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Cover Letter

1711 Atlas Peak Road

I am pleased to present this 23± acre parcel located at 1711 Atlas Peak Road, Napa CA. The offering price for this land is $4,800,000.

Property highlights include:

- 23 ± acres of land
- RC zoning, and thus has the potential of a parcel split into two parcels - 10+ acres each
- There is currently a well and a septic system installed
- A small structure was previously located on the parcel; however, it no longer exists

Please note that the seller is not offering seller financing.

For additional information or to discuss the property further, please feel free to contact me. I would be happy to answer any questions.

Visit 1711AtlasPeak.com for more information.

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