



Land « Vynohradivskiy »

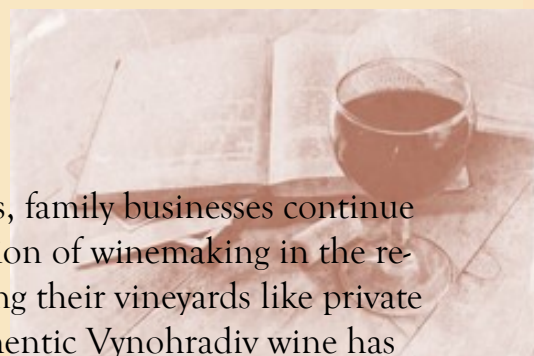
The land is located in Vynohradiv town, in the far west of Ukraine. The Town of Grapes and Wine is part of the most picturesque region of Ukraine, Transcarpathia.

Vynohradiv History

Vynohradiv is well-known for its wine tradition and rich history. Its Hungarian name Nagyszőlős means "Great Vineyard" and stems from the area being an important wine district already back in the 13th century.

Being one of the oldest in Hungarian Ugocsa county, it was inhabited by winemakers of the royal court who initiated development of viticulture in the region.

Till these days, family businesses continue the old tradition of winemaking in the region cultivating their vineyards like private gardens. Authentic Vynohradiv wine has high standards and impeccable reputation, and is highly appreciated in Ukraine.



Prime Location*

Vynohradiv is the ideal place for business and trade because of its strategic geographical position.

Hungary and Romania are immediate neighbors of the region with direct distances 16km and 10km respectively. The distance to Slovakia is 80km, to Poland – 110km and to Moldova – 270km. The driving distance to the closest airport in Satu Mare, Romania, is 60km.

The district has well-developed infrastructure – railway lines and international highway. Connector of regional importance, the railroad links the town with the rest of Ukraine across the Carpathian Mountains.

Highway supplements the railway significantly because of the mountain valleys that are plenty in the district. The major highway passes through Vynohradiv connecting the town with large Ukrainian cities such as Mukacheve, Uzhhorod, Lviv, Ivano-Frankivsk as well as with neighboring countries.

*Appendix A

Unique Microclimate

Vynohradiv is situated in Transcarpathian Lowland which makes up part of Carpathian Basin, the major European agricultural area.

Carpathian Mountain belt on the east and Tisa River system on the south have formed unique microclimate in Vynohradiv which is not typical to other districts in the region. Perfect moisture and temperature balance during the year mean all of the four seasons are desirable for agriculture.

Interesting is that Vynohradiv lands are located on the same latitude as famous wine region Alsace (France), the 48th parallel. This means great potential for Vynohradiv region because of equally favorable climatic conditions.



About Land « Vynohradivskiy»*

Total Land Area = 1100ha

Agricultural Land = 868.4ha

- ♦ Cultivable Land = 117ha
- ♦ Permanent Cropland = 288.9ha

Orchards = 151.3ha

Vineyards = 129.4ha

Other cropland = 8.2ha



*Land Location and Land Use can be found in Appendix B (a and b)

Land Assets and Improvements

Land premises include factory, two fodder sheds, storehouse for mineral fertilizers, supervisor house, stokehold with tank and artesian well. Factory is ready for utilization.

The details about premises and their location as well as images of the Factory can be found in Appendix C (a, b and c).

Opportunities

Prime location, well-developed infrastructure and unique microclimate of the agricultural land Vynohradivskiy open endless possibilities for nature-lovers, for passionate dreamers who would like to start their own family tradition, or simply for business-minded who are in search of attractive projects for long-term investment purposes.



During the existence time, the site have been used in different ways such as for cattle-breeding, dairy production, berries and orchard cultivation as well as for wine-making. Prime location, unique climate and rich soil provide endless opportunities for lovers and real connoisseurs of the wine*. The land is also suitable for growing different kinds of berries among which are strawberries, raspberries, sloe berries, blackberries, even water-melons and bananas. Among fruits, some alternatives include apples, plums, apricots, peaches, melons, pomegranates, lemons and figs. Berries and fruits can be used for the wholesale production of wine, syrup, compotes, jams and dried fruits. Large agricultural area allows installation of multiple greenhouses that can facilitate development of horticulture or floriculture on a large scale.

Beside the cultivation of berries, orchards, vineyard and flowers, the place is ideal to be used as bee yard, for horse-keeping, pastoral farming (dairy farming, cattle- and sheep-breeding).

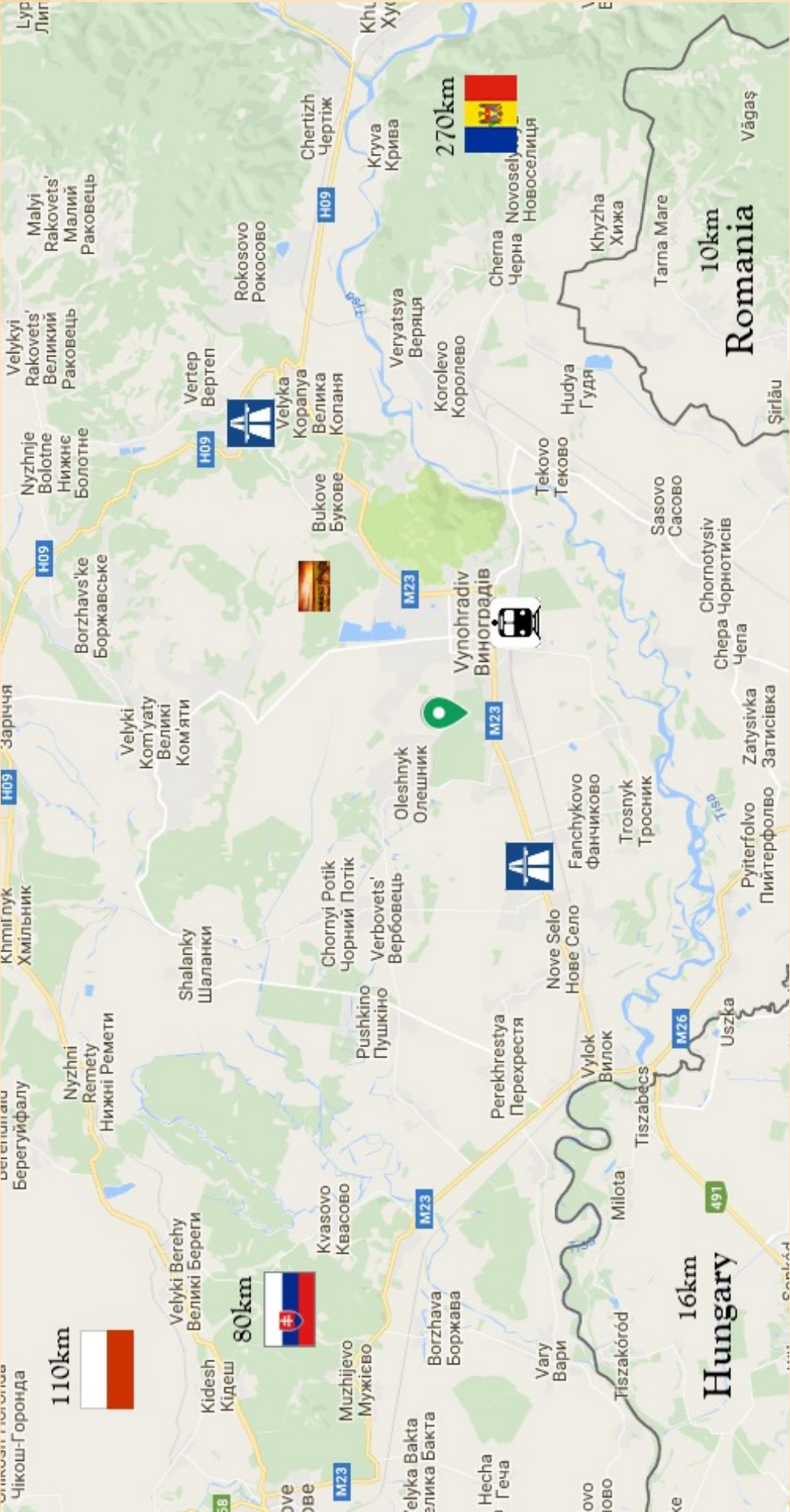


The land can be as well turned into agritourism or ecotourism vacation spot. These popular tourism trends attract thousands of travelers nowadays.

Vynohradiv district with its captivating landscapes, historical sites, and fun activities at the Land Vynohradivskiy is a guarantee that both initiatives will be profitable businesses with no lack of visitors.

*Check Background of Vineyards in Appendix D ³

Appendix A



Vynohradiv Town



Land Vynohradivskiy

80km

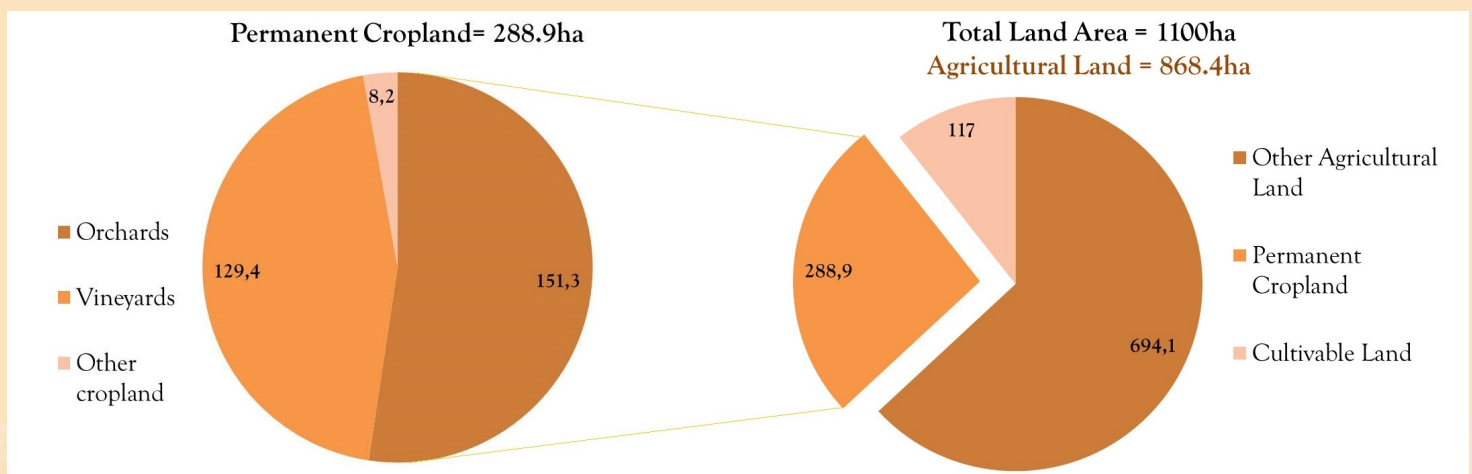
Distance to a country

Appendix B

a) Land Location in Ukraine and relative to neighboring countries



b) Land Use



Appendix C

a) Location of Land Assets

Map symbolization:

A Supervisor House

B Stokehold with tank

D Artesian Well

E Fodder Shed (1)

G Fodder Shed (2)

H Factory

V Storehouse for Mineral Fertilizers



Appendix C

b) Premises of Land Assets with Measurements

Asset (Lettering)	Built-Up Area, sq.m.	Total Floor Area, sq.m.	Premises	Area, sq.m.
Supervisor House (A)	69	53.8	Guard room	10.5
			Room (1)	12.2
			Room (2)	17.6
			Pantry	2.9
Storehouse for Mineral Fertilizers (V)	391	355.4	Storehouse	355.4
Artesian Well (D)	4	2.2	Well	2.2
Fodder Shed (E)	301	276.1	Shed	229.1
			Room (1)	15.6
			Room (2)	15.8
			Room (3)	15.6
Fodder Shed (G)	136	135.5	Shed	135.5
Factory (H)	341	351.8	Manufacture	206.6
			Turning Shop	32.2
			Smithy	33.1
			Boiler room	23.9
			Storage	12.9
			Supervisor office	12.9
			Changing Room	12.9
			Leisure Room	17.3
Stokehold with tank (B)	92	71.8	Room	6.5
			Stokehold	49.3
			Changing Room	5.8

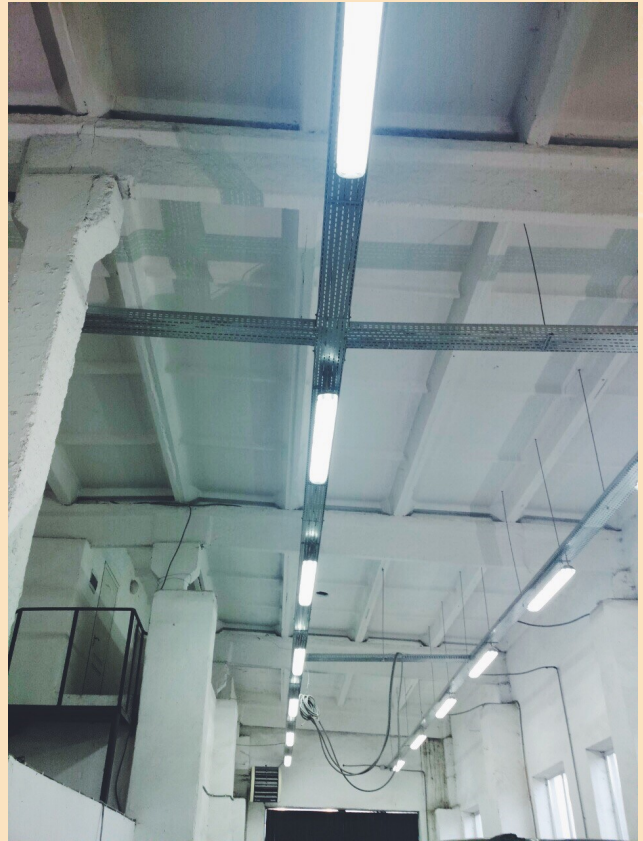
Appendix C

c) Images of Factory (H)



Appendix C

c) Images of Factory (H), Continued



Appendix C

c) Images of Factory (H), Continued



Appendix C

c) Images of Factory (H), Continued



Appendix D

Background of Vineyards . Varieties of domesticated grapes

Although some of the vineyards have been neglected for three years already with most of them – for many years, high fertility of the soil is a fact. Back in time, all the vineyards could provide 8-10 thousand tons of grapes per harvest season!

More than 10 varieties of grapes had been domesticated on the land in the past. Some of the varieties such as Riesling and Traminer are the most popular varieties in Alsace region – with the former been the first most planted variety (21.7%) of the region, and the later been the second (18.6%). Chasselas is common as well. Considering similar climatic conditions of Alsace and Vynohradiv, there is high potential of domesticating other popular Alsace varieties such Auxerrois blanc, Sylvaner, Chardonnay, Pinot and Muscat varieties on the land Vynohradivskiy.

European Type

Riesling, Рислінг



Fetească Albă, Leanka, Леанка

Savagnin Blanc, Traminer, Трамінер



Gift of Magaracha, Подарунок Магарача

Chasselas, Saszla, Шасла



Other domesticated European types include Pearl of Csaba, Csabagyöngye, Перлина Саба, Queen of the Vineyards, Skolokertek Kiralynojе, Королева Виноградників, Mathiász Jánosné, Матяш Янош. Among **American Type's** varieties are Delaware, Delavári, Делавар; Isabella, Ізабелла and Lidiya, Лідія.