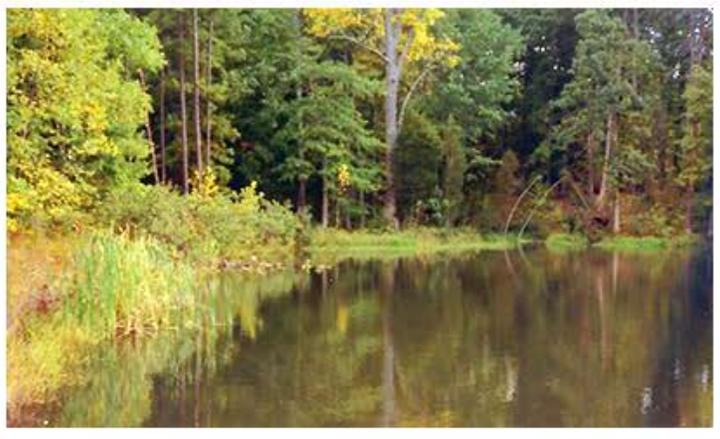
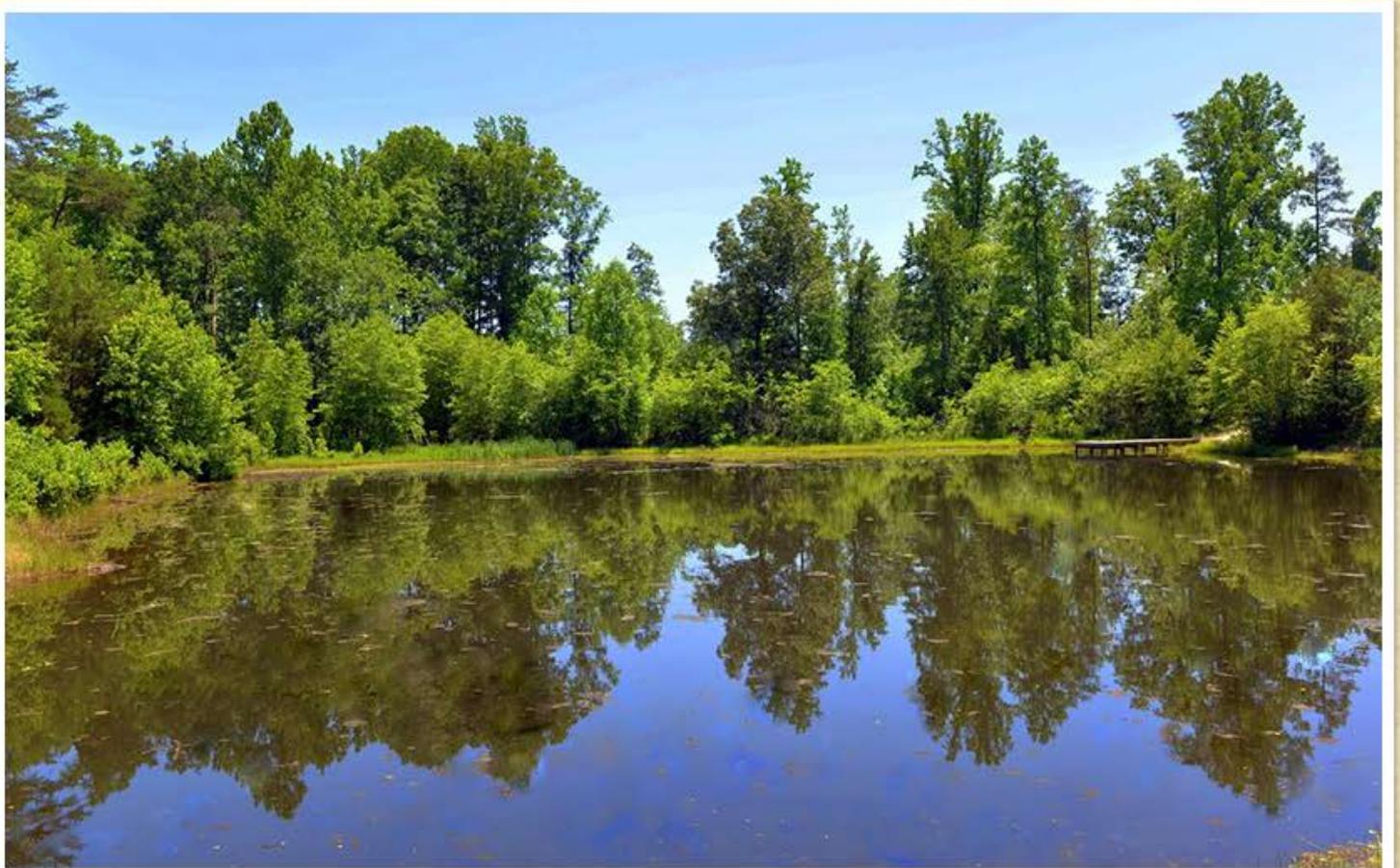


# White Walnut Vineyard

*In Beautiful Virginia Winery Country*





## *Facts About White Walnut*

*1- total acres devoted to grapes: 10 acres*

*2- varieties and quantity: Norton 5, Merlot 2, Cab Franc 1+, Vidal 1, Cab Sauvignon 1+*

*3- soil analysis: Norton 5 acres average pH is 6.3 (Norton likes acidic soil) The vinifera pH average is 6.8*

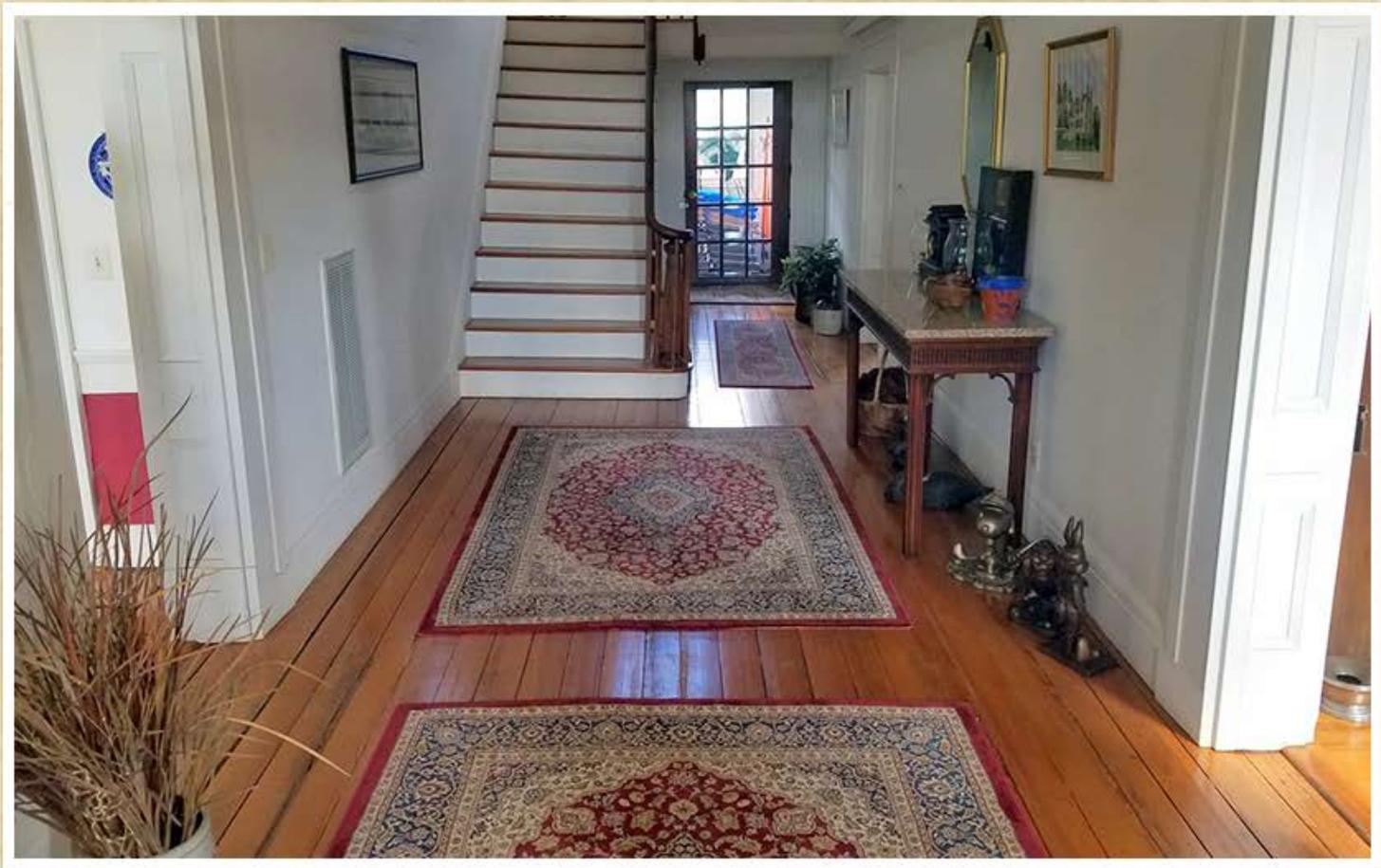
*4- info on pine trees planted, variety, acreage and age(s):*

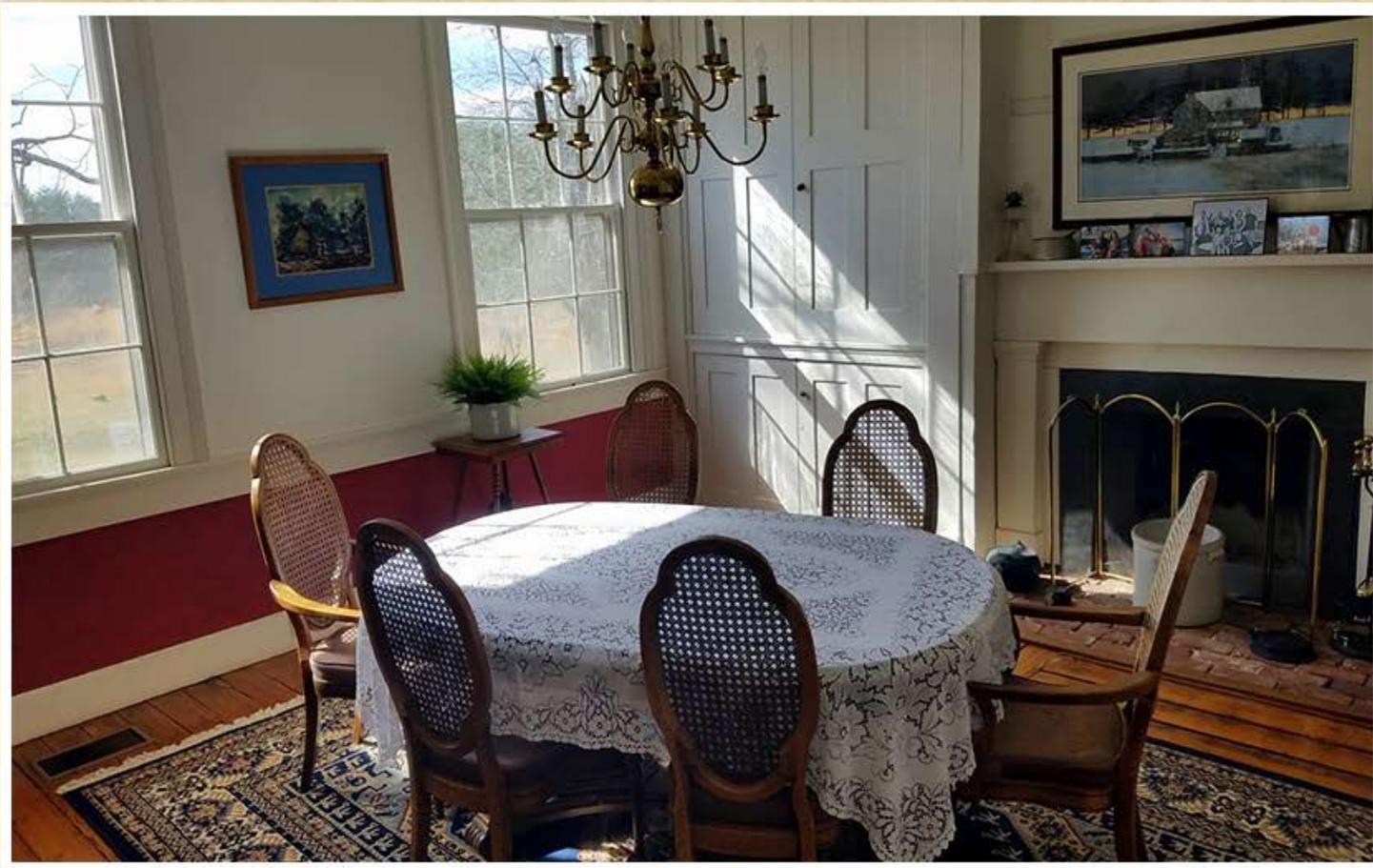
*Short Leaf Pine (chosen for high quality saw lumber) Trees are in their 9th year; There are 50 acres (21,000 trees).*

*5- water source (if well depth): Deep well, approx. 150 feet, excellent water, full flow even in driest years.*

*6. The 10 acre vineyard lease is a simple year to year contract, can be terminated at any time by either party. The new owner of Cooper Vineyards (Now called 53rd Winery) has said the lease is available to a new owner.*



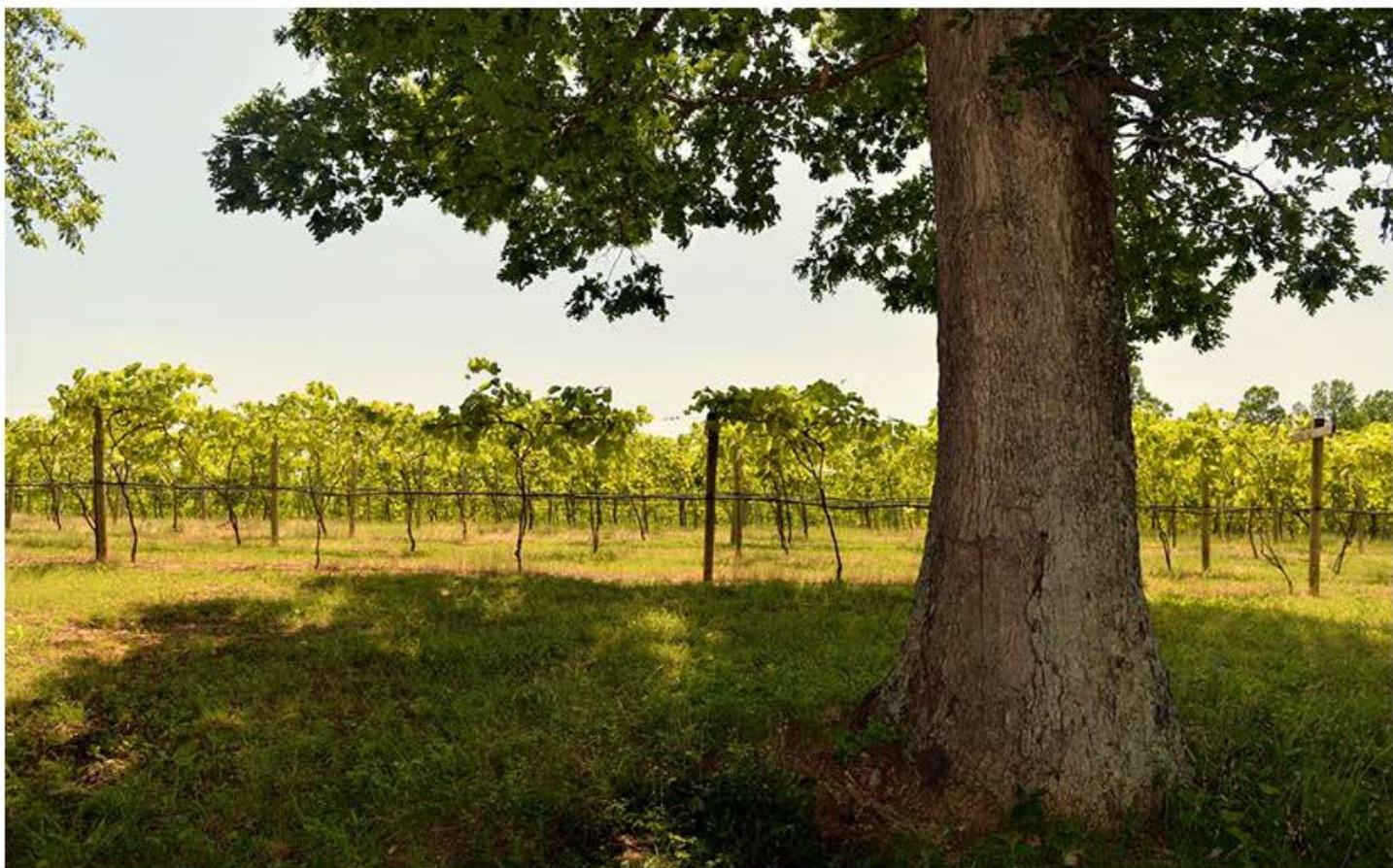














## White Walnut

**W**hite Walnut is located near the waters of North East Creek on White Walnut Road. The home was built on land patented by Matthew Jouett in 1734 and devised to his son, John, in 1743. When John Jouett died in 1806, his executors sold 449 acres of his property on North East Creek, on the south side of the main road from Richmond to Louisa Courthouse, to Overton Harris, who in turn deeded it to Joseph Winston in 1817. The following year, Joseph and his wife, Rebecca, daughter of Sheriff Thomas and Elizabeth Meriwether Johnson of *Roundabout Castle*, conveyed the property, on which a "dwelling house stands" to his daughter, Ann, who had married John W. Cowherd in 1815.

In 1825 the Cowherds sold *White Walnut* to Hugh Goodwin Jr., son of Hugh and Elizabeth Blades Goodwin. A member of the General Assembly, in 1821 Hugh had married his first cousin, Nicie Ann, daughter of Spencer and Elizabeth Garland Goodwin Coleman. It was at *White Walnut* that they lived and raised their large family. After Hugh's death in 1852, his son, John C. B. Goodwin, acquired the home and

resided there until his death in 1905. He left the estate by will to his wife, Elizabeth E. Goodwin, and the following year she sold the home to William S. Sprouse. In 1947 William's widow willed the property to Curtis Norman Sprouse, whose widow sold it in 1972 to Robert and Edna Andrews. The property was uninhabited for many years until it was purchased by Michael and Judy Seaton in the early 1990s. The Seatons fully restored the home and grounds, preserving the original interiors on all floors, and still own the home today.

*White Walnut* is a large, spacious, three-and-a-half-story house with tall, brick end chimneys. The small wing on the left of the house was a later addition. Some of the more interesting features of this home are its wide floorboards, wainscoting, hidden staircases, double parlor doors, feather-grained woodwork and an unusual basement. A Goodwin family cemetery located on the property contains the graves of Hugh Goodwin Jr., his wife, and several of their descendants.





Want to See more?

White Walnut 3D Walk-Through

<https://my.matterport.com/show/?m=h9asGEDTTTQ&help=1>