

VINT HILL CRAFT WINERY

Vint Hill Craft Winery

7150 Lineweaver Road, Warrenton, VA 20187 · Fauquier County

PARCEL	Approximately 0.55 acres	INTEREST	Leasehold, 25-year lease to 2034
SINCE	Winery since 2009	PRODUCTION	Approximately 100 barrels
SETTING	Historic Vint Hill Farm Station	OFFERING	Going concern; part of portfolio

Overview

Vint Hill Craft Winery is one of the most distinctive and historically significant wineries in Virginia, offering a story unlike any other in the Commonwealth. Located at the historic Vint Hill Farm Station in Fauquier County, the winery occupies a beautifully restored barn complex whose roots stretch back well over a century — from agricultural farm to one of the most secretive military installations in the United States.

A state historical marker at the property records the site's wartime role: in June 1942 the U.S. Army established a top-secret post at Vint Hill Farms to intercept enemy radio transmissions, with the barns housing the monitoring station and the Signal Corps cryptographic school. The post operated through the Cold War, closing in 1997.

The winery

Since becoming a winery in 2009 under the vision of Virginia wine pioneer Chris Pearmund, Vint Hill Craft Winery has evolved into a respected boutique producer known for its small-batch approach. Rather than focusing on volume, the winery emphasizes craftsmanship across a broad range of varietals, with a production capacity of approximately 100 barrels. The restored barn houses a winery and tasting room, an upper-level tasting area with serving bar and museum, and an outdoor wine-yard with fire pits and seating.

Today Vint Hill stands as a rare fusion of heritage and modern enterprise — an award-winning craft winery within one of Virginia's most intriguing historic settings, offering not just wines but an immersive, story-rich experience.

The offering

Vint Hill Craft Winery is offered as part of the Meriwether Vineyards Group. The interest offered is a leasehold under a 25-year lease running to 2034; the lease conveys by assignment, and all inventory, equipment and structures convey. As with the group's other wineries, this is a going-concern sale in which the brands convey, and alcohol licensure is subject to application to the Virginia Alcoholic Beverage Control Authority by the purchaser. Site plans, floor plans and additional detail are available on request.