



Ciccone Vineyard & Winery

10343 E. Hilltop Rd | Suttons Bay, MI

Presented by Bernard Group



10343 E. Hilltop Rd Suttons Bay, MI

- \$4,925,000 | 78.37 acres | Expansive Bay Views
- 3,520 square foot Winemaker's home
- 7,750 square feet of tasting room, winery, historic barn and event space

Build your legacy in Leelanau County with this unique opportunity. Ciccone is a large estate with a strong brand in an ideal location, picturesque property and unobstructed views of Grand Traverse Bay from many vantage points. This trophy opportunity is completely turn-key with a successful wine and event business, as well as a Winemaker's home or bed and breakfast accommodations.



Bernard Group
REALTOR

231.714.4787
blake@bernardgroupmi.com

“I saw the hills, the barn, the house and realized most of my work was done except to plant the vines and create a winery, and that’s what I did.”

– Silvio “Tony” Ciccone



Ciccone Vineyard and Winery was among the first 10 wineries in Leelanau County. They are in good company with L. Mawby, Bel Lago, Willow, Black Star Farms, and Boskydel.

HISTORY OF CICCONI WINERY & VINEYARD

Silvio ‘Tony’ Ciccone and his wife, Joan lived in Rochester Hills for over 30 years, raising eight children. Joan operated a daycare out of their home. Tony always had a couple rows of grapevines in the back yard carrying on his father’s tradition of making wine which he learned growing up in Pennsylvania.

When Joan and Tony retired, they headed north to wine country to pursue his dream of owning and operating a vineyard. Searching for the best place to plant grapes, they acquired the Hilltop Rd. property in October of 1995. The following spring, they planted the first five acres of grapes by hand. The varieties include Cabernet Franc, Chardonnay, Pinot Grigio, and Gewürztraminer.

WINERY & VINEYARDS



The Ciccone estate is 78.37 acres across 3 parcels, with rolling timber, lowland creek areas, and high bay views that could potentially be developed with structures, additional vineyards, or a private homesite.

Ciccone is a boutique vineyard & winery located in the American Viticultural Area (AVA) of Leelanau Peninsula on the 45th parallel in Northern Michigan. The vineyard is planted in 13 acres of primarily cool-climate vinifera grapes with a percentage of non cool-climate vinifera and hybrids planted as well. The soils are classified primarily as loam which is a mixture of clay, sand and silt, and benefits from the qualities of these 3 different textures, favoring water retention, air circulation, drainage and fertility.

- Estate-grown grapes, produced and bottled onsite
- Retail/wholesale distribution to 45 states
- 600+ wine club members
- Currently producing 3,000 cases annually
- Flex space tasting room with indoor/outdoor spaces
- Potential for up to 8 more acres of planted grapes on the property



WEDDINGS & EVENTS



Event capacity for up to 250 people
Historic Barn and flexible outdoor venue spaces

Voted Top 10 Best Winery/Vineyard Venue to host your wedding in the United States by Wine Enthusiast:

"Situated atop of one of the most picturesque hills in Leelanau County, it's one of the more gorgeous wedding settings in Michigan. There's a restored, turn-of-the-century barn that opens up to rolling hills of vineyards. Beyond that are sweeping views of the West Grand Traverse Bay that will keep your photographer happy. As this is Michigan, the winery staff always has a contingency plan in the event of rain."



RESIDENCE

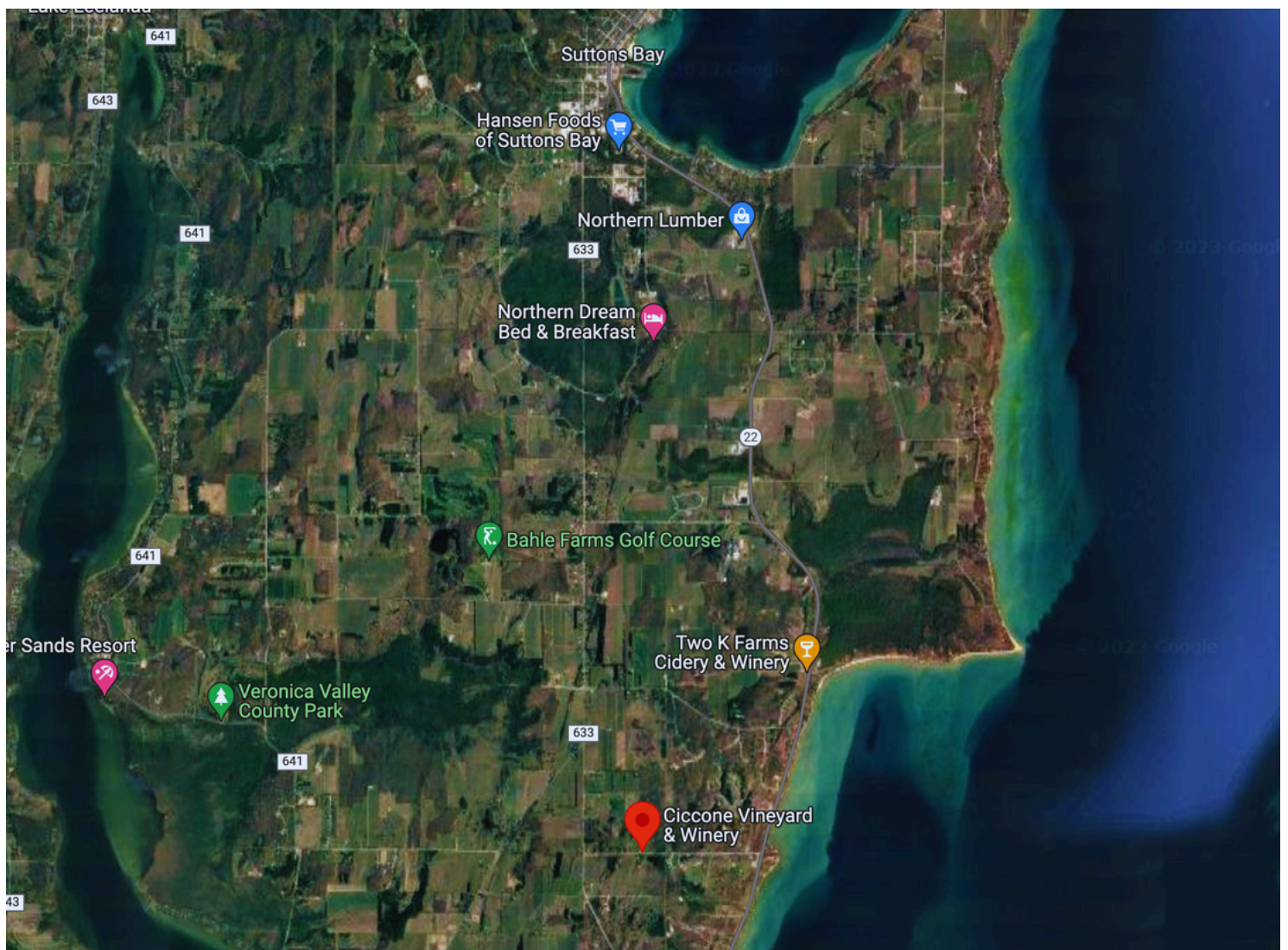
Built in 1990, the Winemaker's home has two stories with gorgeous views in all directions. With 5 bedrooms, 4.5 bathrooms, a large open main-level floor plan and lots of outdoor entertainment spaces, the home has multiple potential uses including bed and breakfast, event guest space, and more. The kitchen has many updates including newer cabinets and counters, and the living areas all point to the views of the bay or the adjacent sprawling vineyard. The home is freshly painted, and has adequate storage areas as well as an attached three car garage. The Winemaker's home is also on its own 2 acre lot, which could be beneficial for flexible uses - or, it's a lovely primary home and perfectly positioned to oversee the entire Ciccone operation.



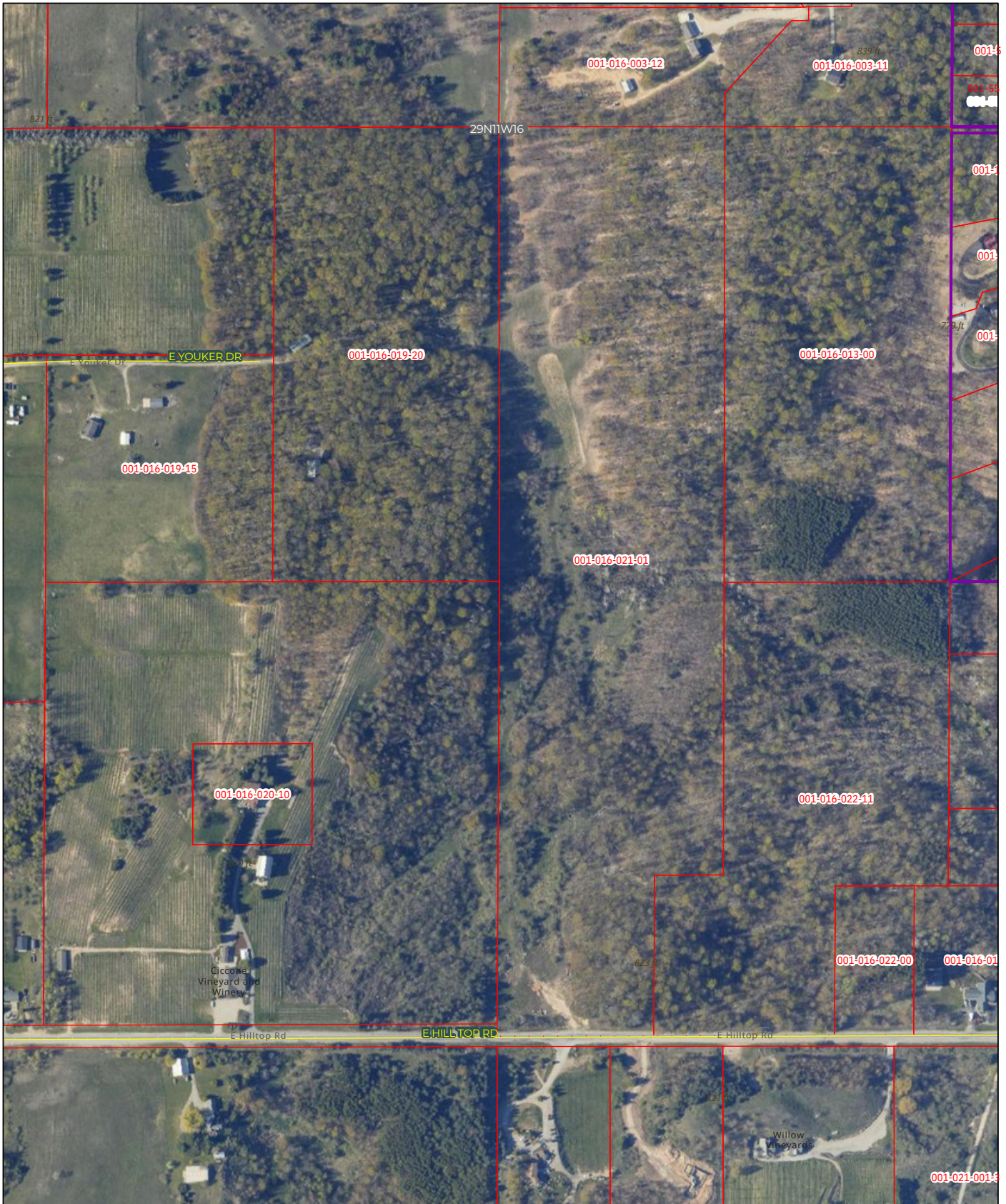
LOCATION OVERVIEW

Cicccone Vineyard and Winery is located in the American Viticultural Area (AVA) of Leelanau Peninsula on the 45th parallel in Northern Michigan. The Leelanau Peninsula extends about 30 miles from the western side of the Lower Peninsula of Michigan into Lake Michigan. Leelanau County encompasses the entire peninsula. It is often referred to as the "little finger" of the mitten-shaped lower peninsula.

Suttons Bay is a village in Leelanau County, Michigan. Located within Suttons Bay Township, the community lies upon the shore of the eponymous Suttons Bay, a smaller inlet of Grand Traverse Bay, a bay of Lake Michigan.



Leelanau Parcel Viewer



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Roads

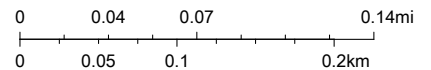
Municipalities

Sections

Subdivisions & Condos

Tax Parcels

1:4,514



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors.

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