



Vineyard FEATURE SHEET

Grapes & Ladders, 2317 Georgia Highway 382, Ellijay, GA 30540

Tucked into the rolling hills just outside of Ellijay, Grapes & Ladders Vineyards & Winery offers a rare opportunity to own an established, income-producing destination in the heart of North Georgia's thriving wine country. Set on just under 10 acres along a highly traveled corridor—and ideally positioned between two entrances to Coosawattee River Resort—this inviting property blends visibility, accessibility, and charm in one unforgettable setting. Established in 2013, the vineyard is home to more than 1,000 thriving vines, including Chambourcin, Lenoir and Edelweiss varietals, producing bold, locally crafted wines that keep guests coming back. The grounds unfold across gentle, grassy hills with peaceful, pastoral views, creating the perfect backdrop for relaxation, gatherings, and celebrations. At the heart of the experience is a warm, wood-clad tasting room designed with multiple cozy gathering spaces, complemented by a welcoming covered patio where guests can sip and savor the scenery. An outdoor stage and thoughtfully placed seating areas set the scene for regular live music, enhancing the laid-back, community-focused atmosphere that defines Grapes & Ladders. Beyond daily tastings, the property is well-suited for private events, weddings, and special occasions, offering a versatile and memorable venue in a highly desirable location. The upper portion of the property features a substantial 30x50 building with an additional 12x30 covered porch, already equipped with commercial-grade infrastructure including 3-phase power—ideal for expanding production, event operations, or additional business ventures. With its established reputation, picturesque setting, and prime location in one of Ellijay's most sought-after corridors, Grapes & Ladders Vineyards & Winery is a turnkey opportunity to step into North Georgia's flourishing wine scene—or take it to the next level.





KEY FEATURES

Highlights:

- Established winery & tasting room since 2013
- Income-producing vineyard/event venue
- Just under 10 AC in prime Ellijay location

Vineyard:

- 1,000+ vines | Chambourcin, Lenoir & Edelweiss
- Rolling grassy hills & peaceful views
- Weddings, private events & live music potential

Tasting Room:

- Intimate wood-clad gathering spaces
- Covered patio overlooking vineyard grounds
- Outdoor stage & multiple seating areas

Location:

- High-traffic corridor near Downtown Ellijay
- Positioned between 2 CRRA entrances
- Strong visibility & easy guest access

Additional Building:

- 30x50 structure + 12x30 covered porch
- Commercial-grade infrastructure
- 3-phase power already in place

Opportunity:

- Turnkey North Georgia wine country destination
- Expansion potential for events/production
- Established brand with loyal following



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