

SILVER RAILS PROPERTIES LLC

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Missouri Vineyard And Winery

Have you ever dreamed of owning a vineyard and winery? This offering makes for a perfect “turn key” starter kit in a great location right off a major Missouri highway. And, you do not have to move to Missouri to own this operation!

For sale is a 9,000 Square Foot Winery Building With Tasting Room And 40+ Acres Of Vineyard Land. Included is the wine making equipment, tasting room serving equipment and facilities, as well as farming equipment and storage sheds.

Unlike most wineries and vineyards in Missouri, this one is conveniently located right at an exit off a major Missouri highway. A hotel, event center, golf course, lake and many attractions are located nearby. There is land set aside in the center of the vineyard for events.

The vineyard comes with posts, lines and nets as well as irrigation installed for many of the acres.

You do not have to move to Missouri to own, manage or operate the vineyard and winery. The person that manages the vineyard and makes the wine is a Missouri resident living on the premises. As long as you continue to employ this person, you do not need to be a resident of Missouri yourself.

The land is off US Highway 63, a major 4 lane 70 MPH highway between Ottumwa, Iowa, to the north and Columbia and Jefferson City (State Capital) to the south. US Highway 63 crosses major east/west highways US-36, US-24, I-44 and I-70.

An Amtrak Station is next to the property with daily service from Chicago, Kansas City, Los Angeles and connecting service from throughout the nation. Over 11,000 passengers per year are on and off at this station. There is an airport 6 miles north of the property with multiple low cost daily flights between this airport and Chicago, Illinois.

The property has easy on/off access just feet from the highway exit. There is also a top rated hotel, restaurant, bank/ATM, and convenience store at the same exit adjacent to the property. An 18 hole municipal golf course and a lake with boating, swimming, fishing, picnic tables and playground are both less than one mile from the property.

The attached flier highlights many of the features of this property.

This is a new operation. The vines of about 7 acres of vineyard have just matured and will start producing grapes this year. The winery and tasting room have just opened. While waiting for our own grapes to be harvested and processed, we are purchasing grapes and bottles of wines wholesale from another winery and selling wines by the bottle and by the glass in our tasting room. We are also selling beer, light snacks and wine themed merchandise.

About 17 acres of the 40+ acre vineyard already has posts, wire and other infrastructure. The amount of planted acres can be expanded gradually or rapidly depending on the desire and resources of a new owner.

If you are interested in purchasing this vineyard and winery, please contact me at 564-333-9064 or babs@silVERRAILS.com. Thank you for your time and consideration.

Yours truly,

A handwritten signature in blue ink that reads "Barbara H. Cepinko". The signature is written in a cursive, flowing style.

Barbara Cepinko

babs@silVERRAILS.com

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