



WINERY & VINEYARD SALES SPECIALISTS

Foremost specialists in the worldwide marketing
and sales of Wineries and Vineyards



Virginia Estates

wineriesandvineyards.com | virginiaestates.com



This
brochure
features a
selection
of the many
properties
we have
SOLD

Selling a Winery or Vineyard is...

unlike any other type of real estate transaction. Over the past thirty years, we have developed a mastery of the vineyard and winery sales trade, unlike any other real estate company. Our highly reputable team knows what goes into that perfect glass of wine: from soil to micro-climates to PH levels to blending and storage.

What makes us unique is not only our comprehensive knowledge of the Wine Industry but also our ability to connect buyers quickly to well-suited properties. We achieve this by utilizing our established network of clients, as well as our ability to find new potential buyers through our extensive Internet presence. We will help national and international buyers to realize the true potential your property holds, while your ongoing business remains undisturbed.

Rick Walden, owner of Virginia Estates, has been selling vineyards and wineries since 1988 with unrivaled success. Over the years, he has accumulated a great deal of practical and theoretical knowledge that enables him to assist winery buyers and sellers attain their goals efficiently and equitably. He has assembled a team of experienced wine industry experts who work as together as an integrated sales force to best serve the needs of our buyers and sellers.

Contact Rick Walden:

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OUR WORKING PROCESS



The decision to sell your vineyard or winery, to which you have devoted many years of hard work and passion is often difficult but sometimes necessary as circumstances change.

When you reach that point in the evolution of your business and your life, you will want to be sure that the sale of your hand-crafted creation is carried out with the utmost discretion and expertise.

You will also want the marketing and sales process to reach as broad an audience of qualified buyers as possible.

Our ability to reach thousands of national and international buyers is a multifaceted skill developed over many years. At Virginia Estates, we use those patiently acquired skills, and our mastery of Internet positioning, to find the qualified buyers that you would feel secure in entrusting with the future of your vineyard or winery.

We accomplish this by consistently showing up at, or near, the top of Internet searches for vineyard and winery sales, where over 90% of all real estate sales begin.

It is important to recognize that it is not only the sale of your business that is critical but also arranging the sale to someone who will carry on the tradition you have started and nurtured.

Virginia Estates prides itself on the use of discreet marketing, worldwide, of businesses just like yours.

After interviewing potential buyers, we send non-disclosure agreements to those who are qualified to make such purchases. Only after we receive this documentation do we reveal specific information about appropriate wineries.

Finally, when we pair qualified buyers with appropriate properties, we will personally tour the properties with them until we find the perfect match for their needs and budgets.

We have been perfecting this process since 1988, and are available to help you if you are ready to sell and move on to the next stage in your life.

If you have an interest in discussing this process, please contact us for an appointment, and we will be glad to meet with you, at your convenience.





SELECTED SOLD WINERY AND VINEYARD PROPERTIES

Swedenburg Winery



Swedenburg Winery (now Greenhill Winery) is located in Middleburg, Virginia inside Loudoun County on 128 acres. *Vitis vinifera* vineyards make up most of the 11 acres of the Greenhill vineyards. The home on the property is a stone manor that was built circa 1792. Strolling across the property you will find a large pond with a small dock. Greenhill also includes barns and cattle as well as a small caretaker home.



Varieties include

CHARDONNAY
PINOT NOIR
CABERNET SAUVIGNON
CABERNET FRANC
PETIT VERDOT
MERLOT
RIESLING
SEYVAL BLANC

Swedenburg Winery has been delightfully transformed into Greenhill Winery, with a new tasting room and winery under construction and several acres of new vines have been planted.

Sugarloaf



Sugarloaf Mountain Vineyard is located just 25 minutes outside of Washington, D.C. making them the closest vineyard to the city. Sugarloaf covers a total of 92 acres of farmland, 19 acres of which are mature vineyards. Their tasting room was opened in 2008 and formally dedicated in January of 2009.



Varieties include

CABERNET FRANC
CABERNET SAUVIGNON
MERLOT
MALBEC
PETIT VERDOT
CHARDONNAY
PINOT GRIGIO
VIOGNIER

The tasting room adjoins the outdoor patio giving the option for an indoor or outdoor tasting. Sugarloaf has been voted as the best winery by *The Washington Post* several times.

Sold in the fall of 2014, Sugarloaf Mountain Vineyard continues its long-standing tradition of pleasing its many happy patrons.



SELECTED SOLD WINERY AND VINEYARD PROPERTIES

Seven Oaks (Septenary Winery)



Seven Oaks Farm was placed on the National Register of Historic Places and is now considered a Virginia historic landmark. It is located in Greenwood, Virginia just outside of Charlottesville. Spanning 100 acres, this beautiful property is home to 15 acres of vineyards, four tenant houses, several barns, a gym, stables and a greenhouse.



Varieties include

MERLOT
CABERNET FRANC
SYRAH
VIOGNIER
PETITE VERDOT

The estate itself stands as 6,870 sq. ft. of finished Greek revival architecture. Beneath the outstanding view of the Blue Ridge Mountains, you will find seven varieties of grapes in the now mature vineyard.

Seven Oaks sold in the spring of 2014. The new owners plan to create one of Virginia's most elegant wineries, and have renamed the property Septenary Winery.

White Hall



White Hall is located a mere 13 miles from Charlottesville, Virginia in Albemarle County. The vineyards are host to a wide variety of varieties or grapes, including but not limited to, Petit Verdot, Pinot Gris, Chambourcin, Gewürztraminer, Muscat

and Touriga Nacional. The vineyard, totaling 45 acres, stands alongside the estate at approximately 800 feet in elevation. The wine tasting room also serves to showcase White Hall's production process.



Varieties include

CHARDONNAY
PINOT GRIGIO
GEWÜRZTRAMINER
MERLOT
CHAMBOURCIN
CABERNET SAUVIGNON
PETIT VERDOT
PETIT MANSENG

Rick Walden's first real estate sale in 1988 was the 300 acres of land which has become White Hall Vineyards. It remains one of the most beautiful vineyard sites in Virginia.



SELECTED SOLD WINERY AND VINEYARD PROPERTIES

La Grange



The Winery at La Grange is located in Haymarket, Virginia at the base of Bull Run Mountain just 40 miles south-west of Washington D.C. The farm consists of 22 acres, 8 of which are vines. The grapes grown are used to make wines including Cabernet Sauvignon, Petit Manseng, and most recently Petit Verdot. A manor dating back to 1790 has been renovated and is now used as their tasting room.

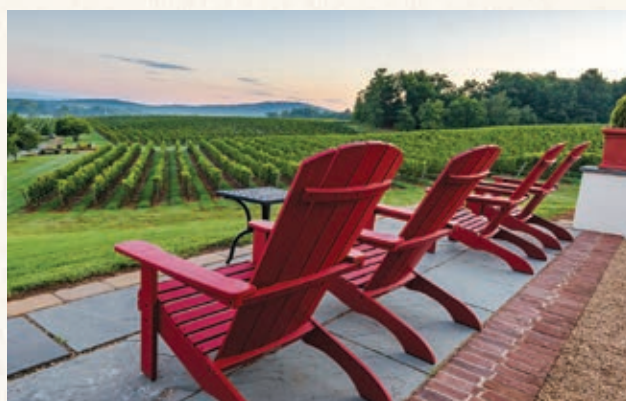


Varieties include

CABERNET SAUVIGNON
PETIT MANSENG
PETIT VERDOT

The Winery at La Grange sold in 2012. The new owners continue to serve fine wine in an elegant atmosphere.

Afton Mountain Vineyards



Afton Mountain Vineyards is located on the east facing side of Afton Mountain in Afton, Virginia. There are a total of 15 varieties of grapes on 24 acres. The setting is absolutely breathtaking. A visit to the cozy tasting room is only a 30-minute drive from Charlottesville. The tasting room overlooks Baldwin Pond and the Blue Ridge Mountains. Outside tastings are held underneath a covered pavilion next to the tasting room.



Varieties include

PINOT NOIR
CABERNET FRANC
MERLOT
GEWÜRZTRAMINER
CABERNET SAUVIGNON
PETIT VERDOT
CHARDONNAY

Afton Mountain Vineyards has been transformed into a romantic Tuscan escape in one of the most beautiful settings of any mid-Atlantic winery.



SELECTED SOLD WINERY AND VINEYARD PROPERTIES

Pollak Vineyards



Pollak Vineyards is located 15 miles west of Charlottesville in Greenwood, Virginia. On the 98 acre farm, there are 27 acres of French vinifera. The spacious tasting room lets in light from all the right angles. From out on the patio, there is a great view of the vineyards, pond and of course, the beautiful Blue Ridge Mountains.



Varieties include

CABERNET SAUVIGNON
CABERNET FRANC
MERLOT
PETIT VERDOT
CHARDONNAY
VIOGNIER
PINOT GRIGIO

When the property was purchased in 2003, it was a 98-acre farm. It since evolved into one of the most highly regarded wineries in central Virginia with a dedicated and loyal following.

Sunside



Sunside Farm & Vineyard is located in Monroe, Virginia inside Amherst County. This private estate covers 100 acres with a combination of vineyards, farmland, orchards, a renovated historic country home, and guest cottage. The Sunside country home was constructed circa 1820. Later in the 1800's, the owners added two full stories and a two-story back wing. Sunside Farm & Vineyard is home to three acres of Viognier and Merlot grapevines.



Varieties include

VIOGNIER
MERLOT

Sunside Farm sold in June of 2015. The new owners continue to improve upon the excellent techniques of the past.



SELECTED SOLD WINERY AND VINEYARD PROPERTIES

Naked Valley Vineyards

Naked Valley Vineyards are situated on a beautiful knoll in Amherst County with gorgeous mountain views. On 60 acres, there are 12 acres of vines growing Chardonnay, Merlot, Cabernet Franc, Petit Verdot, Traminette, Chambourcin, and a little Malbec.



Varieties include

CHARDONNAY
MERLOT
CABERNET FRANC
PETIT VERDOT
TRAMINETTE
CHAMBOURCIN
MALBEC

Naked Valley Vineyards were purchased to supply supplemental grapes from a different microclimate for Greenhill Winery in Middleburg.

Cooper Vineyards



Cooper Vineyards covers 103 acres, 22 acres of which are vineyards. Its tasting room



and deck is perfect for daily tastings or private gatherings, holding up to 25 guests. One of only six wineries that make up the Heart of Virginia Wine Trail, Cooper Vineyards offers a fantastic variety of wines to fit even the most exquisite tastes! Located in Louisa, Virginia, you're just a short drive from Charlottesville, Richmond, and Fredericksburg.



Varieties include

PINOT GRIGIO
CHARDONNAY
VIOGNIER
CABERNET SAUVIGNON
PETIT VERDOT
CHAMBOURCIN

The new owners of Cooper Vineyards have decided to rename it 53rd Winery and Vineyard since they were the 53rd winery established in Virginia.



SELECTED SOLD WINERY AND VINEYARD PROPERTIES

Wicked Oak



Wicked Oak is located about 100 miles northwest of Washington DC in Star Tannery, Virginia. Just under 35 acres of rolling hills have provided a fruitful location for the vineyards and farmland that have been established here. The home and tasting room were both built around 1995. The tasting room is a large open space with a bar and wood stove that welcomes all visitors into its cozy space. Grape varieties include Norton.

A small vineyard and winery with room for expansion, a great reputation for Farm to Table events, and wonderful hidden cove and ridgeline vistas will help propel Wicked Oak to the next level.



FP

Golden Road Vineyard



Close to Historic Elkin, North Carolina, Golden Road Vineyard is located on 25 acres of rolling land. The vineyard consists of 5 acres planted in 2011 and contains around 4,000 vines.

It is part of the North Carolina American Viticulture Area of Yadkin Valley with beautiful mountain and vineyard views.

There is a small stream on the property and 1,400 feet of frontage

on the South Fork of Mitchell River, featuring a small waterfall. Production is about 18 tons per year, all of which has been sold to local wineries.



Varieties include

TRAMINETTE
MERLOT
PETIT VERDOT
TANNAT
PETIT MANSENG

Well-tended vineyard blocks, river-edge open areas for gatherings and room for a small winery and tasting room will mean very positive developments for Golden Road. It is poised to make a significant impact on North Carolina's growing and robust estate wine industry.



SELECTED SOLD WINERY AND VINEYARD PROPERTIES

Valley Road Vineyards



Valley Road Vineyards was conceived by a group of friends who brought talents from successful careers in law, advertising, insurance, real estate development, and writing, among others. With their mutual love of Virginia and wine, a vineyard operation in the heart of the Monticello Viticulture Area seemed an excellent choice for a fun and rewarding business venture. The group found an ideal site for a new vineyard and tasting room on Rte. 151 at the head of the Rockfish Valley in Afton, Virginia. The first vines were planted in the spring of 2016, and VRV bottled its first wines in April, 2017.



Varieties include

VIOGNIER
CHARDONNAY
PETIT MANSENG
MERLOT

Valley Road Vineyards, in its first years of operation, has attracted a loyal and enthusiastic following.

New Kent Winery



Located just minutes off of I-64 between Richmond and Williamsburg in an upscale private community, Viniterra. The winery is exceptionally environmentally friendly, but its true beauty lies in the old world materials that make it complete. The materials were sourced from buildings well over a century old, including age-old heart pine timbers and antebellum-era bricks. The intimate tasting room can accommodate up to 22 guests, and its large windows give way to sweeping views of the vineyard nestled into the countryside.



Varieties include

CABERNET FRANC
MERLOT
CHARDONNAY
VIDAL
NORTON
CABERNET SAUVIGNON

The Club at Viniterra is an environmentally friendly golf course that adjoins to the winery. It was designed by Rees Jones, one of the world's most notable golf course architects.



SELECTED SOLD WINERY AND VINEYARD PROPERTIES

Delfosse Vineyards & Winery



Located 30 minutes south of Charlottesville, right off Route 29. The property consists of 330 acres of natural beauty, which includes hiking and biking trails in the Monticello AVA. Unlike other Virginia wineries, Delfosse's team of viticulturists have approached the terrain in a completely different way. They have incorporated European-styled terraced terrain. This method provides unique growing conditions, and ultimately award-winning wines.



Varieties include

PINOT GRIS
SAUVIGNON BLANC
CHARDONNAY
VIOGNIER
PETIT MANSENG
MERLOT
CABERNET SAUVIGNON
CABERNET FRANC

Nestled in the mountains, the picturesque setting at Delfosse is ideal for weddings and events.

Chester Gap Cellars



The vineyard produces an average of 18 tons of hanging grapes and 1,000 cases per year. The 1,300 ft. elevation and sloped topography are ideal for frost prevention. This spectacular setting produces crop after crop of superior grapes and wine. Chester Gap Cellars is located just off Route 522 at nearly 1,000 feet elevation. Its close proximity to Front Royal make it an excellent place for day-trippers and weekenders seeking a tranquil place to put their feet up and enjoy the view of the mountains.



Varieties include

VIOGNIER
CUVEE MANSENG
CABERNET FRANC
MERLOT
PETIT VERDOT
ROUSSANNE

The new owners of Chester Gap will continue to improve upon the tradition of great handcrafted wines.



SELECTED SOLD WINERY AND VINEYARD PROPERTIES

Chatham Hill



Chatham Hill was established in 1999 as the first Urban Winery in North Carolina, as well as one of the very first in the entire country. It has earned many awards and enjoys a well-deserved reputation for producing premium, small-batch wines which combine the very best of traditional wine-making technique with skilled innovation and experimentation. The fine wines produced at Chatham Hill prove, time and again, that a winery does not have to be adjacent to the vineyard to produce an exquisite wine!



Varieties include

VIOGNIER
CHENIN BLANC
PINOT GRIGIO
CHARDONNAY
MERLOT
PINOT NOIR
CABERNET SAUVIGNON
CABERNET FRANC
SYRAH

—Sale Pending— Chatham Hill has created the proprietary “Sweet Carolina” line/label which offers a fresh, lightly sweet, fruit-infused wine made from a varietal wine base.

Ekholmen



A modern and secluded Tuscan villa situated on 165 rolling acres, Ekholmen boasts spectacular views of the Blue Ridge Mountains and is ideally located just 20 minutes from Charlottesville, Virginia. The land is partially wooded with open fields covering about 65 of the 165 acres. Previously there was a seven-acre vineyard that yielded five grape varieties for many years. A five-minute drive takes visitors to the incredible vistas and scenic overlooks of the Skyline Drive and the Blue Ridge Parkway.

The new owner of Ekholmen intends to create an exceptional winery on the Virginia mountaintop plateau of this perfectly situated estate.



SELECTED SOLD VINEYARD AND WINERY PROPERTIES

Stone Mountain Vineyards



A beautiful winery and vineyard located in Central Virginia between Charlottesville and Harrisonburg. This winery was first established in 1998, and has been family owned and operated. Stone Mountain is an established vineyard with award-winning wines and a devoted clientele. Along with a four-and-a-half acre vineyard, there are 70 additional acres of gorgeous rolling hills that can be used for additional cottages, houses, or farming.

Wisdom Oak Winery



Located in North Garden, Virginia right outside of Charlottesville. The vineyard and winery alike are cozy and intimate and are considered a "best-kept secret" by those who discover it. This quaint property is found off the beaten path and has been tended to with great care and passion. The tasting room itself can be found in a remodeled home, which gives the winery a feeling of intimacy that just cannot be found among the larger wineries.

Blackthorne Inn



Located in Upperville, Virginia, only 50 miles from downtown Washington, D.C. The Inn is currently owned by the esteemed Easton Porter Group, a luxury hospitality company. There is currently an upscale events barn under construction that will be located 300 feet from the property line. The Easton Porter Group is committed to protecting the open space and woodlands, and their new design preserves 98.5% of the land.

Blue Acre Farm



Located 18 miles northwest of Charlottesville and 110 miles from Washington DC. Continually built and renovated from 1981 to 2007, this incredible 4,000 square foot residence was built to be energy efficient while taking in the incredible views of the Blue Ridge Mountains. There are a total of 190 acres on this property, 89 acres of pasture and 101 acres of forest, which were perfect for planting four and a half acres of vineyards on the property.



SELECTED SOLD VINEYARD AND WINERY PROPERTIES

San Gabriel Farm



A vineyard that is waiting for its next revival, this Madison County Farm has 10 acres of vineyard trellises ready and waiting for new vines to be planted. The Winery has absolutely amazing views, and can hold about 30 guests. On the farm, you will find a spring-fed mountain stream that divides the property. Several spectacular building sites can be found on the high plateaus for either a hunting lodge or a permanent and very private home.

Essex Vineyard



A total of 101 acres with 26 acres under vine. The owners of Seven Oaks (now called Septenary Winery) operate Essex vineyards to supplement their supply of fine grapes

Chestnut Oak Vineyard



Located in Barboursville, just a few miles outside of Charlottesville, Virginia. This Monticello AVA winery has chosen to specialize in two specific wines: Cabernet Franc & Petit Manseng. With only the two grapes to focus upon, Chestnut Oak has proven to highlight the two individually and give visitors a chance to truly get a taste of the influence of Virginian terroir from year to year.

Vista Ridge Vineyard



The vineyard was established in 2000 and is comprised of quality vinifera: Cabernet Sauvignon, Merlot, and Cabernet Franc yielding between six and seven tons of wine grapes each season. Located near recreational lakes and mountains, with beautiful sunset views. Additional cleared land on the 18.64 acres makes the vineyard easily expandable toward the west.



SELECTED SOLD ESTATE PROPERTIES



Rocklands: An 18th century home situated on 2,000 acres of gently rolling hills. Rich in Virginia history, this home is now registered as a Historic Landmark by both the Commonwealth of Virginia and the U.S. Department of the Interior.



Edgewood: A fine old Virginia house sited on 453 acres overlooking the Blue Ridge Mountains and the scenic Rapidan River. Built in 1853, the house is a fine example of Greek Revival architecture set in a group of towering hardwoods.



Bellemonte: A certified organic cattle farm west of Staunton, in the heart of the Shenandoah Valley, with a large 1840 white brick manor house and panoramic views to the west of the nearby Allegheny Mountains. The farm has gentle topography and good soils with long road frontage on both the front and the rear of the property.



Sherwood Farm: Located just 14 miles from Charlottesville, Sherwood Farm consists of 674 beautiful acres of both pasture and wooded lands in the rural Carters Bridge area of fine estates.



**SOLD
2 TIMES**

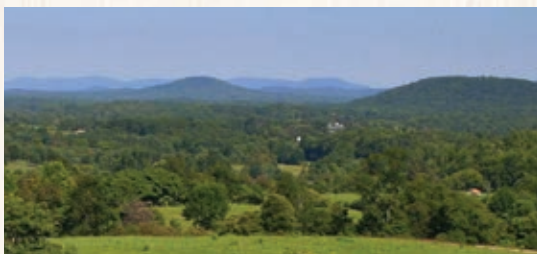
White Hart Country Estate: Hidden amidst 353 acres of rolling Virginia countryside in northern Albemarle, this English country manor rests beneath the shadow of ancient majestic oaks. The 8500 square foot residence is constructed with superb quality materials and craftsmanship.



Verulam: A brick, 8,600 square foot mansion built in 1941, Verulam offers nearly a square mile of beautiful gardens, huge oak trees, and 550 acres with the perfect balance of open meadow and hardwood forests.



**SOLD
2 TIMES**



Fox Horn: An elegant country estate at the base of the Blue Ridge overlooking mountains and valleys from its elevated hilltop site. One of the most picturesque settings in Albemarle County with panoramic mountain and pastoral views. Equestrian facilities Inc. 80 x 200 indoor arena, outdoor riding ring, paddocks, and run-ins. Long frontage on Stockton Creek.



SELECTED SOLD ESTATE PROPERTIES



Blue Ridge Farm: A magnificent 12,000 square foot manor home on 124 park-like acres with extraordinary mountain vistas. Charming guest houses, pool, stables, two large ponds and classic landscaping in an area of historic estates.



Esmont: One of Virginia's most classic Georgian homes set on a high knoll in the Green Mountain section of Albemarle County. The estate has substantial facilities for horses and would be well suited for other livestock as well.



**SOLD
2 TIMES**



Seven Oaks: Located in beautiful Greenwood, and a Virginia Historic Landmark "of statewide and national significance." Situated on a prominent knoll in Albemarle County with commanding views of the Blue Ridge Mountains.



Stone Ridge: A grand Georgian Colonial manor house offering 8,900 square feet of living area on 1,250 acres on the shores of the James River. This home site has broad views of the Blue Ridge Mountains and the James River Valley.



**SOLD
3 TIMES**

Red Horse Farm: A classic Virginia farming estate built in 1800, overlooking 513 rolling acres with fantastic views of the Blue Ridge and Southwest Mountains. The two-story brick country home reflects the long-lost craftsmanship of that bygone era.



Mountain Hollow: Situated in the beautiful Greenwood estate area of Albemarle County. The turn of the century home is situated under a canopy of large trees, shady lawns, and beautiful gardens.



Windholme Farm: A 235-acre equestrian estate featuring an exquisite 18th-century manor home with several charming cottages and superb horse facilities. Set amidst beautifully rolling meadows and magnificent hardwood forests.



SELECTED SOLD ESTATE PROPERTIES



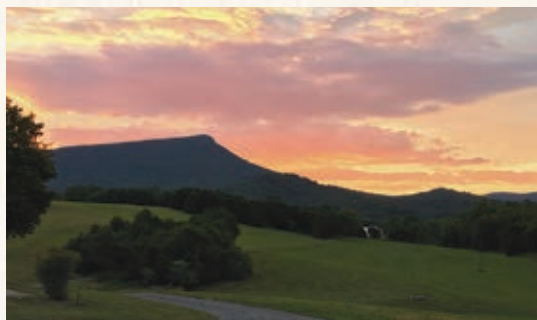
Windemere: A grand brick home built in 1981 in the tradition of the Deep South. Situated on 290 acres of primarily rolling fields and meadows, fenced for horses and other livestock. Within ten minutes of Charlottesville.



Woodley Farm: Situated on 200 beautiful acres of open, rolling fields which surround the main houses and stables. This site of two manor homes was chosen for the spectacular views as well as for the shade of the huge oak trees.



Slate Hill: Hand-crafted from a unique original design combining traditional Virginia farmhouse style with an elegant touch of Swedish charm. When Slate Hill was featured in Southern Living, the design was instantly lauded for its graceful blend of motifs and its comfortable open spaces and elegant attention to timeless detail. The slate for the foundation, fireplace chimney, and floors, was quarried from the property. Property includes a three bedroom cottage and four barns.



Grace Hill: A beautiful and meticulous restored Federal brick manor is located at the base of Jump Mountain. Many modern improvements and upgrades have been added to the estate. The house is situated on 40 acres with a stable, guest house, two offices and renovated barn. This property is ideally located close to Lexington.



Three Chimneys: This unique historic home circa 1800 has spectacular Blue Ridge Mountain and Rockfish River views. The 32-acre property is ideal for livestock or horses. Located in Nellysford near restaurants, nightlife, and much more.



Blue Ridge Mountain Lodge: From its position on a plateau 1,000 ft above the surrounding countryside and 1,700 ft. above sea level, this property commands astounding views of near and very distant mountains and the rolling meadows and fields of the farms below.



SELECTED SOLD ESTATE PROPERTIES



Hatton Grange: This incredible grand 19th Century Manor House was once home to a Virginia Governor. The property includes several guest cottages, barns, dependencies and 133 acres of mature wooded areas and beautiful rolling pastures, lakes, ponds, and coveted long frontage on the James River. Breathtaking southwest views of the River Basin against the distant backdrop of the Blue Ridge Mountains enhancing the graceful charms of this historic Riverfront Plantation.



Hidden Valley: Beautiful Equestrian property adjacent to many miles of riding/hiking trails in Wintergreen and National Forest. Part of the property is open pastures as well as a sizable wooded portion.



Historic Stone Country Estate: This renovated 1890s stone house, with a backyard pool and all the modern amenities, is perched on a high knoll with incredible mountain views. Stone walls embrace the pool in a delightful natural setting with huge Yoshino and weeping cherries. Thousands and thousands of spring and summer flowering bulbs adorn the gardens.



Whiskey Ridge: A beautiful historic home situated on over 83 acres of land. Located in beautiful Free Union less than 20 minutes from Charlottesville. The property has a charming c1830 house that is nearly 3,000 sq ft, reconstructed along the Moormans River the serenity and views are perfection. The property also included a guest cottage, barns, and stable.



Fosters Branch: This modern architect-designed home makes an ideal family home or family compound, with a total of almost 6,000 square feet in the main residence, as well as three additional guest houses. The 54-acre property covers the entire mountaintop offering total privacy, peace, and solitude, with stunning and spectacular views on the hilltop.



Indian Creek: The Inn offers five charming bedchambers all accompanied by a private bath. On the grounds is a lovely three bedroom, two-and-one-half bath Villa over the Stable. This is a popular choice for families and guests traveling with horses. The Villa also offers amazing views of the Blue Ridge Mountains from the deck.



SELECTED SOLD ESTATE PROPERTIES



McDaniels: 375 fascinating acres of Albemarle County prime farmland, with a historic log home, wonderful panoramic Blue Ridge Mountain views, and extensive river frontage. This productive farm is just a few miles from Charlottesville yet feels as if it exists in centuries past.



Pagebrook: An elaborate country cottage on 440 very private acres in historic Keswick, Virginia. This equestrian estate is one of the most private estates in the area. The property is the perfect mix of open and wooded land with huge, mature trees and rolling meadows.



Lyle Lane Flint Hill: Historic Manor Home overlooking three large lakes on 75 acres of land. Wonderful near & distant mountain views over rolling meadows. The property even includes a 2,200-foot airstrip! Marvelous setting only 15 minutes to Warrenton, and 60 minutes to Washington D.C.



Montpelier: One of Virginia's most historic homes and properties. It has witnessed both the Revolutionary and Civil Wars and remained essentially untouched, in regards to its 18th-century interior, exterior, and its surrounding pastoral landscape of over 170 acres. This Montpelier should not be confused with James Madison's Montpelier in nearby Orange County.



Ridge Road: This 145-acre estate contains three ponds as well as a stream. The property is mostly open with 92 open acres and 53 wooded. The property also has a horse facility with lots of privacy. Located only 25 minutes from Charlottesville, with breathtaking views.



Shelton Mill: The home on Shelton Mill Farm was originally constructed in 1780 on a knoll overlooking the Stockton Creek Valley below and the vistas of mountains in all directions. The original farm was a Kings Grant of over 1000 acres of rich river bottom land. Set on 269 beautifully rolling acres.



Summer Hill: Lovely country estate built in 2000. Sits perfectly on 200 acres (140 open and 60 hardwood) in breathtaking Page County. Home has over 7,000 sq ft. and incredible with mountain views from almost every room.



SELECTED SOLD ESTATE PROPERTIES



Morningside Farm: A beautiful Afton farm sitting on the Virginia wine and beer trail that could be easily converted into a successful B&B. The main house, which consists of 9,248 sq. ft., was built in 1841 and restored in 1995. The addition that was added as part of the restoration includes a new kitchen with a Viking stove, a pool, sauna and steam room, and a gorgeous wrap around Porch.



Merrie Mill: Located in the heart of Albemarle County's Keswick farm and estate country with the historic Southwest Mountains in the distance, Merrie Mill is neighbor to Thomas Jefferson's Monticello. The estate offers a historic main residence and guest cottage, two cottages, and barns.



Penmerryl Farm: 132 acres with a 19-acre lake with a private beach. Incredible Mountain views, rolling pastures, and frontage on the South River. Several building sites with fantastic views. The property is mostly open. Easy access to Staunton, Lexington. Only 45 minutes to Charlottesville. An exceptional opportunity to own a natural paradise.



Ekholmen: A modern, secluded Tuscan villa on 165 rolling acres with spectacular views of the Blue Ridge Mountains and ideally located just 20 minutes from Charlottesville, Virginia. A five-minute drive takes visitors to the incredible vistas and scenic overlooks of the Skyline Drive and the Blue Ridge Parkway.



FP



SELECTED SOLD FARM AND LAND PROPERTIES



**SOLD
2 TIMES**

Monte Vista Farm: An exceptionally beautiful, classic Virginia farming estate situated on 761 picturesque acres surrounded by a 360 degree mountain panorama. Combines gently rolling hills, meadows, forests, streams, ponds and lakes.



**SOLD
2 TIMES**

Kluge's Lone Oak: Features 1390 acres of rolling, open and wooded highly productive farmland, bisected by beautiful Ballenger Creek and graced by broad Blue Ridge Mountain vistas.



**SOLD
2 TIMES**

Hickory Hill: An extraordinary 258-acre estate situated on the eastern banks of the James River. This very private property offers panoramic views of the Blue Ridge Mountains and lush open pastures for horses and cattle.



Green Springs Farm: In the heart of the historic Green Springs District of Louisa County, on 995 spectacular acres of farmland. This rare and private Piedmont farm of rolling terrain and fertile soils is complemented by exceptional water resources including two lakes.



Corbin Hall: This 2,000+ acre farm is located in the northwest section of Middlesex County near the small waterfront community of Water View. The property is a working farm that has approximately 1,500 acres of highly productive cropland; 250 acres of pasture land; and 293 acres of woodland, marshland, ponds, and home sites. Boundary lines form a natural peninsula with the Rappahannock River to the east, LaGrange Creek to the west, and Weekes Creek to the north. Collectively, the property has approximately seven miles of frontage on these three bodies of water.



**SOLD
2 TIMES**

Green Mountain Valley: 579 private recreational acres in Northwest Albemarle County. Fresh mountain streams originate in the surrounding mountains and flow through the meadows and forests below. A naturalist's wildlife paradise.



Spruce Creek Farm: A spectacular riverfront farming estate of 490 acres, bordering the Rockfish River and Spruce Creek. A pleasant mix of open and wooded land rising from rich bottom land to mountain peaks.



SELECTED SOLD FARM AND LAND PROPERTIES



SOLD
3 TIMES

Sutherland: 580 private acres at the headwaters of the Hardware River, 10 miles south of Charlottesville. An entirely secluded mountain valley with numerous spectacular building sites, pure mountain streams, and wild flower-filled meadows.



Foxport: Situated at the base of the Southwest mountains with panoramic views of the Blue Ridge Mountains. The 4,100 square foot home is located on 353 secluded and picturesque acres in Albemarle County.



SOLD
2 TIMES

Blue Water Farm: A private riverfront estate 21 miles from Charlottesville. With over 170 acres, over 3000' of James River frontage, sandy beaches, high plateaus looking up and down the James River Valley, rich fields of river bottom land, high rolling pastures surrounding a clear, five-acre lake.



Raspberry Farm: Splendid 81-acre farm atop one of the most beautiful hills in the heart of Crozet, Virginia. Complete with beautiful fencing, barns, and a workshop.



Cove Lawn Farm: The oldest officially documented residential structure in the Covesville Historic District of Albemarle County, Virginia. Surrounded by elegant hardwoods and an abundance of original and relocated mature boxwoods, the home sits on a gentle knoll overlooking extraordinary pastoral and mountain views in every direction. The main house was constructed in 1782, a Greek Revival expansion to the home in 1837, plus later additions.



Stoneybrook: Located at the end of a beautiful valley and enclosed by 695 pristine acres of views. This home is a wonderful stone residence dating all the way back to the late 1700s. This property also has many streams, rivers, and springs, which add to the beauty and serenity of the property.



Battle Run Farm: 1,456-acre farm which has everything. A beautiful three-story historic home that totals 4,500 sq ft., and a fully functional barn are both located by the breathtaking lake on the property.



SELECTED SOLD FARM AND LAND PROPERTIES



Bundoran Farm: A 370 large acreage property that includes both pasture and hardwoods. With breathtaking views and complete privacy, this is an excellent estate parcel only 15 minutes from Charlottesville.



Taylor Gap Farm: An absolutely spectacular 158-acre parcel of land in the heart of North Garden. Stunning 360-degree mountain views as well as a large private lake. This property is located only 20 minutes from downtown Charlottesville.



Cattlett Farm: This beautiful farm has 162 acres of rolling pasture land with only 25 acres of hardwoods. 4000' of frontage on the James River near Scottsville, Virginia.



Millrace Farm: Located in the Free Union area and features views of The Blue Ridge Mountains and Buck Mountain Creek. The property has a 3,700 sq ft home. Additionally, a log home sits on the property and serves as a one-bedroom guest house.



Bellevue: 400 acres of exquisite land located in Albemarle County. The property has extraordinary mountain views as well as a 10 acre, German engineered lake. This farm is one of the finest properties in Virginia.



Hughes River Retreat: This 215-acre property features extraordinary mountain views, frontage on the Hughes River with abundant native and stocked trout, and a wonderful blend of open meadows and mature hardwood forest. Dazzling views of Old Rag Mountain and numerous surrounding high peaks.



South River Farm: This Greene County Farm has 226 acres of pastures with a beautiful hardwood forest. The property also has one mile of river frontage along the mountain river and a 2,500 sq. ft. home.



SELECTED SOLD FARM AND LAND PROPERTIES



Pleasant Grove Farm: Features some of the best views in Madison County — across the Rapidan River to the Blue Ridge Mountains. Long river frontage, gently rolling pasture land and hardwood forest. Approximately half open pastures, and half wooded land on this 235-acre property. Located only 20 minutes north of the Charlottesville airport.



Goshen Farm: This farm is located on 370 acres with 100 woodland acres, and features a perfect cabin site. Beautiful views can be enjoyed throughout the property.



Mint Meadows: This large 217-acre parcel is an excellent estate setting that offers incredible amenities. The water frontage alone is rare when combined with the proximity to Charlottesville as well as the mountain views in the distance.



Drawbars Farm: A beautiful Colonial home that has panoramic views of the Blue Ridge Mountains on all sides. The farm has 165 beautiful acres of pastures, hardwoods, river frontage, two ponds, as well as a stone fence from an old mill. Located near Wintergreen resort in Nelson County.



Harris Mountain Farm: Sweeping panoramic views from absolute privacy on a mountaintop home site, only 15 minutes from Charlottesville. Total peace and quiet from major roads, highways, railroads, and bright city lights, situated on 174 private acres.



Conway River Farm: Ideal for daily country living or a seasonal getaway retreat. The six-bedroom home is located on 72 acres in Central Virginia with a half-mile river frontage and Blue Ridge Mountain views. The restored cabin was built circa 1820. The property also has an equipment shed and a 4-stall stable.



Rapidan River Retreat: 225 pristine acres on the Rapidan River in Greene County. The property has one and one-half miles of river frontage, ideal for canoeing, kayaking, fishing, and swimming. The property has a unique 4,500 sq. ft. handcrafted log home, built from trees harvested on the land.



SELECTED SOLD FARM AND LAND PROPERTIES



Edgewood Farm: The residence was built circa 1799, and has been tastefully renovated with modern updates. This beautiful three bedroom, two bathroom farmhouse features quaint details, stunning updates, and incredible views. Blue Ridge Mountain Views, Conway River Frontage and 122 acres of land.



Silver Lake: 587 acres in Albemarle County just 15 minutes south of Charlottesville. At the base of the Northwest mountain a glistening four-acre lake fed by pure mountain springs is encircled by the wooded hills. Views of the mountains to the south can be appreciated from the vantage of a large plateau where a hand-hewn log cabin can be found.



Serenity Lake Farm: Serenity Lake has 7 acres for private fishing or boating on this beautiful estate and farm with hardwood forest. Pastoral views containing water in each pasture for farm animals or horses.



Rockfish River: An extraordinary 104-acre natural paradise that includes one mile of very private Rockfish River frontage. Sandy beaches, pebble beaches, and wonderful rock formations line the river banks. Hard to find anything comparable to this riverfront parcel, and only 25 minutes to U.Va.



Taylor Creek: 440 acres of pristine hunting land hidden in a protected valley in Nelson County. The fertile central meadow is surrounded by encircling mountains, filled with abundant wildlife.



Page County Farm: Over 2 miles of frontage on The Shenandoah National Park with several excellent building sites with sweeping mountain views on this 796-acre beautiful secluded parcel of land.



Tatums School Road: A genuinely magnificent farm estate property consisting of over 138 acres. Gently rolling pastures and hay farmland comprise much of the property, with around 48 acres of forest land. The property includes a pond nearby the farmhouse as well as numerous elevated sites with beautiful panoramic mountain views. Charming boxwoods and holly trees surround the entrance to the large 1930's farmhouse.



SELECTED SOLD FARM AND LAND PROPERTIES



Holly Fork: Beautiful setting in Keswick with rolling pastures and views throughout this 116-acre dream property. The main residence is a five bedroom home which includes a pool, small stable with three paddocks, and fenced acres suitable for cattle and horses. Property line goes all the way back to the ridge.



**SOLD
2 TIMES**

Twymans Mill: A magnificent property with farmland and forest land located in beautiful Madison County. The property is comprised of three separate parcels that total over 351 acres. There is fronting on two hard-surfaced state roads, with three entrances, and many division rights. Many streams and ponds, as well as wildlife, reside on the farm.



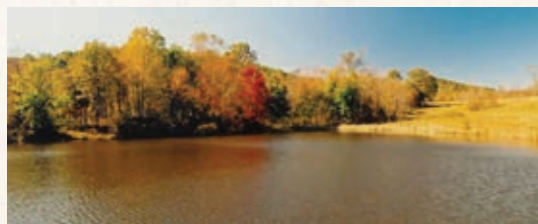
Tranquility Lake: This 3,500 sq ft estate sits on a 15 acre property that takes advantage of lake and mountain views. The property has a seven-acre lake full of bass and sunfish. The owners find it easy to enjoy privacy and fishing at this Madison dream home.



Hazel River Farm: Fish for native trout along the half-mile of Hazel River frontage or on the private stocked seven-acre lake. Many fantastic building sites are overlooking orchards, fields, river, lake and mountains on this land parcel totaling over 94 acres.



Churchville Farm: Over 2 miles of frontage on the George Washington National Forest. Wonderfully wooded parcel with streams, pond and mountain views. Wildlife abounds on this 464-acre property. For the hunting or nature enthusiast, this property has it all.



Haymaker Farm: Located in Goochland County with a Cape Cod style residence on approximately 313 acres. It is currently a working horse and cattle farm, on which you will find equipment barns and outbuildings. The property is an outdoor dream with four stocked lakes and ponds, as well as miles upon miles of riding, hiking or biking trails.



**SOLD
2 TIMES**

Cool Stream Farm: A lovely estate on over 134 acres, with gorgeous views of Buck Mountain and The Blue Ridge Mountains. The property includes over 50 open acres and a large lake with depths up to 20 feet. The brick house is nearly 5,000 sq. ft. with four bedrooms. The property also includes a charming White Oak Cottage guest house.



**SOLD
2 TIMES**

Sparks Lane: This property is composed of 130 acres that include spectacular views of the Blue Ridge Mountains. The circa 1850 home has had several expansions and upgrades over the years. The home was magnificently renovated by the previous owners. The property also includes a guest house, barn, and several other farm buildings. There are beautiful creeks, streams, and springs flowing throughout the farm.



SELECTED SOLD FARM AND LAND PROPERTIES



**SOLD
2 TIMES**

Green K Farm: A 19th-century country home situated on 789 acres in the historic Green Springs District of Louisa County. This farm offers beautiful views of the Southwest Mountains, and open land perfect for either horse or cattle breeding.



Piney River: 218 acres nestled in the mountains of Amherst County, completely surrounded by the George Washington National Forest. To the north is a 2,600-foot tall mountain, while to the east, south, and west are the tumbling rapids and waterfalls of the north and south forks of the Piney River.



Tye Cup Farm: Extraordinary Tye River property is 104.55 acres including over one mile of accessible river frontage. Spectacular views of the Blue Ridge from the meticulously renovated two-story brick Colonial style home. Rich bottomlands, hilltop pastures and mature hardwood forest all bordered by towering rock cliffs make up Tye Cup Farm. Only 35 minutes to Charlottesville & U.V.A.



Blandemar Farm: 42 lakefront acres in Blandemar Farm, a very exclusive waterfront community of elegant estate homes. This fantastic property has a magnificent timber frame home with the most spectacular views and longest waterfront in the community. And, if you like fishing, the lake is full of bass. If you do not fish, a hammock works quite well!



The Club House: A private gentleman's trout fishing retreat on two rushing mountain rivers with a trout stocked cold water lake. Beautifully renovated wood paneled mountain home.



Lazy Creek: 165 acres in Madison County with exceptional views of The Shenandoah National Park and the encircling mountains. The restored historic home and clear mountain stream complete the fantastic property.



Rose River Farm: This astonishingly beautiful Madison County farm has the pure mountain waters of The Rose River running throughout. Trout fishing at the streams used to help with the rehabilitation of wounded American Veterans. You could not find a more beautiful place to do so!



SELECTED SOLD FARM AND LAND PROPERTIES



Greene Landing: 215 beautiful acres on the Rapidan River, with 24 division rights and 1.5 miles of river frontage. There are several spectacular building sites overlooking the river and the mountains. Private drive at the end of a state maintenance road.



Shenandoah Wildlife Preserve: Extraordinary hunting, fishing, and recreational property with over four miles of frontage on three major trout streams and much additional frontage on large tributaries. The property has long frontage on the Shenandoah National Park which provides an abundance of wildlife. There are also many miles of private trails on the property.



FP

VIRGINIA ESTATES WINERY & VINEYARD SALES TEAM



Rick Walden, Owner & REALTOR®

As the owner of Virginia Estates, Rick leads with 30 years of experience. He began selling vineyards and wineries in 1988 and has since perfected his technique into an art that few have achieved. He approaches these transactions with a balanced view, guiding not only sellers but buyers as well. It is this which has helped him to fully discern what parties on either side are seeking, whether it is the true potential of their property realized, or the vineyard or winery that fulfills their dreams and desires. Through the years he has attracted and assembled a solid team to assist in the process and evolve with the ever-changing market.

THE TEAM

P. Tyler Williams, REALTOR®

As a former corporate senior executive, Tyler developed a variety of indispensable skills and expertise including negotiating abilities and outstanding interpersonal communication. When he left the corporate world, he formed a successful real estate firm and established Sunside Vineyards with his wife. Together they operated Sunside for 10 years as hands-on winegrowers. These two experiences have enabled him to relate to both vineyard and winery owners, as well as prospective buyers in this specialized market.

Paul Summers, REALTOR®

Paul has been in the Virginia vineyard business since 1999 and was employed at many esteemed wineries including Kluge, Barboursville & Blenheim before he established his vineyard in 2003. As an Albemarle County native, he has watched the industry change drastically through the years, and ultimately transform the agricultural landscape in Virginia. With a goal of utilizing the wine industry to save land, produce revenue and provide jobs, Paul is inspired to help buyers and sellers achieve their goals within the industry by assisting them as a knowledgeable real estate agent.

Peter Hof, GIS Technician, Photographer & REALTOR® in-training

After earning his degree in Geographic Science, and gaining valuable experience during his three years as vineyard manager at Glass House Winery, Peter shifted his focus towards vineyard site selection and analysis using GIS mapping technology. As a Charlottesville native with extensive knowledge of the Virginia Wine Industry, his addition to the winery sales team brings a unique skill set to Virginia Estates.

CONTINUED

THE TEAM (CONTINUED)

Roy Melloni, REALTOR®

Roy brings over 25 years of real estate experience to the table. Virginia Estates is happy to have him as part of the team as a collaborative real estate agent out of Northern Virginia. His exceptional customer focus and extensive knowledge of market value truly set him apart from other agents. His unique abilities to price and sell complex properties, such as wineries and vineyards, are rare to come by. His unparalleled network, experience, and custom marketing strategies are just a few of his strengths that clients can expect. He works primarily in the luxury real estate market in and around the Washington, DC Metro Area.

Natt Hall, Principal Broker of Virginia Estates

Natt Hall is a transplanted Virginian originally from North Carolina with detours through Manhattan and Pinehurst. Natt is a graduate of The Citadel, and he attended The University of North Carolina School of Law. He represents both buyers and sellers of residential, resort and country property in addition to wineries and vineyards. As a small business owner, wine enthusiast, and experienced real estate agent, Natt is well equipped to guide one through the process of buying or selling a winery. He is licensed not only in Virginia but also in North Carolina, Georgia, and Maryland.



Deidre Carpenter, REALTOR® & “Swiss Army Knife”

Deidre has worked in various capacities at Virginia Estates for 10+ years. She attended the University of Virginia for a stint, before expanding her horizons to include France and Southern California. Since her return to Charlottesville, she has been a part of numerous small businesses and restaurants. In 2017 she returned to Virginia Estates and obtained her real estate license. In addition to her work as a Realtor®, she tackles the day-to-day challenges at the main office.

Dan Krouse, Digital Marketing Manager

Dan is an expert in optimizing and monetizing websites. Over the years he has specialized in many types of marketing including SEO (search engine optimization), Web Development, Site Optimization, Design Work, Social Media Development, Email/Newsletter Campaigns, Media Creation and Digital Advertising. He teamed up with Virginia Estates in 2015 and helped exponentially expand the company’s internet presence and digital marketing efforts. It is with Dan’s insights into SEO that Virginia Estates ranks at the very top for all winery searches, worldwide.



Foremost specialists in the worldwide marketing
and sales of Wineries and Vineyards



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