



# Brook Farm Vineyards

## Vineyard

Perched at an elevation of 1,240 feet, Brook Farm Vineyards reflects the best of Vermont's mountainous landscape. The four acre vineyard is tucked into the Okemo valley overlooking the mountains. Vermont is a growing viticulture area specializing in cold hardy grape varietals to produce small-lot, handcrafted bottles of exceptional wines that are balanced, harmonious, and complex. Vermont's clean air and cool breezes sweep through the vineyard on late summer afternoons, slowing the ripening and encouraging flavor and character development in the grapes.

Brook Farm Vineyards lies in the heart of Okemo Mountain where fields and streams abound. The rows of vines undulate over the rolling hills they are planted on, their roots exploring the diverse silt and loam soils beneath them. Currently, the estate features six wine grape varieties Marquette, Foch, Edelweiss, St. Croix, and Petite Pearl. The diversity of the grape varietals reflects the dynamic nature of our site.

The vineyard has 2,450 vines. The grape varieties are 1,200 Marquette vines, 350 Petite Pearl vines, 300 Edelweiss vines, 200 St. Croix vines, 200 Frontenac vines, and 200 Foch vines. All of the varieties are red except for the Edelweiss, which is a white grape. The owners planted the lower vineyard in 2009 and planted the upper

vineyard in 2012 and 2014. The Foch and Edelweiss varietals are not doing well and a future owner may consider replacing them with other varietals.

Depending on the desired amount of grapes, the vines can be pruned to produce between 4 and 10 pounds of grapes per vine. At 8 pounds per vine, the vineyard produces approximately 20,000 pounds of grapes or 10 tons. A ton of grapes produces approximately 720 bottles of wine. The vineyard pruned at 8 pounds per vine will produce approximately 7,200 bottles so wine (600 cases). A seasonal part time person can easily prune, spray and maintain a 4 acre vineyard.

The property is a license winery and tasting room. The basement of the cow barn is the licensed area for the winery. The tasting room license allows wine to be served anywhere on the 45 acres of the property.

## Winery

The owners of the property chose the 4,500 square foot basement of the building known as the Cow Barn to put the winery. The goal was to mimic an underground wine cave. The 55 degree temperature of the earth keeps the winery from freezing in the winter and cools the winery in the summer. The building was raised, a new foundation was poured, and the floor was lowered. New support posts and carrier beams were installed. The basement was insulated. Three-phase power was installed. The 4,500 square foot winery is large enough to produce 2,000 to 3,000 cases of wine per year. The basement is licensed as a winery.

While the area is a functioning winery, the project is not complete. To complete the project, a concrete floor needs to be poured, windows need to be installed, and a ceiling and ceiling lighting needs to be installed.

## Vineyard Expansion

There is an opportunity to expand the vineyard if a buyer is inclined. The current owners of Brook Farm Vineyards planned on expanding the vineyard from 4 acres to 8 to 10 acres. One employee can manage the pruning and spraying of the expanded 8 to 10 acre vineyard. The winery was designed to make and bottle the wine from the 8 to 10 acres. And a 1,000 to 1,500 case winery is in an economic sweet spot.

# Tiling and Drainage

During the previous five years, the property owners have installed new tiling and drainage around the Mansion (portions), the Horse Barn, the Cow Barn, the Cheese House, and the Tractor Barn. The owners have also repaired drainage pipe in the lower vineyard and replaced old tiling in the field running along the South side of the upper vineyard. Finally, the owners have cleared out the drainage ditch alongside the upper vineyard and the drainage ditch between the two vineyards.

# Greenhouse

The Green House has been a useful tool in establishing our vineyard and gardens. We have used the Green House to propagate thousands of grape vines. We also have used the Green House to start from seed our vegetables for our vegetable beds. The Green house has 110 and 220 power and hot and cold water.

