

WINERY FOR SALE

Check out the real estate listing:

<https://www.landsearch.com/properties/315-forman-ln-belknap-il-62908/3031547>

Stainless steel tanks

Roughly \$70,000 in stainless steel tanks with lids

Gallons

528	3
489	2
396	1
264	14
132	8
79	4
53	4
39	1

Roughly 800 vines to an acre with 6' apart and rows of 10' width. Initial cost per vine \$7.00. \$5,600 per acre for roughly 7 acres totally. \$39,200.00 5,600 vines planted will cost approximately \$10 per vine for a total of \$56,000.00. The sum of these two figures will be subtracted from the initial selling price. \$95,200.00.

We have a label making machine and a small automatic labeler. We have labels on the computer to be printed.

There are a number of tools and small equipment in all three barns plus the restaurant. There are too many to list.

There is an area titled WETLANDS financed by the federal government. Total of 5 acres and has a large pond on it for wildlife. There is an island in it where geese will reproduce.

Garbage disposal container is \$82.00 per month. Spurlock Trash Service. The company that used to pick up my fryer oil took their container away. They want \$600.00 a year to pick up fryer oil.

License for winery and Wineaux's operation with Johnson County \$1029 each

For technical support call Jamie Simmons at 618-771-6722

Italian Pinieri vine trimmer and leaf thinner
Italian Cima 45 sprayer 100 gal
2 John Deere tractors #1070 and a
1 Kubota tractor
2 Bush-Hog mowers
1 Bush-Hog 900 finish mower
1 60" Toro zero turn mower 2022 Hammerman
1 72" Huskavarna 2018 home property.

3 barns

- Barn #1 40 x 50 Belknap concrete floor
equipment storage - has electricity
tools storage, two welders, air compressor, etc.
- Barn #2 40 x 40 Belknap concrete floor
supplies storage – no electricity
- Barn #3 40 x 50 Hillerman stone floor
equipment and spply storage. 2 Fiberglass tanks 500 gallons each
50 gallon plastic wine barrels – has electricity

Buildings

One 40 x 90 housing the dining room, restrooms, kitchen, servers room, large storage room. 10' wide deck on 3 sides around the dining room, 40 x 50 lower deck connected to the upper deck by 6' steps. Wire mesh tables.

One 50 x 100 housing the winery and equipment. 10 x 50 front porch; 20 x 40 sales room 2 - 10 x 10 restrooms, 1 - 50 x 50 work room, two cooling units 20 x 25. An office 10 x 20 with shelving, 6 file cabinets.

RENTAL CABIN 16 x 50 – has 2 bedrooms, full bath, kitchen, deck on both ends, hot tub (outside) and sauna (back porch). Very nice.

2nd RENTAL CABIN 16 x 50. Water and septic tank hooked up. Not built yet. Drawings have been made.

Mobile Trailer 14 x 80 has 3 bedrooms, 2 baths, kitchen, laundry room, living room, front porch and back deck. Fair inside, needs finished outside. Livable. *(Perfect to live in while you build the home of your dreams on this fabulous property.)*

Overhand on west side of building ? x ?

Stainless steel tanks

Acreage 97 at Belknap and 3 at Hillerman
Commercial water by Millstone for winery and Wineaux's

can be viewed at www.crbwinery.org

INVENTORY OF WINEAUX'S STORAGE ROOM

1. Storage Shelves: 7 – 6 shelf, 1 large – 3 shelf
2. White folding tables and carts: 20 – 8' tables, 11 – 6' tables
3. Folding chairs: 2 racks of folding chairs (each rack holds 72 chairs)
4. 24 padded maroon dining room chairs
5. Mats for floor: 4 rubber floor mats
6. Misc. Items: 2 wall racks for tablecloths
7. 9 black storage boxes, 5 coolers, 3 metal storage cabinets, ironing board, built in floor to ceiling cabinet (8 feet wide)
8. Two hot food carriers
9. Storage shelves
10. Chest type Freezer
11. 1 ice bucket
12. 3 ice coolers
13. 1 wine barrel rack
14. 1.5 rolls of white shelf paper
15. Server jackets: 4 maroon, 5 black
16. 1 Roper washing machine, 1 Roper dryer
17. 6 food warmers
18. 1 packet of fuel cans for warmers
19. SEPHRA CHOCOLATE FOUNTAIN
20. 2 clothes washing machines, two dryers

INVENTORY OF WALL CLOSET

1. 4 Maroon server vests
2. 5 Black Server vests
3. 2 - 8' plus white tablecloths with "Wineaux's" imprinted on them
4. 30 embroidered white tablecloths
5. 10 ties, misc colors
6. Chair covers for weddings 133 white
7. 116 maroon chair bows
8. 35 white heavy cloth tablecloths
9. 6 disposable tablecloths: 3 red, 3 green
10. 107 maroon tablecloths
11. 6 long white tablecloths
12. 24 round white tablecloths
13. 9 dining room curtains
14. 2 Blue Mosaic candle holders

Norton		Chambourcin		Swamp Water		Copper Head Red	
Tank #	gallons	Tank #	gallons	Tank #	gallons	Tank #	gallons
264 J	144	264 E	80	528 B	198	264 I	259
264 A	198	264 L	120	528 C	377	264 F	100
264 B	83	79 C	60	53 D	38	264 M	149
79 A	70	264 H	126	264 D	163		
489 A	300	264 K	118				
132 F	60	132 A	32				
Seyval		Niagara		Vignoles			
Tank #	gallons	Tank #	gallons	Tank #	gallons		
264 C	200	79 D	60	53 B	40		
132 E	100	264 G	34				
132 G	107						
396 A	224						