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## Kubacak Vineyards | Lubbock, Texas | \$6,500,000

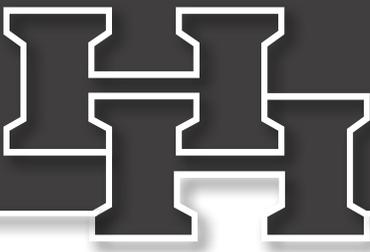


### Executive Summary

Kubacak Vineyards is a rare offering of a meticulously maintained and award-winning vineyard property in the esteemed Texas High Plains American Viticultural Area, just 15 miles south of Lubbock in the heart of the South Plains Region. The vineyard spans 140± acres and features 60± acres of vines with an exceptional selection of 12 grape varieties planted from 2016 to 2022, including several rare varieties not commonly found in Texas. The vineyard thrives in the region's ideal climatic conditions—at an elevation of 3,200 feet above sea level, with productive sandy loam soils and an arid climate perfect for growing premium wine grapes. No expense has been spared in ensuring the vineyard's success—hail nets protect the vines during inclement weather, and native grasses established between the rows help stabilize temperatures during the growing season, enhancing grape quality and yield. Kubacak Vineyards has consistently delivered high-quality fruit, earning prestigious recognition in national competitions, including Double Gold and Gold awards at the San Francisco Chronicle Wine Competition.

Beyond the vineyard, the property is well-appointed with a rustic owner's home offering four bedrooms and four bathrooms alongside a versatile barn with a scenic swimming pool view. A charming tasting room, designed to resemble an old-time cotton gin scale house, provides a perfect setting for family and friend gatherings or events. Water infrastructure includes four reliable wells and a drip irrigation system, ensuring the vineyard's current and future needs are met, with ample capacity for expansion. Approximately 50 acres are available for future development.

Kubacak Vineyards currently enjoys the highest contracted per ton rates on the High Plains and offers exceptional growth potential. The region's rising reputation for quality grape and wine production and the vineyard's award-winning wine and diverse varieties position it for continued success. Whether through increased production, wine tourism, or event hosting, this property presents a compelling investment opportunity for those seeking to enter or expand in the Texas wine industry.



## Just The Facts

- Four water wells with good quality Ogallala Aquifer water
- Ideal arid climate with low humidity and average March-July temperatures of 83 to 57 degrees
- 2,500± square foot main house with 20'x50' swimming pool and separate hot tub
- 3,000± square foot barn
- 1,925± square foot shop
- 800± square foot tasting room
- Approximately 50 acres of vineyard expansion capacity
- Paved road access
- 15 miles south of Lubbock, TX and 30 miles from Preston Smith International Airport
- Highly regarded New Home School District
- Professional vineyard management is available through the current management company
- Current bottled and cellar wine inventory is available separately along with the trade name of Yellow House Cellars



CHAD DUGGER | [cdugger@hallandhall.com](mailto:cdugger@hallandhall.com)

5606 114TH ST., STE. 200 | LUBBOCK, TX 79424

(O) 806-698-6884 | (M) 806-773-4749

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# 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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Hall and Hall Partners, LLP	9001191	cdugger@hallandhall.com	806 773-4949
Broker Firm Name	License No.	Email	Phone
Michael Chad Dugger	567713	cdugger@hallandhall.com	806 773-4949
Designated Broker of Firm	License No.	Email	Phone
Lawrence Tyler Jacobs	462082	tjacobs@hallandhall.com	936 537-1749
Licensed Broker Associate	License No.	Email	Phone
Brett Grier	633968	bgrier@hallandhall.com	817 357-7347
Licensed Broker Associate	License No.	Email	Phone
Lyle Layne Walker	395242	lwalker@hallandhall.com	214 244-6484
Licensed Broker Associate	License No.	Email	Phone
John T. Holt	712689	jtholt@hallandhall.com	580 744-0921
Broker Firm Name	License No.	Email	Phone
Jay H. Leyendecker	674401	jay@hallandhall.com	956 771-4255
Broker Firm Name	License No.	Email	Phone
Monte W. Lyons	588508	mlyons@hallandhall.com	806 438-0582
Broker Firm Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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LYNN COUNTY, TEXAS

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COORDINATES

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