

# Adagio Vineyards & Winery

*...where all five senses are met with exceptional elegance!*



*Adagio is a well-established, award-winning, high quality integrated vineyard and winery located in Elkin, NC in the heart of the Yadkin Valley AVA. In the Surry County area, there are now 13 wineries, and 9 of those are within just 9 miles of Adagio—thus providing for “critical mass” related to the positive, synergistic effects of having multiple tasting room destinations that can be conveniently visited in the same day by dedicated wine-lovers and wine-tourists alike.*





































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*Among the many strong attributes of the Yadkin Valley AVA are a temperate climate, loamy soil, and latitudes very similar to those found in the Napa Valley of California. Typical elevations range from 800 to 1,300 feet, and makes for an ideal “therma-clime” conducive to growing French/European vinifera.*

## ***Adagio Vineyard Sites:***

*The main vineyard site for Adagio is about a mile from the tasting room and winery facility, and boasts an elevation of about 1300 feet. Comprised of 43.86 acres, there are nearly 6 acres under vine as follows: Traminette-2 acres, Chardonnay-1 acre, Arandell-1 acre, Merlot-1 acre block with some replanting required. These vines are augmented by  $\frac{3}{4}$  of an acre of Cabernet Franc at the tasting room/winery site. Overall, the site is about half-wooded and the other half is cleared and planted with the 6 acres of wine-grapes under vine.*

*The first vines were planted in 2009 and again in 2012 at the main site, while the “baby vineyard” site adjacent to the winery was established in 2014.*

*Also at the main site there is underground power, a well, and a fully finished equipment barn structure which also contains a loft with a woodworking studio. The barn is extremely well-built, architecturally appealing, and provides a great amount of utility and value to the overall vineyard site. All existing major vineyard equipment is included---enclosed tractor, trailer-sprayer, tractor attachments, small sprayer, and other assorted equipment. And, there is ample open space at the main site to accommodate an estate home of very generous proportions, as well as a guest cottage if desired.*

## ***Tasting Room and Winery:***

*Located on a nearly 2 acre parcel just inside the town limits of Elkin (and only 6 minutes off of I-77) the tasting room and winery building comprises a total of 5,400 finished square feet and was built in 2009. The entire building is state-of-the-art in construction technique, materials and is “smart-space” designed from the ground up for all systems---heating, cooling, indoor/outdoor lighting and sound, and security.*

*On the spacious and wide-open main level there is 2,400 square feet of very elegant tasting room space, with a superior level of fitments, finishes, and appointments not typically encountered in this price range. The tasting room exudes a rustic elegance and features three tasting bars--- a large, curved stand-up serving bar, a sit-down kitchen tasting bar, and the violin showcase bar. All boast granite counter tops with a leather-effect finished surface, the flooring throughout the tasting room is a ceramic “wood” tile, and there is ample and well placed accent lighting which adds greatly to the distinctive décor. The gas fireplace seating area, two flat screen TVs, are welcome and useful amenities for event gatherings with room overall for up to 70 people. The upper level also contains a well-equipped catering kitchen area, and 2 luxuriously appointed restrooms.*



*Outside, the grounds are very nicely landscaped, and there is a fully covered wrap-around porch for a leisurely glass or bottle of wine in an outdoor setting. Beyond the porch area, there is over a tenth of an acre outdoor entertainment/picnic area with stone pavers and seating walls, along with a built-in fire pit, bar, and grilling area.*

*Just like the tasting room, the winery is truly very well-planned and superbly executed in a quality manner and is substantially underground to provide for controlled temperature and humidity for the production process, as well as for cased goods storage. There is also a separate, well-outfitted laboratory room. The tank cooling system is also very well done and state-of-the-art.*

*Production capacity of the winery is 2,500 cases annually with the current tanks; however, the winery has been pre-engineered with space for 4 additional tanks which would raise total potential capacity to about 6,000 cases per year. Outdoors, and just behind the winery level, there is a covered, lighted crush pad with AC power. All existing major winery production equipment conveys---including harvest bins, de-stemmer, press, conveyor, fermentation bins, forklift, tanks, oak barrels, ozone generator, pump, hoses, plate and frame filter, DE filter, pressure washer, bottling machine, corks, and labeling machine.*

### **Summary:**

*Adagio is well-known and highly regarded for the quality of their wines---crafted to achieve a natural, dry, and unique character for each wine while incorporating a classical music theme and violin performances through the naming each wine to correspond with the characteristic flavors and notes it exhibits. The owners believe the wine-tasting experience should be educational and enveloping for their customers---from tastings to personal tours of the wine-making process, barrel samples, labeling a bottle, etc. which sets Adagio well apart from other wineries in the area. It has been their aim to create an environment of passionate discovery for their guests---and they have truly hit the mark! This offering is your opportunity to carry this philosophy forward, while adding your own imprimatur to the wine and overall experience.*

*It's all here in this offering---established vineyard sites, well-selected varietals, state-of-the-art winery production facility, outstanding wines, a convenient tasting room/winery location, superbly executed indoor tasting room venue, and excellent outdoor facilities which can accommodate more leisurely time with wine, food and friends.*

*And, all of this is offered on a turn-key basis---the planning, execution, and heavy-lifting has all been done---and all procedures, systems, and supporting people resources are in place to help ensure the continued success for new ownership, while providing a strong platform for taking Adagio to its next level of excellence.*

*For more information and to explore this opportunity in depth, please contact:*

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