

**COMMERCIAL BUSINESS
OPPORTUNITY
HUDSON, WISCONSIN**

Applegate Inc.



Commercial Real Estate Sales and Leasing
Property Management
www.applegatecommercial.com

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PO Box 32
New Richmond, WI 54017

1940 Greeley St. #202,
Stillwater, MN 55082

\$1,200,000.00



Complete Turn-Key winery operation in a beautiful country setting in Hudson, Wisconsin. Includes owner's residence and everything to operate the winery. All equipment included. This is an established winery with many untapped opportunities including events, expanded hours and room to grow the winery. This is a working Commercial Vineyard, with a processing facility on site and a 1,656 square foot nicely appointment home. Many custom features in the home, including custom cabinets, SS appliances in the kitchen, tall ceilings and so much more. This beautiful 18-acre property is the only vineyard located in Hudson, Wisconsin. Grape yields vary from year to year, but for the last two years the Brianna supplies around 1,000 lbs while the Frontenac and Marquette are nearly double that each. The King of the North is 80-200 lbs.

Here is the vineyards website: [**Wine Tasting | Cracked Barrel Winery | Hudson \(cbwinery.com\)**](http://Wine Tasting | Cracked Barrel Winery | Hudson (cbwinery.com))

The production facility has all the fermentation tanks and equipment for producing wine on site. This equipment is included.

There are approximately two (2) acres of planted producing vines on site. There is room to add additional vines and increase production.

Make your dreams of owning a winery a reality in a countryside picturesque setting, with just over 18 acres. This property will have you ready to start this exciting opportunity in Hudson, Wisconsin.

APPLEGATE INC COMMERCIAL
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PROPERTY PHOTOS & FEATURES

- ◇ Nicely appointed owner's residence
- ◇ Building dedicated for wine making, storage – three car garage
- ◇ Turn-Key Operation
- ◇ Country setting views
- ◇ Vineyard
- ◇ Winery
- ◇ Tasting Room
- ◇ Wines are prepared with North Country wine lovers in mind
- ◇ -Reviews for this winery are excellent



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DETAILS



◇ Cracked Barrel Winery is an established boutique vineyard & winery located in Hudson, Wisconsin. The wines that are currently being processed are 7 red, 6 white, 3 Rose' and two fruit wines for a total of 18 different wines.

◇ The vineyard is planted on 18 acres.

◇ Room to expand with additional vines.

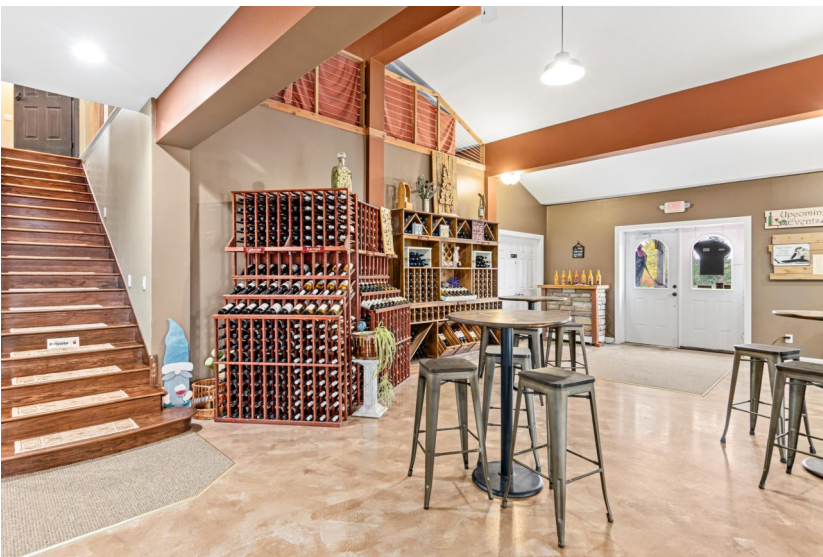


◇ Built in 2006-2007, the inside of the winery is well designed, the floor plan and design are highly functional to accommodate multiple potential events. The exterior or guest areas are done attractively and are easy to maintain.

◇ The main floor has an inviting feel as soon as you walk through the doors. The windows look out to the views of the vineyard and picturesque views of the countryside. The square footage is approximately 3,072 for the main floor commercial building.



◇ The Winemaker's home is located on the second level and is nicely appointed. The home is spacious offering 1,656 square feet, with 1 generously sized bedroom, 1.5 baths, living room, kitchen, and storage.



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FEATURES

- ◇ The Acreage is 18.010
- ◇ Wine Processing/Garage/ Storage Building
- ◇ Operating Established Business
- ◇ Covered Patio – Outdoor Seating
- ◇ Equipment
- ◇ Event Space
- ◇ Event Venue
- ◇ Fire Pit
- ◇ In-Floor Heating and Forced Air Furnace w/ Central Air
- ◇ Fireplace
- ◇ Fully operational
- ◇ High ceilings
- ◇ Home Residence
- ◇ Income Producing Property
- ◇ Landscaped Yard and Patio Seating Area
- ◇ Panoramic Views
- ◇ Parking Lot
- ◇ Paved Road Frontage



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