

PEARMUND CELLARS

# Pearmund Cellars

6190 Georgetown Road, Broad Run, VA 20137 · Fauquier County

|                     |                             |                  |                                        |
|---------------------|-----------------------------|------------------|----------------------------------------|
| <b>PARCEL</b>       | Approximately 25 acres      | <b>VINEYARD</b>  | Approx. 13.9 net acres, Chardonnay-led |
| <b>WINERY</b>       | Approx. 5,980 sq ft (2002)  | <b>CRUSH PAD</b> | Approximately 900 sq ft, covered       |
| <b>CASE STORAGE</b> | 3,000 sq ft building (2016) | <b>OFFERING</b>  | Going concern; part of portfolio       |

## Overview

Pearmund Cellars is centered around approximately 13.9 net acres of productive, Chardonnay-led vineyards, the majority replanted with tighter spacing and higher-density plantings to enhance efficiency and quality. Rooted in Meriwether Vineyard — regarded as Virginia's oldest Chardonnay planting — the property has grown into one of the Commonwealth's most established wineries.

At the heart of the property is an approximately 5,980-square-foot winery, tasting and production building, originally constructed in 2002 and thoughtfully expanded over time. Approximately 3,628 square feet is dedicated to the guest-facing tasting experience, including welcoming tasting and retail areas, finished barrel storage and office space, with upgraded finishes and a quality tasting bar. The finished barrel room, with its glass viewing wall, offers a striking visual centerpiece.

## Production and operations

The approximately 2,352-square-foot production area to the rear supports efficient winery operations, with a dedicated laboratory, half bath and insulated case storage under environmentally controlled systems. Adjacent is a covered crush pad of approximately 900 square feet. A separate 3,000-square-foot case goods storage building, completed in 2016, provides additional climate-controlled capacity. Ancillary improvements include several utility sheds and a substantial post-and-beam equipment barn of approximately 1,288 square feet with a 736-square-foot overhang.

Guest experience is enhanced by approximately 1,492 square feet of outdoor patio and seating, including concrete patios and covered porches overlooking the vineyard. Two decades of award recognition are displayed throughout the tasting room.

## The offering

Pearmund Cellars is offered as part of the Meriwether Vineyards Group, a going-concern sale in which the brands, inventory and equipment convey. Alcohol licensure is subject to application to the Virginia Alcoholic Beverage Control Authority by the purchaser. The adjacent Farm Store, on its own parcel at 6188 Georgetown Road, is offered within the same portfolio. Site plans, floor plans and additional detail are available on request.