



**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# Award Winning Illinois Hedman Vineyard and Winery for Sale

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## TURN KEY OPERATION



### PROPERTY ADDRESS:

00 Chestnut Street  
Alto Pass, IL 62905

**PRICE:** \$575,000

**ACRES:** 52

**COUNTY:** Union

### PROPERTY HIGHLIGHTS:

- Turn-key operation
- 2018 winner of "Best Food Served at a Winery" by STL Post Dispatch
- Newly remodeled event space
- Gazebo and additional outdoor space
- 52 acres including 7 acres of vineyard, 1 acre peach orchard
- Ample parking
- 3 bedroom/2 bath charming farmhouse
- Bed and breakfast suite
- On-site production facility
- 1 ac pond
- Machinery & equipment conveyed with sale is in great condition

### PROPERTY DESCRIPTION:

Hedman Vineyards is an established winery and vineyard that is part of the Shawnee Hills Wine Trail and is located in Alto Pass Illinois. The winery has an excellent reputation for fantastic cuisine and wines. The recently restored Peach Barn is the ideal space for weddings, corporate events, and other large gatherings. There is also ample space to expand operations including microbrew production. The space also includes a bed & breakfast suite.

Live onsite of the operation in the 3,000 sq ft, two story farmhouse that was built in 1879 but has been renovated with new wiring, plumbing, insulation and heating and cooling system. It has 3 bedrooms, 2 bathrooms, laundry room, living room, and TV room, large kitchen with soap stone fire place, 2 kachelugns-traditional Swedish antique ceramic stoves/ one in living room and one in master bedroom, and an outdoor deck and porch for entertaining.

This 52 ac +/- operation includes restaurant and event space, equipment, and machinery.

**Turn-key operation listed below appraised value.**



### PRESENTED BY:

**ERIC HOLZMUELLER, PhD.**

**Land & Timber Specialist**

M: (618) 713-0034

P: (855) 573-5263 x705

eholzmuelle@trophy.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophy.com

leads@trophy.com

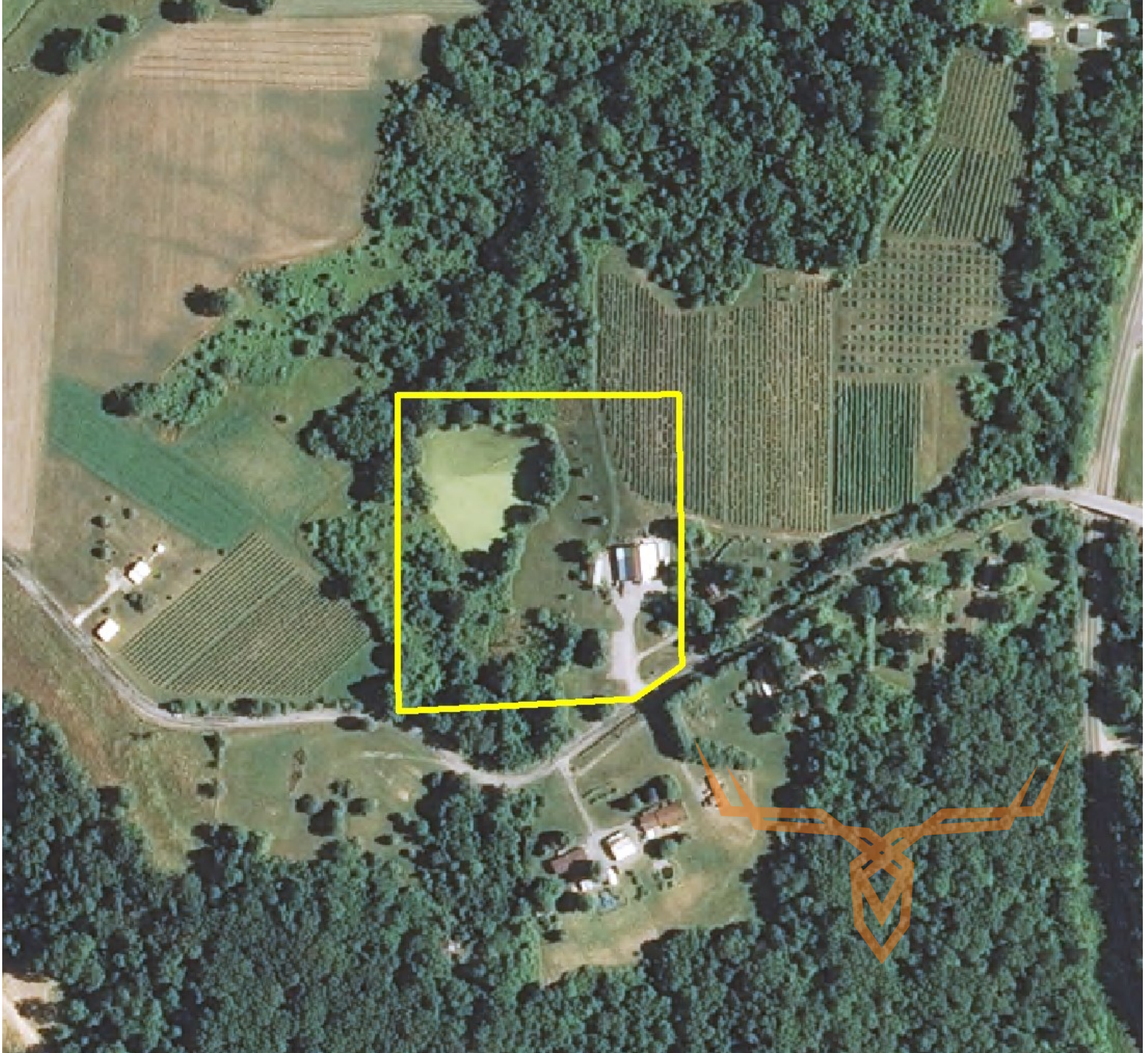




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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

**TAXES: \$2900**

**TAX YEAR: 2017**