

SILVER RAILS PROPERTIES LLC

100 East Benton Street, La Plata, Missouri 63549

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Silver Rails Winery & Tasting Room Available For Purchase

For sale is our 9,000 square foot winery building including a 1200 sq ft tasting room seating 50+. Also included is the wine making equipment, forklift, wine & beer inventory, and bar appliances & furniture. Optionally for sale are up to 40 acres of land with 5+ acres of producing vineyards plus farm equipment, tractor, lawn mowers, storage sheds, vineyard poles, wires, netting and irrigation.

The winery is conveniently located less than one mile from the Route D Exit off Highway 63, a major 4 lane 70 MPH highway and just a 10 minute drive from Kirksville and 20 minute drive from Macon, Missouri. This highway also serves Ottumwa, Iowa, to the north and Columbia and Jefferson City to the south. US Highway 63 crosses major east/west highways US-36, US-24, I-44 and I-70.

At the same highway exit there is also the top rated Depot Inn & Suites hotel, Silver Rails Event Center, restaurant, bank/ATM, and convenience store. An 18 hole municipal golf course and a lake with boating, swimming, fishing, picnic tables and playground are less than one mile from the winery. A.T. Still University, a medical school, is located 10 minutes north of the winery in Kirksville with an enrollment of almost 4,000 students. Since this is a graduate university, almost all students are over 21 years old and of legal drinking age.

Just a few feet from the winery is an Amtrak Station with daily service from Chicago, Kansas City, Los Angeles and connecting service throughout the nation. Over 11,000 passengers per year are on and off at this station. There is an airport 6 miles north of the property with multiple low cost daily jet flights to and from Chicago.

The attached flier highlights many of the features of the winery. You can also visit our website at SilverRailsWinery.com for more information, a video of the tasting room, and many more photos.

This is a new operation. The winery and tasting room opened just a few months ago. We are currently purchasing bottles of wines wholesale from another winery and selling those wines under our own label by the bottle and by the glass in our tasting room. We have also recently purchased grapes and juice that we are processing in our winery that we will soon be selling in our tasting room. We also had our first harvest from our own vineyards and have started processing those grapes. We are also selling beer, soft drinks, light snacks and wine themed merchandise in our tasting room. Pizza delivery is available to the tasting room.

Unfortunately, due to personal circumstances, the owners need to sell this venture quickly. Seller financing is available. If you are interested or know of anyone who may be interested in purchasing this winery and optionally vineyard land, please contact me. Thank you for your time and consideration.

Yours truly,



Barbara Cepinko,

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