



Caret Cellars Vineyard & Winery

495 Meadow Landing Lane, Caret, Essex County, VA · ±45.18 Acres

OPENING BID **\$500,000**

±45.18 AC
Vineyard Estate

2,640 SF
Production Bldg

9/29/26
Auction Closes

10%
Buyer's Premium



House & vineyard, aerial view



Tasting room bar, current interior

PROPERTY HIGHLIGHTS

- 2,640 SF tasting & production building (2015, expanded 2019)
- 1,008 SF finished second level — hospitality & event space
- 1,584 SF wraparound porch, 576 SF outdoor crush pad
- Second-level event space with wide-plank flooring, ceiling fans & arched windows overlooking the vineyard
- ±5.5 ac Vinifera vineyard + ±1 ac Chambourcin, in production
- 864 SF metal equipment building, private well & pump house
- EV charging station, deer-fenced vineyard perimeter
- Ground-floor tasting room with full service bar, gas fireplace & multiple restrooms (incl. ADA-accessible)

AUCTION TERMS

Opening Bid: \$500,000
Auction Date: September 29, 2026
Closing: Within 30 days

Buyer's Premium: 10% of high bid
Simulcast Start: 2:00 PM
Sale Terms: As-is, where-is

WHO THIS FITS: Winery operators · Hospitality buyers seeking a finished event space · Land buyers after ±45 agricultural acres