

REPUBLIC RANCHES, L.L.C.

Our Legacy is in the Land



WESTCAVE CELLARS WINERY & TASTING ROOM

30± Acres | \$3,750,000 | Blanco County, Hye, TX

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DESCRIPTION

Westcave Cellars Winery & Tasting Room presents an extraordinary opportunity to acquire an established 3,500 case winery and tasting room located along the renowned Texas Wine Trail between Johnson City and Fredericksburg. This highly sought-after location is well-known for attracting a substantial number of visitors each year who are in search of the best wineries, vineyards, breweries, and distilleries. The Texas Hill Country wineries rank as the second most visited wine destination in the United States. With 25 years of experience, Westcave Cellars Winery has proudly built a reputation for producing award-winning fine wine using 100% Texas grown grapes.

In this area of the Hill Country, winemakers have honed their craft over the years, combining traditional techniques with modern innovations to create exceptional wines. Today, the area has established itself as a premier wine destination, boasting picturesque rolling vineyards, acclaimed wineries, and a warm hospitality that invites visitors to immerse themselves in the region's rich legacy and passion for winemaking.

The Texas Wine Trail is a renowned destination, drawing wine enthusiasts from all corners of the world and ensuring a consistent flow of visitors throughout the year. Whether it's small, family-owned wineries or large, well-established operations, the trail offers something for everyone. Visitors can savor world-class Texas wines while indulging in the renowned hospitality of the Hill Country.

Westcave Cellars Winery has garnered numerous accolades, including Gold Medals and the coveted Judge's Selection awards at the TEXSOM International Wine Awards for their Reserve Sangiovese, Vigneron, and Tannat varietals. This recognition further exemplifies their position within the thriving wine industry and showcases their commitment to producing exceptional wines that captivate wine lovers seeking the best the region has to offer.

ASSOCIATE CONTACT

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Co-Listed with Republic Commercial Land & Brokerage



LOCATION

Situated on Sandy Road (RM 1320), just half a mile north of Highway 290, right in the heart of the renowned Texas Wine Trail. This location is surrounded by numerous wineries and event venues, creating a vibrant and exciting destination for visitors.



AREA ATTRACTIONS

Some of the notable wineries in the area include William Chris Vineyards, Portree Cellars, Sandy Road Vineyard, Vinovium, Hye Meadow Winery, Ron Yates Wines, Lewis Wines, and many others. Additionally, the area is home to many other visitor attractions such as Garrison Brother's Distillery, Walden Retreats, Bamberger Ranch Preserve, and several resorts and Bed & Breakfasts.



BUSINESS HISTORY & BACKGROUND

Westcave Cellars Winery was established by a dedicated husband-and-wife team who share a passion for wine and viticulture, and a strong appreciation for hard work and unwavering commitment to their craft. Inspired by their success cultivating grape vines and tending to their personal garden, the duo purchased 65 acres on Hamilton Pool Road and planted 3 acres of cabernet sauvignon grapes in 1999. Over time, their vineyard expanded to over 9 acres with 9 different grape varietals. In 2011, they opened Westcave Cellars Winery & Tasting Room at their property on Hamilton Pool Road. The husband serves as the master winemaker and grower (the vigneron), while the wife oversees the hospitality and management of the tasting room.

In 2020, they made the decision to sell their vineyard and winery on Hamilton Pool Road and acquire a new location on the Texas Wine Trail in Hye. This strategic move allowed them to position themselves in an area globally renowned for attracting wine enthusiasts, while also providing increased storage space for their case goods, tanks, and barrels. They remodeled the existing structures and added a larger winery building from the ground up. Although they haven't planted any additional vines in Hye, they continue to manage and cultivate grapes for other esteemed vineyards in the Hill Country and High Plains AVA, ensuring the utmost quality for their own winemaking endeavors.

Furthermore, the owners have obtained a brewery permit and have been crafting and serving their own beer at the tasting room. They source hops for their beers from a ranch in Sisterdale, Texas, upholding their commitment to exclusively serve beverages made with 100% Texas-grown ingredients.

The owners have extensive connections in the wine industry, have earned numerous prestigious awards, and possess profound knowledge of the intricacies and regulations associated with producing and selling alcohol in Texas. As they embark on their well-deserved retirement, they are open to working as consultants for the new owners, if desired, for an agreed-upon period to facilitate a seamless transition.

The sale of Westcave Cellars Winery & Brewery encompasses all real estate assets, furniture, fixtures, and equipment, as well as the wine-making assets and inventory at the time of the sale. Additionally, the business and brand will be transferred to the new owners, ensuring a comprehensive package for a prospective buyer.

Co-listed with Republic Commercial Land & Brokerage, LLC



IMPROVEMENTS

Wine Tasting Room: Newly remodeled and fully furnished 2,200 sqft wine tasting facility and event space with a full commercial grade kitchen

The Hyedaway: A 2,000 sqft secondary home that is currently being used as a short-term rental with 2 beds, 2baths, a full kitchen, laundry, dining and living room. The Hyedaway currently sleeps 6 people with plenty of space to add additional beds.

Winery Facility:

- Small winery building- 20x30 metal insulated building on a concrete slab with a 12 ceiling and custom decorative roll-up door. Currently used for case goods storage and the wine-making lab.
- Large winery building- 40x50 metal insulated building built in 2021 on a concrete slab with a 18 ceiling and a roll-up door.
- An additional 3,200 sqft of covered concrete crush pad with a drain.

84 GPM water well with split chlorination system

RV parking & pad site with electric hookups

Small 10x20 storage building

WATER

There is one water well on the property reaching a depth of 324 and boasting a flow rate of 84 gallons per minute (GPM). The water distribution lines operate on a split system with a UV filter and water softener filtering the water that supplies the wine tasting room and the Hyedaway while the wine making facility is fed pure well water. It is important to note that this property is located within the Blanco-Pedernales Groundwater Conservation District, ensuring responsible management and conservation of the local groundwater resources.

GENERAL LIST OF ASSETS

- Winery G Permit & Brewery Permit
- Fully furnished wine tasting room
- Fully furnished short-term rental
- Fully equipped modern wine production facility
- 3 phase generator
- 8,000 gallons of bulk wine tank capacity
- 8,000 gallons of barrel capacity
- Forklift
- Bottling equipment
- Ozone generator
- Barrel Steamer
- All case + bulk wine on hand at the time of sale

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

***Select farm equipment is available for an additional cost, see agent for details*



WINERY FACILITY



TASTING ROOM



THE HYEDAWAY HOUSE



Information About Brokerage Services
Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Natalie Dean	632541	natalie@republicranches.com	(512) 436-2997
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; Colorado; Louisiana; Arkansas; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.

REPUBLIC RANCHES ^{LLC} COMMERCIAL



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— WINERY —



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