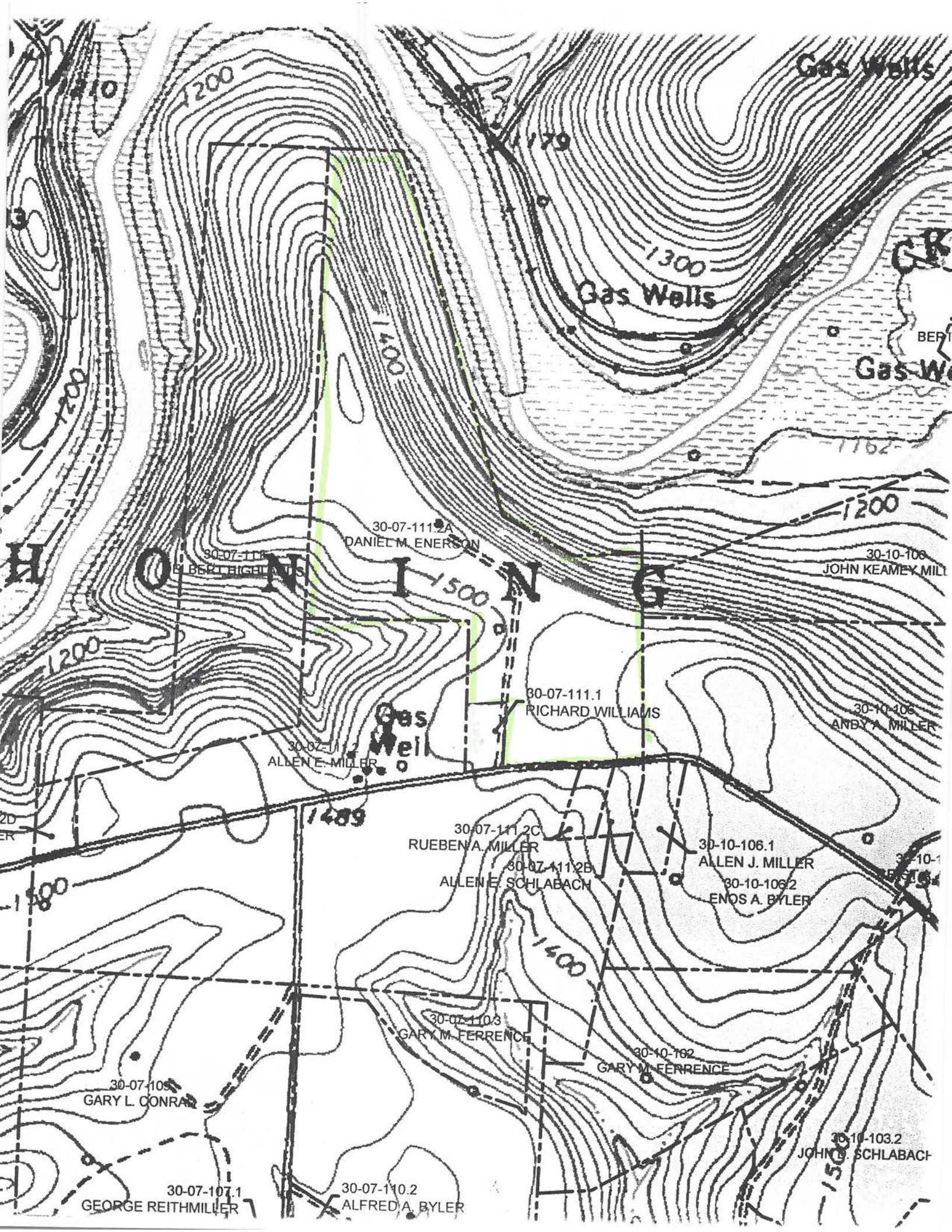




Windgate Vineyards & Winery

FACT SHEET

- Started in 1987, Windgate is the largest estate winery in southwestern PA.
- Located in picturesque Amish farm country
- Up to 20,000 gallons/annual production capacity
- 3 tasting outlets expandable to 5
- Approximately 22,000 annual visitors (all locations)
- Mature vineyard enjoys unique microclimate ideally situated for growing grapes (similar to wine-growing regions of Germany & France).
 - 1,540 feet above sea level at highest elevation.
 - On a high bluff overlooking body of water (Mahoning Creek) – providing circulation in summer and protection from elements in winter.
 - Sandy soil provides excellent drainage for vines.
- “Planted to” approx. 12 acres of grapes and 1/2 acre apple orchard
 - 12 varieties grown: (V.vinifera and hybrid- see Vineyard Map).
- Over 130 awards for wines from international and regional wine competitions.
- 3 Commercial Buildings (including winery/tasting room) rental cottage and Owner’s Residence
- Private event venues for weddings and parties:
 - Vineyard weddings (up to 500 seating)
 - Indoor 1000 sf “Vine Room” party venue seats 50
 - Additional 800 sf restaurant area seats 50
- 5-bedroom Owner’s Residence has spectacular valley views, and is suitable for use as a Bed & Breakfast / Honeymoon Cottage.
- 3-bedroom rental Guest house for overnight lodging.
- Restaurant license obtained in 2018. Winery now offers food and PA beers as well as wine by the glass.
- Experienced senior staff is available to run operations with minimal supervision, including:
 - Winery Manager (30 year’s experience)
 - Winemaker (30 year’s experience)
 - Senior Chef / who can provide Catering Services for private events.
- Free natural gas / heat in majority of buildings (excluding Guest House).
- 110 acreage total with forested walking trail adjoining State lands.



Gas Wells

Gas Wells

Gas Wells

30-07-111.2A
DANIEL M. ENERSON

30-07-111.1
E. BERT HIGHMILLS

30-10-106
JOHN KEAMEY MILLER

30-07-111.1
RICHARD WILLIAMS

30-10-106
ANBY A. MILLER

30-07-111.2
ALLEN E. MILLER

30-07-111.2C
RUEBEN A. MILLER

30-10-106.1
ALLEN J. MILLER

30-07-111.2B
ALLEN E. SCHLABACH

30-10-106.2
ENOS A. BYLER

30-07-110.3
GARY M. FERRENCE

30-10-102
GARY M. FERRENCE






30-07-105
GARY L. CONRAD

30-10-103.2
JOHN B. SCHLABACH

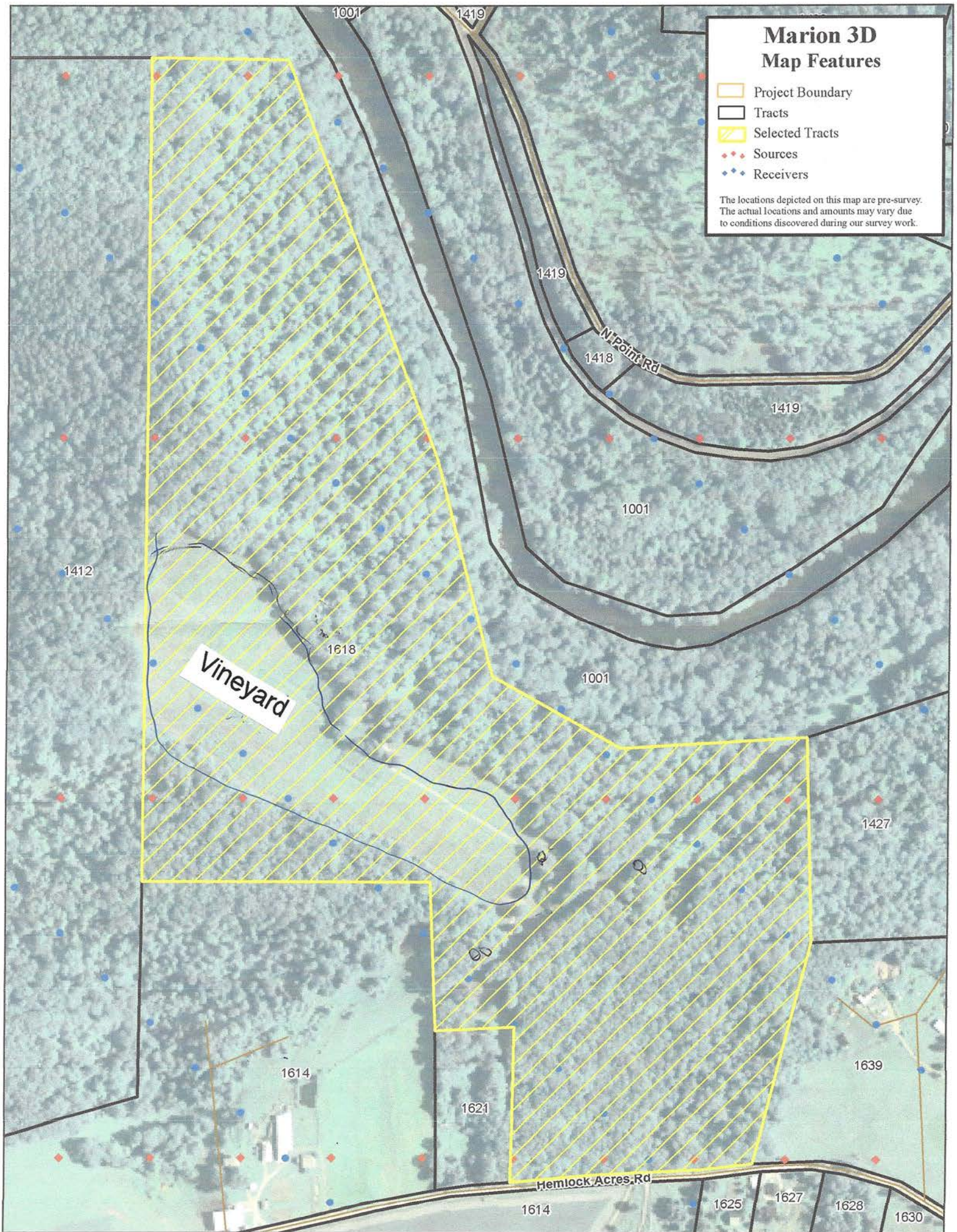
30-07-107.1
GEORGE REITHMILLER

30-07-110.2
ALFRED A. BYLER

Marion 3D Map Features

-  Project Boundary
-  Tracts
-  Selected Tracts
-  Sources
-  Receivers

The locations depicted on this map are pre-survey.
The actual locations and amounts may vary due
to conditions discovered during our survey work.



Planted to:
Approx. 12
acres/grapes &
½ acre of Apples

North
→

Field #9
Chambourcin

Field #2
Seyval
Foch
Marquette
DeChaunac

Field #1
Seyval
Aurore
Chancellor
Chambourcin
Vidal
DeChaunac
Apples

Field #8
DeChaunac

Field #7
Chambourcin
Cabernet
Franc

Field #6
Chambourcin | Seyval
Marquette | Traminette
Apples

Barn

Field #4 – West
Chambourcin

Field #3 – West
Vidal

Field #5
Cabernet Franc
Riesling
Vidal

Field #4 – East
Vidal

Field #3 – East
Vidal