



Horseshoe Bend Cellars
Vineyard & Winery



.6 MILES

HORSESHOE BEND CELLARS VINEYARD & WINERY

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.

Immerse yourself in the luxury living in the beautiful 5,538SF, 4-bedroom, 4.5-bath home while relaxing on your front porch listening to the waters of the barrel fountain with a lavish view of the vineyard.

The tasting room is open Thursday-Sunday so drop by and experience the hospitality while you enjoy food and drinks.

ISD & Tax Information & Utilities

Iowa Park ISD

Wichita Falls County

Tax Parcel #103069 – Home & 6.773 Acres

Tax Parcel #113430 – Winery & 28.77 Acres – AG Exempt

Tax Parcel #11345 – Ag. Land – 38.85 AC – AG Exempt

Outside City Limits

Survey: Yes

Security: ADT

Water: City Water – #631 (1 Meter – Serves both Home & Winery (Shutoff Valve at front of home)

Electric: Reliant (2 Meters)

Propane Tank – 500 gal

Transformer – 2 (200 Amp Services)

Internet: WebFire – Local Business

VOIP Svcs – WebFire – Local Business

**ISD & Tax
Information &
Utilities
CONTINUED...**



FEMA Flood Insurance
– 2 Policies – Home &
Winery -
\$1,377/Annually



FEMA Flood Insurance
Renewed on 1/3/2024



Septic Systems: (x2)
(Maintenance
Contracts - None) –
Home & Winery

Residential Home

- ▶ Built 2000
- ▶ 5,538 SF – Tax Appraiser (2-Story)
- ▶ Roof – Composition – 5 years old
- ▶ Foundation - Slab
- ▶ 4 Bedrooms | 3 Full Bathrooms | .5 Bathroom | Walk-In Closets
- ▶ **First Floor**
 - ▶ Kitchen, Eat-In, Island, Commercial Gas Stove 24kt gold knobs, 2 full vents, , Granite w/gold flakes, Commercial Refrigerator, Butler Pantry, Built-in Wine Bar
 - ▶ Laundry Room – Full Bathroom (walk-in shower only), Door to back patio, sink, full W/D hookup
 - ▶ Hall closet
 - ▶ Wireless throughout the house

Residential Home Continued...

- ▶ Dining Room – Wine Cellar & Safe Room w/split A/C (replaced 2024)
- ▶ Living Room with Fireplace (gas/wood burning),
- ▶ Office
- ▶ Bathroom - .5
- ▶ Primary Bedroom | Primary Bathroom (dual sinks, walk-in shower, jetted tub, bidet toilet)– his/her walk-in closets, TV in mirror, Door to back patio, Fireplace (gas), his closet (safe buried in floor), sitting area
- ▶ Hallway – 2 coat closets
- ▶ Garage – 2 Car, man door to back yard, HVAC

Residential Home Continued...

- ▶ **Second Floor**
- ▶ Bedroom #2 – Walk-in Closet
- ▶ Bathroom – Jack/Jill – Full Bath
- ▶ Bedroom #3 – Walk-in Closet
- ▶ Bedroom #4 – Walk-in Closet, Full bathroom, Shower/tub combo, access to attic for A/C units and HVAC
- ▶ Balcony – Sitting area
- ▶ Media Room – Lighting, Hot water heater (replaced 2024) and water softener
- ▶ Game Room – Wet bar

LAND INFORMATION & IMPROVEMENTS

- ▶ Automatic Gated Entrance
- ▶ Hemp field – Soil Tested by AgriLife. Seller did a light fertilizer with anticipation in partnering with a farmer until bank blocked it. (Tillable Acreage)
- ▶ Vineyard Field (North – Operational) (South – Not Operational at this time, all irrigation is installed (former owner had it planted but was not maintained)
- ▶ Fencing – Prior Seller put all fencing around both Vineyards
- ▶ Sm. Shooting Range
- ▶ Buffalo Creek – Sellers own down into Buffalo Creek (South) (drops down 20'-30'), dried tank, will fill up with heavy rains.
- ▶ Wichita River – Sellers own to the back to River (East)
- ▶ Horseshoe Bend Lake – (North) Drops 10'-15' down - Some areas are dry due to Beavers damaged (Use to be nice and flowing), (Blue & White Herins) – Dam to the South of Lake, access paths to lake, but – (Sellers own 1/2 of Lake and Horseshoe Bend Estates owns the Lake on the other side)

LAND INFORMATION & IMPROVEMENTS

- ▶ Landing Strip – Former Seller was going to use it, but never did
- ▶ Irrigation System: Entire property, never been finished, pipes are there
- ▶ Irrigation Ditch – 10' diameter cement culverts. By entry runs under the driveway and starts behind the water spicket and down to Buffalo Creek (Cement) (Used to create a golf course in back of properties). Seller can purchase water from the county. Spends approximately \$5.00 a year on taxes and has unlimited water from the county if Seller chooses to use it.
- ▶ Pond – 30' (2" PVC white pipes that come out of ground) Prior owner used to irrigate South Vineyard
- ▶ Fertilized – Yes
- ▶ Harvest: Late July – Whites 1st and Reds 2nd (Stems, skins & leaves Sellers puts out for deer to eat)
- ▶ Barrell Fountain – (Weddings held in front of fountain), Under Flood Lights at dusk with house
- ▶ Custom Designed Horse Statute (New Beginnings)

WINERY

- ▶ Built 1998
- ▶ 8,058 SF
- ▶ Covered Patio - Full Peach Tree In Bloom
- ▶ Commercial Paving – 9,500 SF
- ▶ Pergola (May 2024)
- ▶ Employees – 6 Part-Time
- ▶ Tasting Room (Main downstairs)
- ▶ Sign-in
- ▶ Food and Wine
- ▶ Prep area (Hot Water heater), ice maker, wine storage, coffee
- ▶ Bottling wine
- ▶ Fermentation Room – Events space (Dinners, Murder Mystery Room) Crush Pad
- ▶ Fermentation Tanks – (4) – Wine (Full), Chardonay and Kirsch ready to be bottled
- ▶ Bottling Line – Pump wine, Glass, washes it, fills the bottle with nitrogen or argon, corks the bottle, comes down the side and screw cap/corks. If you are just put a screw cap on its done. Corking the bottle it will go thru the process. Goes into the station to apply the capsule (tin style/heating head), labeling (supplier?) front and back, and product comes out. Loads up 12 bottles pushed thru taper and comes out.

WINERY CONTINUED...

- ▶ Supply Room – All attachments to run every bottle, different diameters, etc. Sellers just swipe them out. Bottles used are burgundy or bordel, different colors and sizes
- ▶ Barrell | Case | Vault Storage Room – 102 Barrells full of Red Wine (5 Reds)
- ▶ Totes – (3)
- ▶ Case Goods of Finished Wine
- ▶ 220 Amp
- ▶ No RV Amps - Boondoggle (no hookups)
- ▶ Harvest Host Member– Customers have to be self-sustained

- ▶ **2nd Floor**
 - ▶ Full Kitchen (Included), Storage Closet, Office, Bathroom (dual sink and toilet), food pantry
 - ▶ Office w/back storage
 - ▶ Balcony w/firepits
 - ▶ Firepits

EVENTS & MORE

Seller cut trails for Harvest Host customers to walk around

Trails cut for 5k run with 4 wine tasting stations – late Sept/early Oct (350 runners)

Neighborhood Watch Program – Flight for Life Program Series – Helicopter landed on property

Harvest Host Member

Award Winning Wine (x2)

Wine Club – 300 Members - Customers will pickup or Seller will ship wine (during normal business hours)

Mystery Dinners

Non-Profits – Grow them into Community Leader

Bridle Showers

Standard Tasting Events

Farmer's Market (Iowa Park & Wichita Falls)

Wichita Theatre

USDA Program (Come out in July, fly helicopters and take out hogs)

HIGHLIGHTS

Facebook and
Instagram Pages

Horseshoe Bend
Cellars Vineyard &
Winery Website

KMA Oilfield – Close
in proximity

Hemp field – Panda
Biotech operational
as of April 1, 2024 –
Largest Hemp
Processor

Wichita Falls
Regional Airport –
Flies into DFW

Wichita Valley
Airport

Kickapoo
Downtown Airport

Sheppard AFB

RV Park

Yogi Bear Jellystone
Park

Raceway Park

Lake Wichita Park
(234 Acres) hiking,
biking, playground,
dog park & more

Chickasaw Nation –
Tribe HQ's in ADA,
OK



LISTING PROVIDED BY:

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