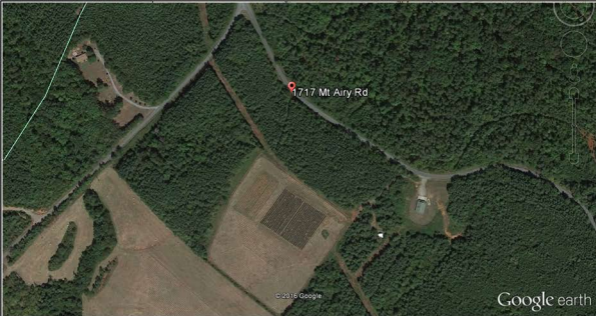


Vista Ridge Vineyard



The vineyard consists of approximately 2 acres of quality vinifera: Cabernet Sauvignon, Merlot, and Cabernet Franc vines.

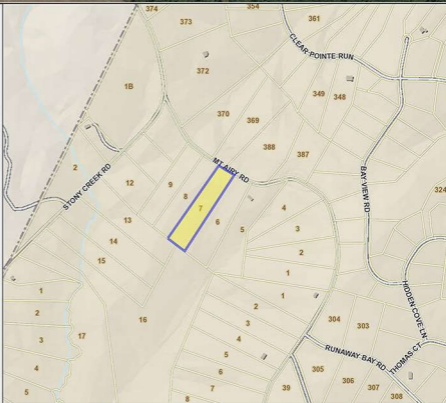




Campbell County, VA

Legend

- Street Names
- Lot Numbers
- Parcels
- County Boundary
- HiddenRoadCenterline



Title: Doerun Lots 6,7,8 & 9 18.64 Ac

Date: 5/19/2016

Feet

0 200 400 600 800
1:9,028 / 1"=762 Feet

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Campbell County is not responsible for its accuracy or how current it may be.

About the Winery Vista Ridge Vineyard

If you have been thinking of establishing a vineyard in a country setting, near recreational lakes and mountains with room for a home site along with beautiful western sunset views--- this is your opportunity to do so at a superb value price point, with the vineyard already in place and producing quality wine grapes.

On offer is an established vineyard of approximately 2 acres, located in the center of an overall 18.64 acre property comprised of 4 adjoining lots near Leesville Lake, at 1717 Mt. Airy Rd. Lynch Station, VA 24571. The vineyard was established in 2000 and is comprised of quality vinifera: Cabernet Sauvignon, Merlot, and Cabernet Franc yielding between 6 and 7 tons of wine grapes each season. The current owner has vineyards and a winery in another state and has had multiple customers in place for multiple years for the production from this site, and is willing to introduce new owners to those customers.

Additional cleared land on the overall 18.64 acres makes the vineyard easily expandable toward the west, where there is a room for a beautifully sited home, winery, and tasting room/event facility.

Already in place is a two-bay steel storage structure for tractor, sprayer and associated vineyard equipment and supplies which are included in the sale price. A well has been drilled and is in place but not currently in use, and would need only power brought to the site in order to be operational.

Overall, this is truly an exceptional opportunity to acquire an established, income-producing vineyard with room for a home and vineyard expansion all at a price well below county assessed value! And, to make the offer even more compelling, there is additional adjoining acreage available if desired.

Come enjoy the country and vineyard lifestyle, grow quality wine grapes, build your dream home, your winery/tasting room, and expand the vineyard as desired. Opportunities such as this with value pricing are, indeed, rare. Don't let it slip away!

For your personal showing and more information, please contact Tyler Williams with Virginia Estates at 703-850-4914 or by email: ptylerwilliams@gmail.com

Offered at: \$94,900