

Buchanan, Michigan WINERY WITH BED AND BREAKFAST - 90 MILES FROM CHICAGO

Hickory Creek Winery



Berrien County, MI

Berrien County is located in southwest Michigan, bordering 50 miles of Lake Michigan coastline. As of the 2010 census, the total population was 156,813. Plentiful with state parks, resorts, beaches, golf courses, and wineries, its tourism contributes greatly to the economy. Harbor Country, the trademarked designation for the southwesterly portion of Berrien County, attracts the most vacationers. Berrien County is the home of Michigan's wineries, and is also known as Michigan's 'Fruit Belt', leading all Michigan counties in the production of peaches, pears and grape varieties.

750 Browntown Rd. Buchanan, MI - Hickory Creek Winery

| | |
|-------|--------------------------------------|
| Size | 38 Acres |
| | Winery ~3,998 SF on Two Floors |
| | Bed and Breakfast ~2,000 SF |
| Price | \$1,100,000 (Business & Real Estate) |



For additional information or to schedule a showing contact:
 ◀For More Pictures (QR Code)
 Jarrett Fradin
 312.575.0480 Ext. 15
 Jarrett@kudangroup.com



156 North Jefferson St.
 Chicago, Illinois 60661-1411
 kudangroup.com

Demographics - Barrien County, MI

| | |
|--------------------------|-----------------------|
| Population - 2010 Census | |
| Total Population | 156,813 |
| Population Density | 276.2 per square mile |
| Households | 63,054 |
| Housing Units | 76,922 |

| | |
|------------------------------|----------|
| Income - 2010 Census | |
| 2010 Median Household Income | \$40,329 |
| 2010 Per Capita Income | \$22,337 |

Current Licenses

Michigan Wine Producer / Blender
 Wholesale Food Processor
 Michigan Small Wine Maker

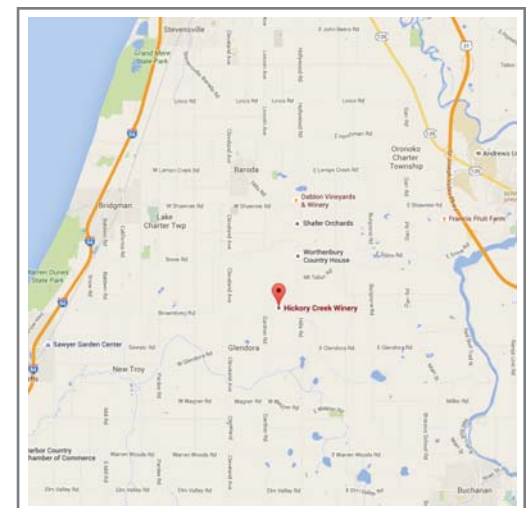
Highlights

Hickory Creek Winery is a vineyard, winery, events venue and vacation rental on 38 acres located 90 Miles from Chicago. It is being offered for sale as a turn-key profitable business. Purchase price includes all assets, equipment and supplies, wine and retail inventory, furnishes and fixtures, registered S-Corporation, branding, social media and website, formulas, trademarks and intellectual property. The center piece of the property is a two story 3,988 Square Foot timber-framed building housing the winery, tasting room, and private events space. A separate two-story +/- 2,000 SF Bed and Breakfast building also sits on the property.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 6/9 10-12-15

Map

From Red Arrow Highway, turn onto Browntown Rd., go past Cleveland to Hickory Creek entrance is on right.



Hickory Creek Winery - 750 Browntown Rd. Buchanan, MI



Contact Agent:
Jarrett Fradin
312-575-0480 Ext. 15
Jarrett@kudangroup.com

LISTING INFO

| | |
|---------------------------|---|
| Listing Agent | Jarrett Fradin jarrett@kudangroup.com 312.575.0480 Ext. 15 |
| Transaction Type | Property & Business Sale |
| Property Type | Winery with Bed and Breakfast (Located 90 Mins from Chicago) |
| Property Data | |
| Business Name | Hickory Creek Winery |
| Neighborhood | South West Michigan (Baroda Township) |
| County | Berrien |
| Address | 750 Browntown Rd. |
| City, Zip | Buchanan, MI, 49107 |
| Business & Building Price | \$1,100,000 (Business & Real Estate) |
| Tax ID #'s | 11-02-0036-0007-00-1 11-02-0036-0009-02-0 |
| Tax | 2014 - \$9,055.62 |
| Building Size (Winery) | ~3,998 SF On 2 Floors |
| Building Size (B&B) | ~2,000 SF |
| Lot Size | 38 Acres, (1,659,636 SF) |
| Business Size | ~2,000 SF New Addition on Second Floor for Private Events |
| Zoning | Agricultural |
| Parking | 75+ Spaces On Site |
| Current Licenses | Michigan Wine Producer/Blender Wholesale Food Processor Michigan Small Wine Maker |
| Electrical Service | Three Phase |
| Showings | Last Minute Showings OK, Call Listing Agent. |
| Construction | Aluminum, Wood |
| Waste Installed | Septic System |
| Water | Well |
| Roof | Comp Shingle |
| HVAC | Gas Forced Heat, Central A/C |
| Business Description | Hickory Creek Winery is a vineyard, winery, events venue and vacation rental on 38 acres located 90 Miles from Chicago. It is being offered for sale as a turn-key profitable business. Purchase price includes all assets, equipment and supplies, wine and retail inventory, furnishes and fixtures, registered S-Corporation, branding, social media and website, formulas, trademarks and intellectual property. The center piece of the property is a two story 3,988 Square Foot timber-framed building housing the winery, tasting room, and private events space. A separate two-story +/- 2,000 SF Bed and Breakfast building also sits on the property. |

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| Business Revenue | Profitable and successful Winery with increased sales of over 40% annually for the last 3 years. This fantastic Winery is included in all of the major local wine tour company itineraries, drawing a large number of customers and tourists each weekend. Separate additional vacation rental cottage provides additional revenue stream. |
| Location Description | <p>Hickory Creek Winery is on the well established <i>Lake Michigan Shore Wine Trail</i>, of which 20 wineries are members. It is the closest winery to Chicago off of I-94 exit 12 (Sawyer/Warren Dunes). **90 Minutes from Chicago and 21 Miles East of New Buffalo and Union Pier**</p> <p><u>Region – Harbor Country</u> Harbor Country is a region of Southwestern Michigan just north of the Indiana state line. It is notable as a popular, upscale weekend getaway destination, particularly for Chicagoans. The region consists of eight small towns along the eastern shore of Lake Michigan, stretching from the Michigan/New Buffalo area to St. Joseph.</p> |
| Directions | From Red Arrow Highway, turn onto Browntown Rd.; go past Cleveland to Hickory Creek entrance is on right. |
| Business Data | |
| Is Business Operating? | Yes |
| Year Established | 2011 (4+Years) |
| FF&E Included in Price? | ALL FF&E is included. |
| Inventory Included | Inventory varies considerably throughout the year. Purchaser will have the opportunity to buy at cost. |
| Winery Website | www.hickorycreekwinery.com |