

An aerial photograph of a vineyard. The foreground and middle ground are filled with rows of young grapevines planted in a grid pattern. A wide, light-colored dirt road curves through the vineyard. In the background, there are rolling hills covered with dense green trees and some bare, golden-brown hills under a clear blue sky.

Dalhaddy

VINEYARDS

OFFERING MEMORANDUM

OFFERED EXCLUSIVELY BY
TONY FORD
&
WILL DENSERBERGER



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OFFERING SUMMARY

3922 CHILES POPE VALLEY ROAD | NAPA

PRESENTED AT: **\$9,950,000**

Presenting an extraordinary opportunity for wine industry professionals, Dalraddy Vineyards is a captivating 66+/- acre vineyard nestled within a sprawling 340-acre property. Boasting a rich history of producing exceptional yields, the vineyard has garnered as much as \$8,100 per ton, making it an enticing prospect for discerning buyers within the wine industry. The estate's idyllic setting is a true testament to Napa's enduring allure, with a comfortable farmhouse that exudes warmth and sophistication. A captivating pool invites relaxation, while a well-appointed guest house provides an ideal retreat for visitors. Additionally, the property features essential farm support buildings, ensuring seamless operations for the vineyard and estate.

As a water-wise investment, multiple ponds dot the landscape, offering a sustainable water resource that is essential for vineyard operations and adds to the property's appeal and functionality. Beyond its potential as a vineyard, this remarkable property also presents an exceptional opportunity to establish a distinguished winery site. The expansive acreage, coupled with the estate's picturesque surroundings, sets the stage for creating a world-class winemaking destination, further elevating its desirability for wine industry buyers. Embrace the legacy of Napa Valley's viticultural excellence and unlock the potential of this remarkable property as a cornerstone in the region's esteemed wine industry. Experience the timeless allure of Napa and make this exceptional estate your own.





SALIENT FACTS

3922 CHILES POPE VALLEY ROAD | NAPA

Offering Price:	\$9,950,000
Address:	3922 Chiles Pope Valley Road
County:	Napa
APN's:	025-020-024, 025-020-025, 025-020-017, 025-020-010
Appellation:	Chiles Valley AVA
Gross Acres:	340+/- Total Acres
Vineyard Acreage:	66.52 Planted Acres, Mostly CS, Smaller Amounts of PS, SB, ME and Zin
Water Rights:	Licensed Water Rights with the State of California for Frost Control and Irrigation. Two Reservoirs for Storage, Stock Pond, Spring(s).
Additional Oppurtunities:	Cattle, Equestrian, Hunting and Fishing.
List of Improvements:	2,000 +/- 3 Bedroom 2 Bathroom Main Residence and Pool, Guest House, Farm Labor Housing, Agricultural Support Buildings
Tax Status:	Williamson Act



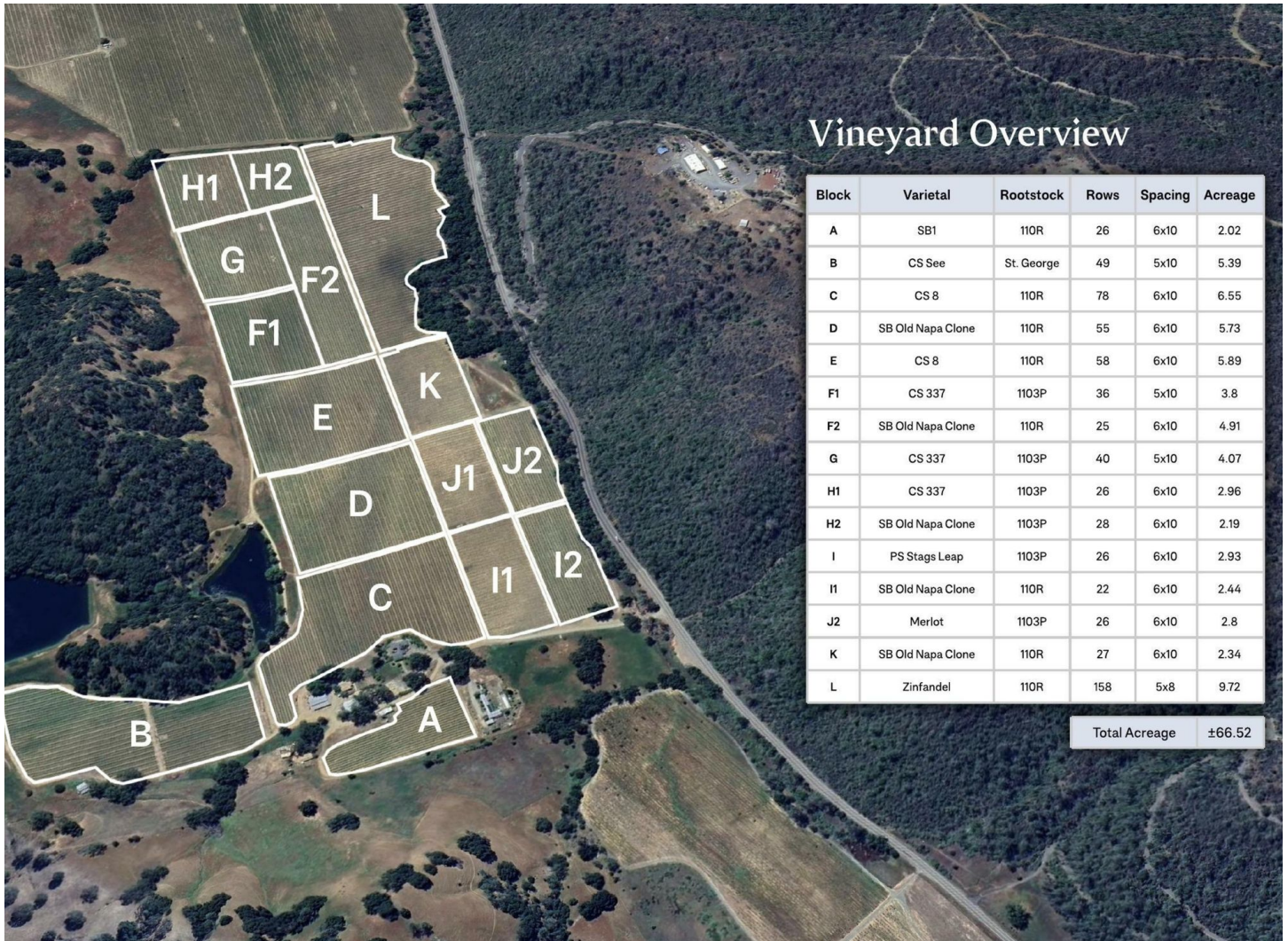
PHOTO GALLERY

3922 CHILES POPE VALLEY ROAD | NAPA



VINEYARD BLOCK MAP

3922 CHILES POPE VALLEY ROAD | NAPA



Vineyard Overview

Block	Varietal	Rootstock	Rows	Spacing	Acreage
A	SB1	110R	26	6x10	2.02
B	CS See	St. George	49	5x10	5.39
C	CS 8	110R	78	6x10	6.55
D	SB Old Napa Clone	110R	55	6x10	5.73
E	CS 8	110R	58	6x10	5.89
F1	CS 337	1103P	36	5x10	3.8
F2	SB Old Napa Clone	110R	25	6x10	4.91
G	CS 337	1103P	40	5x10	4.07
H1	CS 337	1103P	26	6x10	2.96
H2	SB Old Napa Clone	1103P	28	6x10	2.19
I	PS Stags Leap	1103P	26	6x10	2.93
I1	SB Old Napa Clone	110R	22	6x10	2.44
J2	Merlot	1103P	26	6x10	2.8
K	SB Old Napa Clone	110R	27	6x10	2.34
L	Zinfandel	110R	158	5x8	9.72

Total Acreage ±66.52

PLANTING HISTORY

3922 CHILES POPE VALLEY ROAD | NAPA

Phylloxera resistant rootstocks including St. George, 110R and 1103P are used on these fertile soils. The subject varietals and total acreage are detailed in the following tabulation, noting percentage of total.

VARIETAL SELECTION		
Variety	Acres	%
Cabernet Sauvignon	28.66	43%
Petite Sirah	8.51	13%
Zinfandel	9.72	15%
Sauvignon Blanc	19.63	30%
Total	66.52	100%

The vineyard includes 12 blocks of vines planted to a spacing model of 6' x 10' (726 vines/acre) with three blocks at 5' x 10' (871 vines/acre) and one newer block at 8' x 5' (1,089 vines/acre). These vine densities per net acre of land are low to average for modern vineyards. They have a mix of trellis systems including a split trellis with cane pruning, quadrilateral, cordon pruned with a Lyre trellis and vertical shoot position (VSP) trellis. All blocks include standard drip irrigation and frost protection provided by six propane powered wind machines, which have replaced the historically developed frost water sprinkler systems which are extremely water intensive. The vineyard blocks are detailed, showing attributes of each block.

VINEYARD TABULATION									
Blk	Acres	Planted	Variety	Spacing	Rootstock	V/A	Vines	Irrig./Frost	Comments
A	2.02	2007	SB1	6x10	110R	726	1,463	Drip/Wind	Eutypa
B	5.39	2008	CS See	5x10	St. George	871	4,693	Drip/Wind	low prod.
C	6.55	1996	CS 8	6x10	110R	726	4,758	Drip/Wind	avg.
D	5.73	1994	SB Old Napa Clone	6x10	110R	726	4,157	Drip/Wind	avg.
E	5.89	1995	CS 8	6x10	110R	726	4,280	Drip/Wind	low prod.
F1	3.8	2007	CS 337	5x10	1103P	871	3,240	Drip/Wind	low prod.
F2	4.91	1994	SB Old Napa Clone	6x10	110R	726	3,571	Drip/Wind	avg.
G	4.07	2002	CS 337	5x10	1103P	871	2,931	Drip/Wind	low prod.
H1	2.96	2002	CS 337	6x10	1103P	726	2,144	Drip/Wind	low prod.
H2	2.19	1992	SB Old Napa Clone	6x10	110R	726	1,586	Drip/Wind	Eutypa
I1	2.93	2019	PS Stags Leap	6x10	1103P	726	2,128	Drip/Wind	slow dev./no crop
I2	2.44	1992	SB Old Napa Clone	6x10	110R	726	1,771	Drip/Wind	avg.
J1	2.8	2019	PS Stags Leap	6x10	1103P	726	2,035	Drip/Wind	slow dev./no crop
J2	2.34	1992	SB Old Napa Clone	6x10	110R	726	1,694	Drip/Wind	low/avg.
K	2.78	2019	PS Stags Leap	6x10	1103P	726	2,022	Drip/Wind	slow dev./no crop
L	9.72	2015	Zinfandel	5x8	1103P	1,089	10,581	Drip/Wind	slow to dev.
Total	66.52						53,054		

The vines appear to be in average/good condition reflecting the widely mixed age blocks. The entire vineyard is commercially farmed by Heritage Vineyard Management Company who has been in place for several years. The Sauvignon Blanc blocks A and H2 include some Eutypa die back that is being managed. The Sauvignon Blanc reflects the majority of old blocks, save Block A, planted in the 1990s which are near, or at, the end of their typical economic lifespan. Low production is observed from many blocks based on age and a reported lack of sufficient water.

TONNAGE CHARTS

3922 CHILES POPE VALLEY ROAD | NAPA

DALRADDY

Summary Report

2023

Block	Acres	Variety	Harvest Dates	Harvest Tag #	Harvest Tag Total	Winery
A	2.02	SB1	9/5/2023	VWC2023-001	8.037	VINE&WINE CONNECT
			9/14/2023	VWC2023-002	4.179	VINE&WINE CONNECT
B	5.39	CS SEE	10/9/2023	VWC2023-005	20.702	VINE&WINE CONNECT
			10/10/2023	VWC2023-007	2.5705	VINE&WINE CONNECT
C	6.55	CS 8	10/30/2023	VWC2023-012	4.0945	VINE&WINE CONNECT
			10/31/2023	VWC2023-016	6.2845	VINE&WINE CONNECT
			10/31/2023	VWC2023-017	20.9025	VINE&WINE CONNECT
D	5.73	SB OLD NAPA CLONE	9/14/2023	VWC2023-003	20.625	VINE&WINE CONNECT
			9/22/2023	VWC2023-004	22.63	VINE&WINE CONNECT
E	5.89	CS 8	10/30/2023	VWC2023-013	3.2845	VINE&WINE CONNECT
			10/30/2023	VWC2023-014	22.7755	VINE&WINE CONNECT
F1	3.8	CS 337	10/10/2023	VWC2023-008	14.863	VINE&WINE CONNECT
F2	4.92	SB OLD NAPA CLONE	9/14/2023	3520	13.246	ROMBAUER VINEYARDS
			9/14/2023	3521	8.93	ROMBAUER VINEYARDS
			9/14/2023	3522	6.46	ROMBAUER VINEYARDS
			9/14/2023	3523	8.13	ROMBAUER VINEYARDS
G	4.07	CS 337	10/30/2023	VWC2023-015	14.9345	VINE&WINE CONNECT
H1	2.96	CS 337				
H2	2.19	SB OLD NAPA CLONE	9/8/2023	3511	13.196	ROMBAUER VINEYARDS
I1	3.9	PS 6	10/9/2023	VWC2023-006	3.122	VINE&WINE CONNECT
			10/10/2023	VWC2023-009	5.797	VINE&WINE CONNECT
I2	2.44	SB OLD NAPA CLONE	9/14/2023	3520	11.134	ROMBAUER VINEYARDS
J1	1.25	MERLOT 314	10/10/2023	VWC2023-010	1.344	VINE&WINE CONNECT
J2	2.34	SB OLD NAPA CLONE	9/8/2023	3511	10.254	ROMBAUER VINEYARDS
K	2.58	MERLOT 181	10/10/2023	VWC2023-011	5.155	VINE&WINE CONNECT
L	9.72	ZINFANDEL	10/3/2023	235100050	24.68	THE PRISONER WINE CO
			10/3/2023	235100052	6.57	THE PRISONER WINE CO

Block	Total Tons	Ton/Acre
A	12.22	6.05
B	23.27	4.32
C	31.28	4.78
D	43.26	7.55
E	26.06	4.42
F1	14.86	3.91
F2	36.77	7.47
G	14.93	3.67
H1	0.00	0.00
H2	13.20	6.03
I1	8.92	2.29
I2	11.13	4.56
J1	1.34	1.08
J2	10.25	4.38
K	5.16	2.00
L	31.25	3.22
Total Tons	283.90	

DALRADDY

SUMMARY REPORT

2024

Block	Acres	Variety	Harvest Dates	Harvest Tag #	Harvest Tag Total	Winery
A	2.02	SB1	8/21/2024	VWC2024-001	4.005	VINE & WINE CONNECT
			8/29/2024	VWC2024-002	7.809	VINE & WINE CONNECT
B	5.39	CS SEE	10/2/2024	VWC2024-008	24.79	VINE & WINE CONNECT
			10/2/2024	VWC2024-007	5.178	VINE & WINE CONNECT
C	6.55	CS 8	10/9/2024	VWC2024-013	4.14	VINE & WINE CONNECT
			10/9/2024	VWC2024-014	18.63	VINE & WINE CONNECT
D	5.73	SB OLD NAPA CLONE	8/29/2024	VWC2024-002	16.52	VINE & WINE CONNECT
			8/30/2024	VWC2024-003	6.77	VINE & WINE CONNECT
			8/30/2024	VWC2024-004	22.92	VINE & WINE CONNECT
E	5.89	CS 8	10/3/2024	VWC2024-009	24.03	VINE & WINE CONNECT
			10/3/2024	VWC2024-010	9.66	VINE & WINE CONNECT
F1	3.8	CS 337	10/2/2024	VWC2024-007	20.342	VINE & WINE CONNECT
			10/3/2024	VWC2024-010	4.665	VINE & WINE CONNECT
F2	4.92	SB OLD NAPA CLONE	8/28/2024	910000022	25.14	ROMBAUER
G	4.07	CS 337	10/3/2024	VWC2024-010	9.335	VINE & WINE CONNECT
H1	2.96	CS 337	10/9/2024	VWC2024-013	9.26	VINE & WINE CONNECT
H2	2.19	SB OLD NAPA CLONE	8/29/2024	910000024	13.13	ROMBAUER
I1	3.9	PS 6	10/11/2024	VWC2024-015	11.886	VINE & WINE CONNECT
I2	2.44	SB OLD NAPA CLONE	8/27/2024	910000021	12.216	ROMBAUER
J1	1.25	MERLOT 314	10/2/2024	VWC2024-006	2.488	VINE & WINE CONNECT
J2	2.34	SB OLD NAPA CLONE	8/27/2024	910000021	12.304	ROMBAUER
K	2.58	MERLOT 181	10/11/2024	VWC2024-016	6.811	VINE & WINE CONNECT
L	9.72	ZINFANDEL	10/5/2024	245100325	20.39	CONSTELLATION
			10/5/2024	245100326	24.29	CONSTELLATION

Block	Total Tons	Ton/Acre
A	11.81	5.85
B	29.97	5.56
C	22.77	3.48
D	46.21	8.06
E	33.69	5.72
F1	25.01	6.58
F2	25.14	5.11
G	9.34	2.29
H1	9.26	3.13
H2	13.13	6.00
I1	11.89	3.05
I2	12.22	5.01
J1	2.49	1.99
J2	12.30	5.26
K	6.81	2.64
L	44.68	4.60
Total Tons	316.71	

NOTES:

PARCEL MAP

3922 CHILES POPE VALLEY ROAD | NAPA



Property consists of four parcels.

025-020-010

025-020-017

025-020-025

025-020-024

WATER RESOURCES

3922 CHILES POPE VALLEY ROAD | NAPA

Water rights from the state allow them to divert and store water in multiple reservoirs to use for irrigation and frost protection.

Storage Ac-Ft	Reservoir
21	Middle Lake
21	Lower Lake
9.7	Top Lake
31	Middle Lake



AVA DESCRIPTION

3922 CHILES POPE VALLEY ROAD | NAPA

Chiles Valley AVA (American Viticultural Area) is a distinguished wine-growing region located in the northeastern part of Napa Valley, California. Nestled within the Vaca Mountains, Chiles Valley is known for its unique topography, climate, and soils, which contribute to the distinctive character of its wines. The valley spans approximately 6,000 acres, with vineyards situated at elevations ranging from 800 to 1,300 feet above sea level.

One of the key features of Chiles Valley is its cooler microclimate compared to other parts of Napa Valley. This is due to the valley's higher elevation and the influence of breezes that flow through the region, creating significant diurnal temperature variations. These conditions are ideal for growing grape varieties such as Cabernet Sauvignon, Zinfandel, and Sauvignon Blanc, which thrive in the valley's well-drained volcanic and alluvial soils.

The history of Chiles Valley dates back to the mid-19th century when it was first settled by Joseph Ballinger Chiles, after whom the valley is named. Over the years, the area has developed a reputation for producing high-quality wines with a distinct sense of place, characterized by bright acidity, rich fruit flavors, and well-structured tannins.

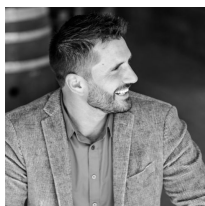
Today, Chiles Valley AVA is home to a handful of boutique wineries and vineyards that continue to uphold the traditions of viticulture in this unique and picturesque region. Its secluded location and serene landscape make it a hidden gem within the larger Napa Valley, offering wine enthusiasts a chance to explore and savor exceptional wines in a tranquil setting.



Nor  Cal
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