



Horseshoe Bend Cellars Vineyard & Winery



VIDEO

74 ± Acres | \$1,795,000 | Iowa Park, TX | Wichita County



LOCATION

Nestled on the shores of Horseshoe Lake and flowing waters of the Wichita River and Buffalo Creek, Horseshoe Bend Cellars Vineyard & Winery, a 74 Acre gem hidden away, offers a combination of countryside lifestyle and business opportunity. An ideal investment for a winemaker or entrepreneur looking to make their own mark in Texas, or continue the current thriving brand with name recognition, award-winning wines, and a loyal club. Enjoy the tranquility from the balcony of the Tasting Room listening to the wildlife and the flowing waters.

BUSINESS HISTORY & BACKGROUND

In 2017, Horseshoe Bend Cellars Vineyard & Winery was purchased and is a family-owned operated team who share a passion for wine and viticulture and appreciating the hard work and unwavering commitment to their craft. The husband serves as the master winemaker and grower, while his wife and children oversee the hospitality and management of the operation. The Sellers are passionate of their business and treasure their relationships with family and friends. Their mission is to provide a laid-back country experience for individuals to sample and learn about wines, food pairing and the process of making wines, suitable for celebrations and every-day drinking.

The sale of the Winery encompasses all real estate and wine-making assets, not including inventory, at time of the sale. Additionally, the business and brand will be transferred to the new owners, ensuring a comprehensive package for a prospective buyer.

FULL SCALE COMMERCIAL PRODUCTION VINEYARD, WINERY & LAND

Exceptional Wines Begins with Exceptional Vines

- ✓ Established .5 Acres Vineyard is irrigated (North of Home) (Maturity of Vines 4 years)
- ✓ 2.5 Acres Vineyard - non-operational with irrigation in place (South of Home)
- ✓ 50 Tillable Acres for additional vineyard planting, livestock or other sources of amenities
- ✓ 4.5 Acre (approx.) Hemp Field (non-operational) (Soil Tested by Texas A&M Agrilife)
- ✓ Wichita River, Buffalo Creek & Horseshoe Lake surrounds the property
- ✓ High-Fencing has been installed for both vineyards to keep harvest strong
- ✓ Potential Landing Strip (North of Winery Building)
- ✓ Irrigation Ditch
- ✓ FEMA Flood Zone
- ✓ Trails to accommodate the events
- ✓ AG Exemption on some of the parcels

SWEET WINES

- ✓ Kirsche, Pink Lady
- ✓ Concord
- ✓ Life's a Peach (Famous Wine)
- ✓ Black Stallion

DRY WINES

- ✓ Desperado Red
- ✓ Chardonnay
- ✓ Cabernet Sauvignon

WINERY & TASTING ROOM

- ✓ Built in 1998
- ✓ 8,058 SF Metal Building
- ✓ Full-scale Production Vineyard & Winery Operation
- ✓ 20 Texas Wines to Sample
- ✓ 4 Fermentation Tank
- ✓ Crush Pad & Prep Area w/Ice Maker
- ✓ Wine Storage
- ✓ Barrel aging (102 barrels full of 5 different Red Wines)
- ✓ Full Operation Bottling w/HSBC labeled estate wines

FIRST FLOOR

- ✓ Seating for 40 Guests
- ✓ Kitchen & Serving Bar
- ✓ Bathroom & Outdoor seating
- ✓ New Pergola
- ✓ New Beginnings custom painted horse statue

SECOND FLOOR

- ✓ Seating for 60 Guests
- ✓ Business Office
- ✓ Storage Room
- ✓ Balcony overlooking the vineyard and fields

RESIDENTIAL HOME

- ✓ Built in 2000
- ✓ 5,538 SF (2-Story)
- ✓ 4 Bedrooms | 4.5 Bathrooms
- ✓ Wine Cellar (520 bottles)
- ✓ Safe Room
- ✓ Eat-in Kitchen (Commercial grade stove & refrigerator)
- ✓ Family room w/fireplace
- ✓ Oversized 2-car garage

As you look out your front patio you will hear the running waters of the barrel fountain with a lavish view of the vineyard. With breathtaking views outside the back covered patio enjoy the 2nd vineyard and open fields, while you watch the wildlife run to Wichita River and Buffalo Creek for water. No HOA, No Deed Restrictions, Ag-Exempt-LOW TAXES.





BUSINESS EVENTS

- ✓ Wine Tastings
- ✓ Cheese Pairings
- ✓ Murder Mystery Dinners
- ✓ Painting
- ✓ Wine by the Glass
- ✓ Winery Tours
- ✓ Business Functions & Meetings
- ✓ Holiday & Private Parties
- ✓ Music Events
- ✓ Birthday & Anniversaries
- ✓ 5K Runs w/wine tasting stations
- ✓ Neighborhood Watch Program
- ✓ Flight For Life
- ✓ Bridal Showers & Weddings
- ✓ Complimentary Tours

POTENTIAL REVENUE STREAM

- ✓ 1031 Exchange
- ✓ Vineyard & Winery Orchard
- ✓ Bed & Breakfast Community
- ✓ Wedding & Performance Center
- ✓ Corporate Retreat Center
- ✓ Equestrian Center
- ✓ Family Compound
- ✓ Campground
- ✓ Golf Course – 9 Hole
- ✓ Vacation Rental

AREA ATTRACTIONS

- ✓ Sheppard AFB
- ✓ Wichita Falls Farmer's Market (FarmersMarketWichitaFalls.com)
- ✓ KMA Oil Field
- ✓ Lake Wichita Park (234 Acres) of hiking, biking, playground, dog park & more
- ✓ Panda Biotech (Operational - April 1, 2024)
- ✓ RV Park
- ✓ Wichita Falls Regional Airport (Flies into DFW)
- ✓ Wichita Valley Airport
- ✓ Kickapoo Downtown Airport
- ✓ Raceway Park

Full asset list to be provided by agent upon signing an NDA



PLG WEBSITE



Wendy Johnson, ALC
Accredited Land Consultant
Broker Associate



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EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED