

# Tiger Mountain Vineyards

*A truly special place in North Georgia, producing world-class, award winning wines...*



*Tiger Mountain Vineyards (TMV), on 83 acres, is located on the slopes of beautiful Tiger Mountain in Northeast Georgia near the quaint, small town of Clayton and within a 20 to 40 minute drive of 3 upscale resort areas: Lake Rabun, Lake Burton and Highlands, NC. Also, being just an hour and 45 minutes from downtown Atlanta, the location is ideally suited to attract day trip visitors from the greater Atlanta area and several universities/colleges in Georgia, South Carolina and North Carolina.*







*The winery operation and the tasting room are located in a modern, quality constructed building with easy access to the nearby highway and ample parking area. Approximately 14,000 visitors per year come through the winery/tasting room and TMV boasts a Wine Club with over 1000 current members, an important element in total sales revenue. TripAdvisor reviews are 87% Excellent or Very Good with many positive narratives about the overall experience.*











# What people are saying about Tiger Mountain Vineyards

“ This gets 5 stars from me! One of the nicest Rose' in a long time! Summer in Georgia at it's best! Highly recommended!!! ”

facebook

“ Definitely off the beaten path, but well worth it. Drove through here looking for wineries on our way to Atlanta and what a find. The Red Barn restaurant is absolutely adorable, and everyone working there was so warm and friendly. The views are gorgeous, and the wine is delicious. What more could you ask for! ”

tripadvisor

“ As my husband and I pulled up to Tiger Mountain Vineyards, my mind immediately flashed back to where I was the year before-CA wine country. The tasting room has been described as "Napa Sheek". If you have time and the weather is nice, buy a bottle to enjoy at the picnic tables out back overlooking the red barn and vineyards. I will certainly be back again! ”

yelp

“ My wife and I enjoy getting out of Atlanta and driving through the North Georgia mountains. We always make sure to stop by Tiger Mountain Vineyards for tastings. Tiger has long been one of our favorite Georgia wineries but it keeps getting better with age. ”

tripadvisor



# *About the Winery*

*A picturesque and convenient location is only one of the many attractive elements of TMV. The 10 acre hand-tended vineyard and the boutique wines themselves speak volumes about this integrated vineyard and winery enterprise. TMV cultivates only the type of European vinifera, mostly French that will reliably produce quality fruit in the southern Blue Ridge Mountains. The vineyards are planted at approximately 2,000 feet of elevation on slopes where they receive sunlight from sunrise to sunset, have excellent drainage and where their roots go deep into the ancient degenerated granite and other mountain rock formations that comprise some of the oldest on earth. This unique terroir is much more similar to Bordeaux or Burgundy than to the west coast of the United States.*

*Tiger Mountain was the first vineyard in Georgia to focus on producing all fine wines. The vineyards are planted in six French grape varietals, one Portuguese, and one American---Norton, which also makes a fine dry red wine. Current offerings include: Petit Manseng, Viognier, Mountain Cyn Malbec, Norton, Tannat, Touriga Nacional, Rabun Red, Cabernet Franc, and Rosé.*

*Not only are the offerings quite interesting, diverse and very pleasantly drinkable, they have been well recognized with more than 225 national and regional awards since 2001. Just in the past three years, Tiger Mountain's Petit Manseng has won six major national awards, including a Jefferson Cup in the prestigious Jefferson Cup Invitational and a double gold in the Los Angeles International. In 2015, the 2013 Petit Manseng won a Gold Medal in the San Francisco International and the Oglethorpe Cup for the best wine in Georgia. It was also chosen to be featured at the "Georgia Grown" dinner event at the James Beard House in New York in the late fall of 2015.*

*The newly released 2014 Petit Manseng won a Gold Medal in the most recent 2015 Jefferson Cup Invitational and the Mid Atlantic Southeastern competition. TMV's newest white blend, White Tiger, also won a Silver Medal at the Mid Atlantic Southeastern.*

*Complementing the tasting experience from May through early November of each year is the Red Barn Café, a gourmet café serving lunch and dinner on the weekends during this time period. The Red Barn hosts nearly 5,000 visitors each year with the weekend dining offerings, and special events such as weddings, rehearsal dinners, birthdays, anniversaries, business groups, book clubs and the like. The Red Barn Café operation is another important contributor to TMV's strong bottom line.*

*Overall, this offering represents an exciting, turn-key opportunity to acquire a well-known, highly awarded, integrated vineyard, winery, tasting room and café operation with a robust visitor count. There is also excellent growth potential through leveraging off of the established brand, website, wine club, café and wedding/special event venue business.*

*While there is no residence included in the offering, a lifestyle move is certainly possible with several potential building sites on the 83 acres that would offer ample privacy and beautiful vistas of the surrounding countryside.*

***Priced at: \$2.5M (exclusive of inventory)***

*Qualified investor interest will also be considered.*

*Please contact Natt Hall with Virginia Estates for more information and to schedule a visit:  
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