

Tom and Marcelle Mitchell, 10121 Hyatt Hill, Dundee, NY 14837

607-292-3995, 607-292-6908

The [Hyatt Hill vineyard](#) surrounds the barn that houses Fall Bright. See the table on next page for varieties, acreage and trellis.

- 1 Established business and property in the heart of the Finger Lakes Wine Region providing grapes, juices and supplies for the home wine maker. 18.5 acre property includes 4.9 acres of vinifera, 3.5 acres of premium hybrids and 1.4 acres of American varieties. 3 bedroom home with 2 car garage. Excellent winery potential with lake and bluff view, ideally located on the Keuka Wine Trail. Ground work laid for possible future winery.
- 2 We are located in the Finger Lakes Wine Region in central NY on the east side of Keuka Lakes in Steuben County [on the Keuka Lake Wine Trail](#).
- 3 This location has a Dundee, NY 14837 rural delivery mailing address and a Wayne location and phone (607-292....).
- 4 Time Warner cable runs up Hyatt Hill.
- 5 There is 3 phase electrical service at the shop

This vineyard site was first planted to grapes in 1865 and though the varieties that grow now are not of those original vines, it has been continuously worked.

Established in 1977, **Pa'tridge Run Farms** is a family owned one generation vineyard dedicated to growing quality wine grapes and providing quality juices for the amateur winemaker. We opened Fall Bright in 1978.

- 1 In 1982 we, [Tom and Marcy Mitchell](#), along with Tom Jr., Megan and Corlin, began replanting our farm to grape varieties that were or would be in demand by amateur winemakers. To date there are 10 acres of premium grape varieties on Hyatt Hill including 7 Vinifera, 6 French Hybrids, and 4 American plus 4 table grape varieties.

The vineyard surrounds the barn that houses Fall Bright. We have ten acres of additional vineyard on Dutch St and it is not for sale with the Hyatt Hill vineyard and Fall Bright. The Dutch St. farm is for lease. Vineyard equipment is not included with the sale of the vineyard, but the processing equipment is.

We are still growing grapes and are still selling winemaking and brewing supplies for the amateurs.

- 2 **Jim and Mark Moon**
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This is a guide for a "walking tour" on Hyatt Hill coming from the top of the vineyard.

Variety	Acreage	Row Count	Trellis System
Riesling, a mix of clones	1.966	22	Keuka Delta
Gewurztraminer	0.316	3	Keuka Delta
Muscat Ottonel	0.319	3	Lentz-Mosher
Chardonnay	1.040	12	High Arched cane
Pinot Noir	0.518	6	Flachbogen and some hi wire cordon
Carmine	0.086	1	High arched Cane
Gamay Noir	.232	3	To be determined

We lost our Cabernet Sauvignon in the 2004 disaster and have replaced it with Gamay Noir.

Barn, press area and coolers and a diversion ditch are here

Table fruit behind barn: Canadice, Yates, NY Muscat, Alden
Continuing below the barn:

Diamond	0.849	11	Umbrella Kniffen
Vignoles	1.129	12	High Arched Cane
Seyval	0.919	15	High Arched Cane

Diversion ditch is here (grass waterway)

Cayuga	0.446	7	Umbrella Kniffen
Vidal	0.488	6	Re-planted, to be determined
Riesling	.232	3	Vertical Shoot Positioned
Noiret NY 7301	0.760	15	Hudson River Umbrella
Colobel	0.474	12	Vertical Shoot Positioned
Concord	0.186	4	Geneva Double Curtain
Delaware	0.194	4	Geneva Double Curtain
Niagara	0.200	4	Geneva Double Curtain