

Grove Winery & Vineyards

"Expansive acreage, desirable varietals, many awards, turn-key, and value priced..."



Located on 43.7 gently rolling acres in Guildord County, NC just 7 miles north of the Greensboro city limits, this integrated vineyard and winery has a very well regarded and highly awarded brand and a well-established customer/marketing base. More than 2 million people live within 50 miles of Grove Winery and over 7 million people live within 110 miles. And, Grove is within the Haw River Valley AVA which is noted for a long growing season and rich soil attributes, along with an average of 214 frost-free days each year making it nearly perfect for both the vines and for wine lovers who can enjoy sipping on the patios and lawn at Grove Winery nearly year-round.



There are approximately 7 acres under vine with the first blocks planted in 2002, and includes Cabernet Sauvignon, Cabernet Franc, Merlot, Nebbiolo, Sangiovese, Chardonnay, Chardone, and Traminette. And, the vineyard could be expanded by approximately another 3 acres with minimal preparation work. The owner-winemaker also supplements the estate-grown grapes with other desirable varietals such as Viognier, Carmenere, Malbec, and Norton. This strategy provides for a very extensive and compelling selection of wines on offer at the tasting room. Currently, a total of 22 very appealing, and highly rated and/or awarded wines are available at Grove---5 whites, 12 reds, and 5 desert/semi-sweet wines. Among this selection are also 4 "Reserve" wines which are truly outstanding and command premium pricing. Grove's wines have won more than 400 competitive awards since the first vintage in 2005.





The centerpiece of this integrated vineyard and winery is the high quality winery/tasting room/warehouse building which has approximately 4,800 square feet under roof. There is an attractively finished tasting room area in the front section, and then various levels of finish in the production and warehouse areas dependent upon the related use and these areas are also accessed by a loading dock and high roll-up warehouse doors. The total production and storage capacity of the winery is in excess of 5,000 cases. Outside of the tasting room, there are two large patio areas with seating and seasonal tent arrangements all of which flows nicely into a very large lawn area that gently slopes toward an elevated event stage which is also wired for power and lighting. This setting creates a very attractive outdoor space for special musical events, and could also be easily adapted for outdoor wedding events, fund-raisers, anniversary celebrations and similar events.







Also nearby on the property is a circa 1928 farm house of about 1,400 square feet, on one-level, with 2 bedrooms and one bath that is currently unoccupied, but could be rehabilitated and upgraded at fairly minimal cost---dependent upon the level of fit and finish desired.



This offering is truly turn-key and includes ALL existing equipment and production supplies in the following categories: Tanks and Cooperage; Winemaking Equipment, Warehouse Equipment, Vineyard Equipment and Supplies, Event Equipment, Marketing Assets, Packaging Supplies and Tasting Room Supplies and Furnishings. When the substantial value of this full array of equipment is combined with the fair market value of the raw underlying land, the mature vineyard acreage, the winery/warehouse and the other structures---the current asking price is well below the overall asset value---with no premiums in pricing for stream of business, or goodwill. In short, this offering is a truly remarkable value proposition for any new owner-operator and would have them well-positioned to take Grove Winery to the next level of success!

For further information and/or to schedule a showing, please contact:

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