

# Premier Virginia Winery



This is a one of a kind offering for one of Virginia's most popular destination wineries: 70 acres of significantly historic land with 30 acres of established vineyard. Located just 1 hour from downtown DC and 40 minutes from Dulles.



## *Wine Varieties*

- ≈ Seyval Blanc
- ≈ Vidal Blanc
- ≈ Petit Manseng
- ≈ Viognier, Chardonnay
- ≈ Merlot, Petit Verdot
- ≈ Traminette, Chambourcin
- ≈ Norton



*Virginia Estates is Virginia's premier winery  
and vineyard broker*







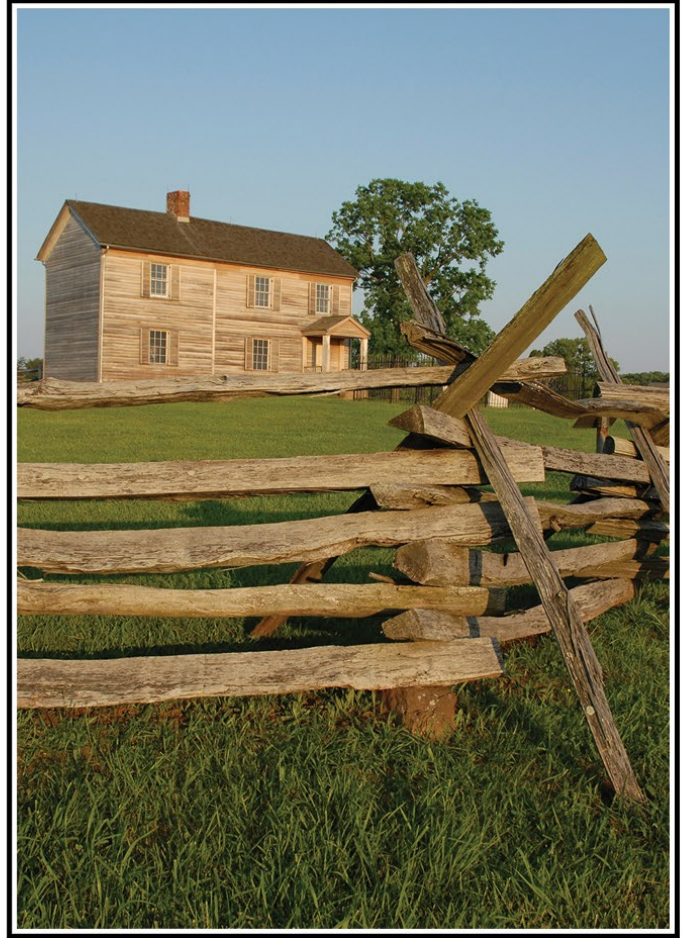
Six residences on property, 16,000 s.f. winery and tasting room, plus all facilities and equipment needed to step into a turnkey operation. Wines have taken top honors at top US competitions.



VirginiaEstates.com *Virginia Finest Real Estate*







11,000 case production capacities with just under 8000 retail cases sold at winery in 2013 with \$2.6M in gross revenues. Average 5 year growth rate of 20% per year with expected 2014 revenues of \$3.2M on sales of 8600 cases. This is one of the most successful wineries in Virginia with significant growth opportunities for a regionally established and highly regarded brand that brings 60K+ yearly visitors.







Offered at \$13,900,000



Contact Rick Walden (434) 981-5923  
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