

Shenandoah Vineyards

A beautiful Edinburg, Virginia Winery and Vineyard nestled in the Shenandoah Valley



Shenandoah Vineyards, the second oldest winery in Virginia and the first established in the Shenandoah Valley. A variety of vinifera and French-American hybrids are produced within our historic, red barn with sweeping views of the Blue Ridge Mountains.





The Vineyard

The first plantings, 5000 vines of various French Hybrid varieties, were suited to the local climate and soil at the dawn of eastern US viticulture. After gaining experience with the hybrids, the more temperamental viniferous varieties were planted. The original vines can be seen growing and thriving behind the winery.

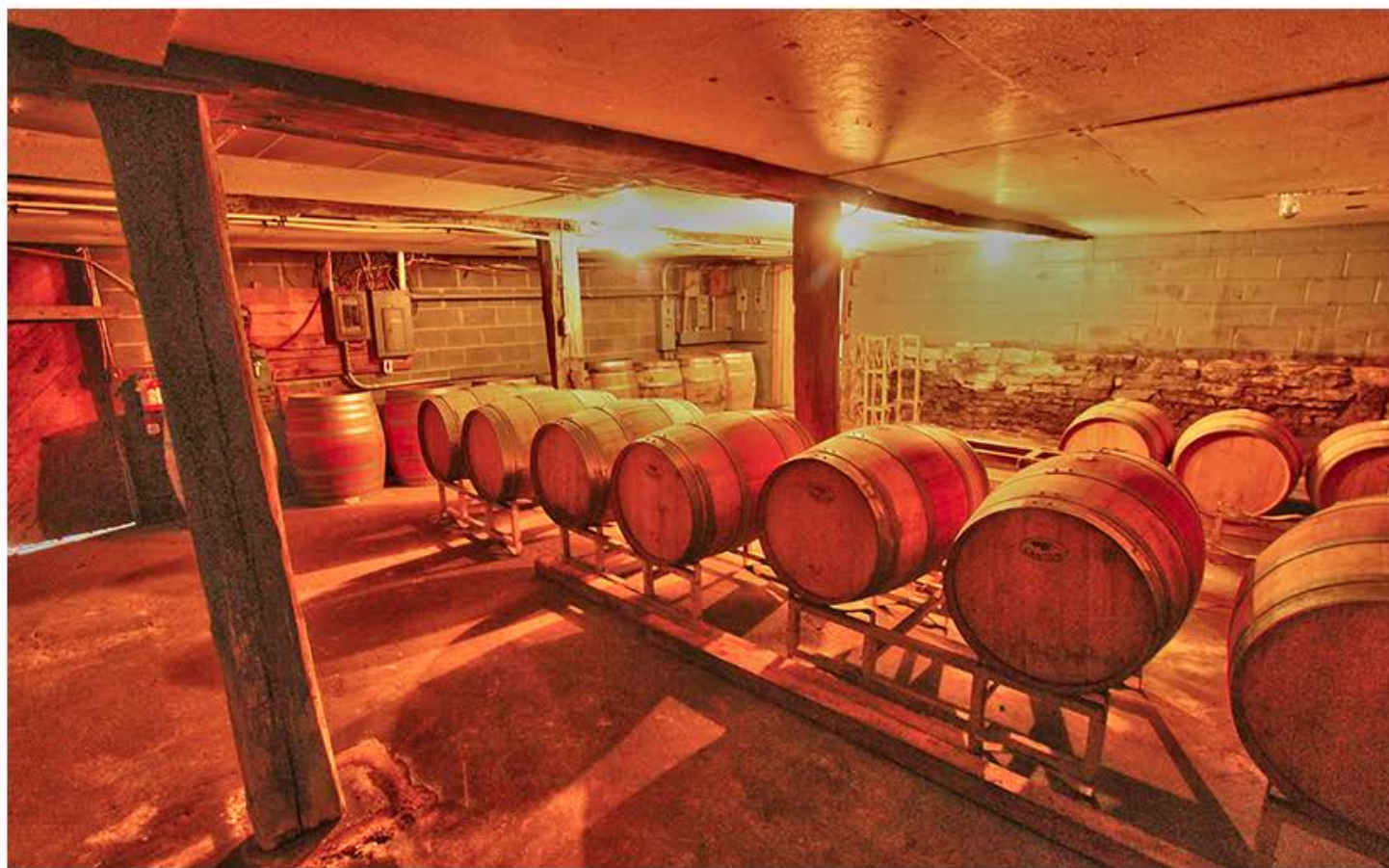


















SHENANDOAH VINEYARDS

“An historic vineyard and winery in the heart of the Valley of Virginia”

While only a few minutes from I-81 in Edinburg, VA, Shenandoah Vineyards offers a rustic farm setting with expansive mountain views in all directions and harkens back to the rich history of Virginia and Virginia wine. Even the name “Shenandoah” evokes a certain passion as it is widely believed it comes from a Native American expression meaning “Beautiful Daughter of the Stars”. Shenandoah was founded in 1976 by the Randel family and was the fifth Virginia winery established in modern times making the Randels true pioneers in the Virginia wine industry. Emma Randel, sometimes referred to as the Grand Dame of the Virginia Wine Industry, continues to operate the oldest winery in the Shenandoah Valley and the second oldest in Virginia.

Shenandoah is nestled in the heart of the Shenandoah Valley AVA, which is bounded by the beautiful Blue Ridge Mountains to the east and the majestic Appalachian and Allegheny mountains and plateaus to the west. The myriad of interesting places to go and exciting things to do in the Shenandoah Valley, along with the healthy traffic count of I-81, help drive the robust tasting room visits which averages about 11,000 visitors per year without any significant advertising. New owners could likely dramatically increase the visitor count (and retail sales) with focused advertising on the internet and through social media platforms.

The Land and the Vineyards:

This offering consists of two distinct parcels, the first and largest is the nearly 29 acres on which the main house, the large winery/tasting room structure, and the oldest vineyard blocks are found directly off of S. Ox Rd. There are 8.8 acres under vine on this parcel. The second parcel is Stoney Creek Vineyard on nearby Barbershop Rd. which consists of 25 acres, with 4 acres under vine. The two parcels total to nearly 54 acres. The vineyard acreage could be easily expanded by another 27 acres. And, separately, the owners may consider making nearly another 70 acres of farm land available.

Current vines planted consist of the following varieties: Cabernet Sauvignon, Cayuga, Chambourcin, Colobel, DeChanauc, Riesling, Seyval, Vignoles, Chardonnay, Traminette, and Villard Blanc.

Virginia wine lovers know that wine made from grapes grown in the valley has distinctive and pleasant characteristics, as the fruit quality is influenced by the unique climate and soils of the Shenandoah Valley---an acclaimed terroir in Virginia. During the growing season, warm days and cool nights promote ripening while maintaining fruit flavor and bouquet. Meteorologists have determined that Shenandoah is the driest county in the United States east of the Mississippi, and Valley breezes help keep vine foliage dry and healthy thus minimizing the risk of fungal vineyard diseases, and reducing the need for vineyard spraying compared to other locales on the east coast.

Moreover, the frost “window” at Shenandoah’s vineyard site is smaller than in other regions of the state thereby reducing the risk of grape loss to late season frost events. So, considering the drier climate, frequent hilltop breeze, and smaller frost window the vineyard sites at Shenandoah are truly superior and the wine grapes grown here have consistently done very well when compared to other Virginia locales.

Current yield tonnage over the last 3 years averages about 28 tons, and supports annual case production in the range of 1,500 cases. Current equipment could easily support production in the 5,000 case range with purchase of wine grapes from other growers and/or vineyard expansion.

The Winery/Warehouse and Tasting Room:

A distinctive barn, believed to date back to the Civil War, houses the tasting room on the upper levels with an open hand-hewn post and beam architecture that seems tailor-made to stimulate one's desire to taste the fine wines, while kicking back a bit at one of the cozy table and chair groupings inside, or out on the front porch area under a canopy of grape vines with a view of the Blue Ridge in the distance. The barn's cellar is the oldest portion of the winery barrel room and was carved out of the hillside, and supported by a foundation of local limestone rock.

A more modern building just adjacent and connected to the barn, houses the winery, warehouse, barrel room, and office space. The square footage of both these structures is massive, with their upper and lower levels providing over 12,000 square feet of gross building area. A few of the highlights of the winery/warehouse space are:

- 7,500 s/f production facility and cellar with estimated 25,000 case capacity-specialized tank room with 25' ceilings and cat-walk to accommodate various tank sizes*
- fully insulated, air conditioned 3,750 s/f warehouse (can also serve as event space)*
- fully insulated/partially underground cellar ideal for temperature and humidity control along with energy savings*
- 150 linear feet of subterranean frontage presents numerous options for cave construction*
- cellar hillside elevation could support gentle gravity processing operations*

All vineyard and wine production equipment valued at nearly \$300,000 is included in the sale, and a detailed listing of such equipment is available to prospective buyers.

The Historic Main Home:

An historic (ca. 1850) 2 story home with over 2,800 s/f of living area is also included in this offer. The original hand hewn log walls are exposed in several rooms on the main level, along with beamed ceilings adding much authenticity and antique charm. There is a main level master suite with a recently updated, luxuriously appointed bathroom area. The second story contains three more bedrooms and a full bath. There is also a spacious eat-in kitchen with many built-in cabinets and granite countertops, a screened porch, and two working fireplaces. White fencing and walkways around the house complete the wonderful and very homey setting.

In Summary:

Shenandoah Vineyards represents a rare turn-key opportunity to acquire an historic, integrated vineyard/winery estate property with a premier location just off I-81 which has had much success over the years and has built up a well-deserved reputation for fine, award-winning Virginia wines. There is significant, untapped potential for moving Shenandoah to the next level through re-establishing the wholesale market, growing retail through creative use of social media and wine events participation, and establishing an entirely new revenue stream through the development of a special events venue for weddings, rehearsal dinners, corporate events, service clubs and similar events.

For more information on this fine property, please call one of our winery sales experts:

Rick Walden: (434) 981-5923 rwalden88@gmail.com

Tyler Williams: (703) 850-4914 ptylerwilliams@gmail.com

Paul Summers: (434) 566-1168 paulknole@yahoo.com

What people are saying about Shenandoah Vineyards

“ Omg... They are my favorite winery I go as much as I can... Always leave with no less than 5 bottles... ”

facebook

“ Great experience off the bat. Very personable and funny. Had some excellent wines and we brought back several. Loved the location and is worth the trip off the main road to go see. Highly recommend these wines. ”

tripadvisor

“ Wine was absolutely delicious. I did the full tasting and loved all but 2. Typically I only love about 2 wines. We bought more than a case from this vineyard and couldn't be more excited. Our tasting was wonderful. The staff was welcoming, knowledgeable and fun! ”

yelp

“ I loved the wines. None of them were bad and some were excellent. The women working in the tasting room were really fun and informative. The setting was lovely as well. It was one of my favorite wineries I've visited in Virginia. ”

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