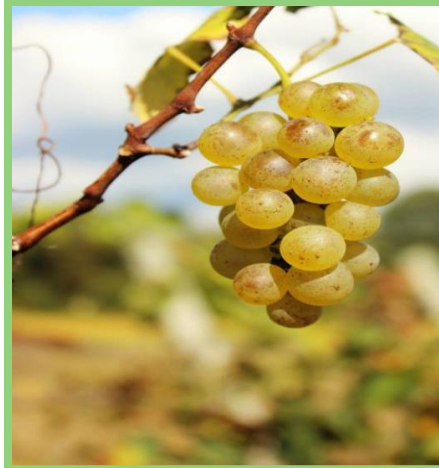
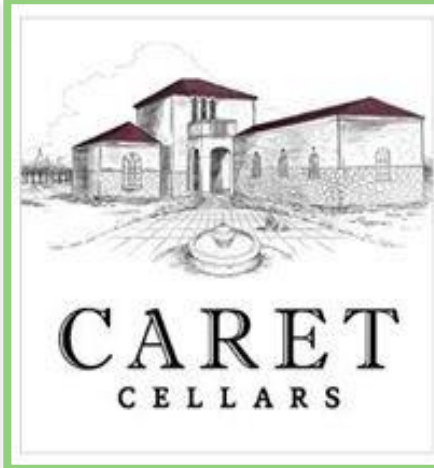


**EST. 2014**



**CHESAPEAKE  
WINE  
TRAIL**



**For Sale:  
\$899,000**

*(Real Estate and Business Conveys)*

**CARET  
CELLARS**

**(495 MEADOW LANDING  
LANE, CARET, VIRGINIA)**

**LISTED BY:  
SCRE, LLC**

**(SHIRCLIFF COMMERCIAL REAL ESTATE)  
(BROKER LICENSE #: 0226009162)**

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If you're looking for a piece of real estate where you can live, play, host events, and generate income, look no further. Boasting over 45 acres, with 6.5 acres of planted vineyard producing 700+ cases of premium wine per year, and over 6,000sf of structure/building space, Caret Cellars presents a unique opportunity for the next owner/investor to maximize on its blueprint.

Whether you are considering a vineyard with Airbnb services, cabin-style living, promoting the event venue space, expanding the production of premium wine, or all the above, this may be your next best real estate investment!

Buildings include a 2448sf tasting room and wine production/storage area with a 1008sf unfinished second floor earmarked for use as event space, or owner's apartment. There are two half bathrooms in the tasting area, a third in the production area, and the upstairs is roughed in for one full and one half bath. The second floor includes a 12'x36' deck that overlooks the vineyard, while the entire second floor offers dramatic panoramic views of the vineyard and surrounding countryside. There is a kitchen area and gas fireplace in the downstairs tasting area, as well as 1584sf of covered porch. Additional out buildings include a 24'x36' metal pole building, 12'x24' storage building and 8'x8' pumphouse, and approximately an acre of parking space.

The vineyard consists of 6.5 acres planted in Chardonnay, Viognier, Niagara, Merlot, Sangiovese and Chambourcin. Cabernet Franc and Vidal Blanc were planted in April 2022. The property includes approximately 15 acres of marketable timber and 17 acres leased annually to a neighboring farmer for production of corn, soybeans, and wheat.





# OWN YOUR DREAM EVENT VENUE

*Note: The shown rendering is a conceptual drawing of Caret Cellars, and not the actual depiction of the existing real estate.*





# HIGHLIGHTS



45.17 acres of land



6,000sf+ building/deck/porch



6.5 acres of grapes planted



Real Estate and Business under \$900,000



Under-utilized acres with huge value-add potential



**SCRE**

# CONTACT US

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