a spring that runs all year.

At a Glance

The Property	Details
Location	3720, 3790 and 3794 Mount Veeder Road, Napa
Land	228.04 acres across five contiguous parcels
Zoning	Agricultural Watershed
Parcels	Each parcel carries its own home and farm building rights.
Vineyard	17 planted acres, Mount Veeder appellation
Sleeping	13 bedrooms and 7 baths across seven buildings, including a three bedroom caretaker house
Gathering places	Apple Barn with wine cellar, French Barn with outdoor kitchen, Art Barn
Water	Two springs, three wells, 1,000,000 gallons of tank storage and a vineyard lake
Power	Underground throughout the property
Connectivity	Starlink
On site	A full time caretaker who lives on the property

The Story

For generations, The Farm has been a happy place. Family and friends have gathered here for weddings, milestone birthdays, corporate retreats and quiet weekends with nothing on the calendar.

The days take whatever shape you want. Read on a deck. Sit by the pool. Hike the trails that link all five parcels. Ride bikes, horses or RTVs. Hunt the hillsides or fish the lake. Try the climbing wall. Practice yoga on the platform that looks out over the Valley.

This is a working farm in the gentlest sense. There are chickens, mini donkeys and dogs, gardens and orchards. You can live off the grid if you choose.

A caretaker lives on site, looks after everything and can arrange anything you need. Leave your phone in the car and disappear for the weekend, or stay connected and work from the mountain with Starlink.

Near the house, a spring pours out of the hillside all year long. The water comes out so pure it feels like a fountain of youth.

The Land

Five contiguous parcels make up 228.04 acres, joined by walking trails. Each one can be held as part of the whole or sold on its own.



Parcel	Address	Acres	Assessor Parcel Number	What is here
The Vineyard	Mount Veeder Road	93.83	034-370-019-000	Planted vineyard and the lake at its base
The Art Barn	Mount Veeder Road	71.46	034-370-020-000	Art Barn, climbing wall, trampoline, view deck
Upper Campus	3720 Mount Veeder Road	42.07	034-370-015-000	Main house, guest house, three guest cabins, bath house, Apple Barn, spring, gardens and orchard
Lower Campus	3794 Mount Veeder Road	17.38	034-380-001-000	Log cabin guest house, French barn, pool, caretaker house, pond, bocce
Lower Campus ridge	3790 Mount Veeder Road	3.30	034-380-002-000	Wooded ridge
Total		**228.04**		

Water

Water is abundant here, which is rare on a mountain.

- **Two springs.** An artesian spring pours out near the house on the Upper Campus all year and supplies every home there. It was running at about 20 gallons per minute in late July. A second spring serves the Lower Campus.
- **Three wells.** Point Well and Rock Well are dedicated to the vineyard and feed the central vineyard tank. A third well on the Lower Campus once pumped to the pond for landscape watering.
- **Storage.** Two 500,000 gallon tanks hold 1,000,000 gallons for the vineyard, with separate tanks for the homes on each campus.
- **Vineyard lake.** A seasonal lake with a dock, at the base of the vineyard. Holds roughly another 1,000,000 gallons. Fed by runoff and can be topped up from the spring. Good for fishing and swimming.
- **Pond.** A seasonal pond on the Lower Campus, beside the bocce court.

Water to the homes is UV filtered. Well and septic inspections have not yet been done.







Homes and Guest Quarters

13 bedrooms and 7 baths across seven buildings let a large group spread out, with privacy for everyone.

Building	Campus	Bedrooms	Baths	Notes
Log cabin guest house	Lower	4	2	Full kitchen, large decks with views
Main house	Upper	2	1	Full kitchen, large decks
Guest house	Upper	1	1	No kitchen
Guest cabin one	Upper	1	Shared bath house	
Guest cabin two	Upper	1	Shared bath house	
Guest cabin three	Upper	1	1	Rustic, private bath
Caretaker house	Lower	3	1	Near the pond and bocce court
Total		**13**	**7**	Excludes the Art Barn half bath and the pool house bath



Caretaker House, Lower Campus



Kitchen, Main House, Upper Campus



Cabin, Upper Campus

Barns and Gathering Places

Three barns give The Farm a place for every kind of gathering, from a wedding dinner to a working retreat.

The Apple Barn, Upper Campus. The heart of the ranch for events. A heated upper floor, a wine cellar and walk in cold storage.



The French Barn, Lower Campus. Brought over from France and rebuilt on site. A full outdoor kitchen with a Viking range, a stone fireplace and a stone pizza oven alongside.



The Art Barn. Steel frame and polished concrete, climate controlled, with its own half bath. Built for retreats and think tanks.



Four workshop barns, two on each campus, each with its own stove. Office space on the Lower Campus, a greenhouse and pergola, and a chicken coop round out the buildings.

Grounds and Recreation

- **Pool and spa** with flagstone coping, and a pool house with steam shower, changing room and outdoor shower
- **Tennis court** with a basketball hoop
- **Bocce court** on the Lower Campus
- **Yoga platform** overlooking the Valley
- **Climbing wall** below the Art Barn
- **Trampoline** set into the ground on the ridge
- **View deck** with 360 degree views
- **Trails** for hiking, biking and riding that connect all five parcels
- **Lake** for fishing and swimming
- **Hunting** across the hillsides







Vineyard, Orchards and Gardens

The vineyard. 17 planted acres in the Mount Veeder appellation. Originally planted by Abreu and farmed today by Renteria Vineyard Management. Half the vineyard was replanted in 2026. Hall Wines buys the fruit today and would like to continue.

Orchards and gardens. A mixed citrus and fruit orchard and a large cutting and vegetable garden on the Upper Campus.

Animals. Room for chickens, mini donkeys, dogs and horses.

Living Here

A caretaker on site. The caretaker and his family live on the Lower Campus. He runs the ranch day to day and can arrange everything for owners and guests.

Connected or not. Starlink keeps you online when you need to work. When you don't, leave the phone in the car.

Off the grid if you want it. The spring, the water storage, the gardens and the orchard make a self sufficient life possible.

Power underground. All power lines on the property are buried.

Income Opportunity

The Farm can help pay its own way in two ways.

- **The vineyard.** Mount Veeder fruit with an established buyer in Hall Wines.
- **Renting the ranch.** 13 bedrooms, three barns and the grounds suit weddings, celebrations, corporate retreats and private stays, subject to County permitting.

The five separate parcels add flexibility: keep the whole, or sell one or more over time.

Listing Team

The Farm is shown privately and by appointment only. Please contact Erin or Bert to arrange a tour.

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