

**PROPERTY LOCATION:**

FROM THE INTERSECTION OF KY-876/BARNES MILL ROAD AND I-75 (EXIT 87) ON THE SOUTH SIDE OF RICHMOND, TRAVEL WEST ON KY-876/ BARNES MILL ROAD 6 MILES TO THE PROPERTY.

ADDRESS: 2285 BARNES MILL RD., RICHMOND, KY 40475



**REAL ESTATE AUCTION**

MADISON COUNTY, KENTUCKY

**400<sup>±</sup> Acres**

OFFERED IN 2 TRACTS

*Acres of Land*  
WINERY & RESTAURANT

REAL ESTATE & RESTAURANT /WINE EQUIPMENT



950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER: Kevin Jordan - RP3153

260-229-1904 (Cell) • 260-244-7606 (Office)

AUCTIONEER: Rex Schrader - RP3154

**JULY 2014**

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----|-----|-----|-----|-----|-----|-----|
| 6   | 7   | 8   | 9   | 10  | 11  | 12  |
| 13  | 14  | 15  | 16  | 17  | 18  | 19  |
| 20  | 21  | 22  | 23  | 24  | 25  | 26  |
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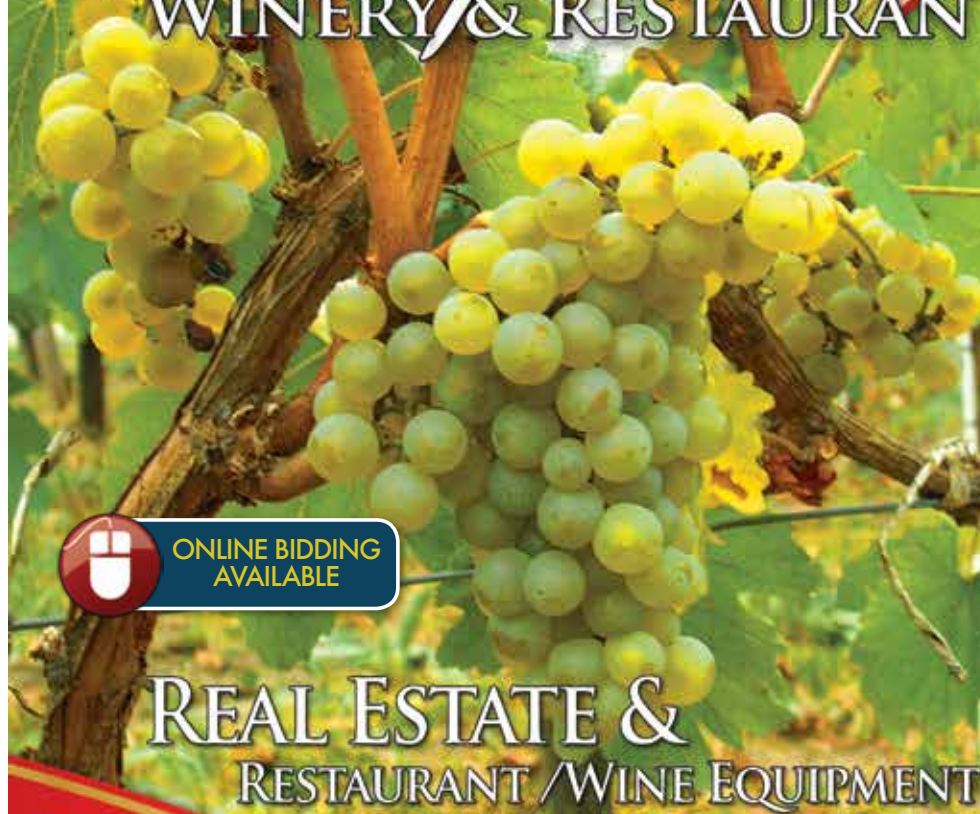
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Master Commissioner Sale of the Madison Circuit Court

*Acres of Land*  
WINERY & RESTAURANT



ONLINE BIDDING AVAILABLE

REAL ESTATE & RESTAURANT /WINE EQUIPMENT



**REAL ESTATE AUCTION**

MADISON COUNTY, KENTUCKY

**400<sup>±</sup> Acres**

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SchraderAuction.com

- 26 MILES SOUTH OF LEXINGTON - 6 MILES WEST OF I-75
- PRISTINE PANORAMIC VIEWS
- IDEAL HORSE/CATTLE PASTURE LAND
- 8-1/2 ACRES OF PRODUCING VINEYARDS INCLUDING CHARDON NAY, VIDAL BLANC, VIGNOLES AND CHAMBOURCIN VINES
- STATE-OF-THE-ART WINERY/RESTAURANT
- RESTAURANT & TASTING ROOM BUILT IN 2010
- LARGE, FURNISHED RECEPTION HALL
- WINE PROCESSING, RESTAURANT & FARM EQUIPMENT
- WINE SOLD IN OVER 150 RETAIL STORES

**TUESDAY, JULY 22 • 10AM**

HELD ON SITE • EQUIPMENT WILL SELL IMMEDIATELY AFTER

# REAL ESTATE AUCTION

MADISON COUNTY, KENTUCKY

# 400<sup>±</sup> Acres

OFFERED IN 2 TRACTS

## Acres of Land WINERY & RESTAURANT REAL ESTATE & RESTAURANT / WINE EQUIPMENT

# TUESDAY, JULY 22 • 10AM

HELD ON SITE • EQUIPMENT WILL SELL IMMEDIATELY AFTER

### INSPECTION DATES:

Wednesday, July 9 • 1 - 2:30pm

& Monday, July 21 • 4:30 - 6pm

Meet Schrader Representatives at the Restaurant.



### ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. • 800-451-2709.



Model #M1 • **Blodgett** convection oven-double stack (2 ovens) double door (22"x33" fits full size sheet pan) • **APW Wyott** 18 1/2"x36" charriller (table top) natural gas w/ stainless steel cart on wheels (24"x36") w/ shelf • **American Range** 6 burner gas range w/ lower oven • **American Range** flat top grill 21"x36" natural gas table top w/ stainless steel cart on wheels (24"x36") w/ shelf • **(3) American Range** deep fryers (6"x13" double baskets ) natural gas, Model #AF-45 • **Travlsen** single door freezer (110v) 25"x58", Model #G12010 • **Hobart** 20 qt. stand mixer (110v) w/ stainless steel table w/ shelf • **Adcraft** 3 gal. soup kettle (110v), Model #SK-500W • **Robot-O-Coupe** 3 qt. food processor & attachments, Model #R2N • **Metro HM2000** warmer/proofer (120v) fits full size sheet pans, Model #C175-HM2000 • **Delfield** reach-in cooler/double door stainless steel (51"x62") • **Nemco Foodwarmer/Soupwells** (table top) fits 1 full size hotel pan, Model #6055A • **Manitowac** ice machine w/ storage bin (52 1/2" x 44"), remote condenser, Model #SY1074C • **Turbo Air** 12 ct - 1/6 pan sandwich/salad prep cooler w/ roll top door, cutting board & lower storage area, Model #TST-48SD • **Steam table** & cutting board (holds 3 full size hotel pans) 110v 33"x44", Model #303-25 (aerohot) • **(4) 4' heat lamps** Nemco, Model #6151-48 • **(2) 2' Nemco** heat lamps, Model #6151-24 • **Sunbeam** microwave 7"x12"x11" deep, Model #SGY3701 • **(2) Haier** beverage coolers 110v, Model #HBCN05FVSV • **(2) Toshiba** Regza 47" LCD flat panel TV's, Model #47ZV650U • **Frigidaire HE** washer & dryer (stackables front load), Model - Affinity • **Pyle Pro** speaker receiver/control center, Model #PSPVC6 • **Audio Source** amplifier, Model #AMP100 • **Speaker distribution** center, Model #ASL-6A • **24/7 Hospitality** POS machine 2 touch screen monitors 3 printers (Epson Model #M244A), Model #PT-6910 • **Prep table** 4' stainless steel • **(5) Prep tables** 5' stainless steel • **Prep table** 6' stainless steel • **3'x12'x18"** deep dish cabinet • **(7) Wire** shelves 4'x6'x18" deep • **(2) Wire** shelves 30"x6'x18" deep • **(3) Wire** shelves 4'x6'x24" deep • **Waring Emerson** blender 18", Model #WSB • **XM Sirius** radio / Ipod docking stereo • **(2) Toastmaster** single drawer stainless steel warmers, Model #3A810000T72 • **(3) Metal** speed tracks (sheet pan carts)

**CATERING & RESTAURANT EQUIPMENT: (200±) White** plastic chairs • **(200±) Wooden** chairs • **(20±) 6' round** wooden tables • **(25±) 6' round** white plastic tables • **(3) 8' rectangle** tables • **(8) 6' rectangle** tables • **(3) 4'x2' stainless** steel prep tables on wheels • **(287) 9-1/2"** dinner plates - (off-white) • **(300±) 7-1/4"** salad plates - (off white) • **(300±) 5-1/2"** dessert plates - (off white) • **(150±) 5-1/2"** saucers - (off white) • **(100±) Coffee** cups - (off white) • **(25±) 14" tall** glass hurricane vases • **(60±) Clear** glass bowls • **(30) 12"x12" square** mirror center pieces • **(130±) 12" round** silver charger plates • **(115±) 12" round** gold charger plates • **(15±) 12"x12" square** gold charger plates • **(175±) Wine** glasses • **(500±) Water** glasses • **(15) Asst.** single stem vases • **(40±) Asst. vases** 7 glass center pieces • **(5) Large** tray jacks • **(50±) 5-1/2"x 5-1/2"** square gold leaf decorative plates • **Portable Maytag** dishwasher • **Warmer/proofer** Metro CU 1500 • **4'x6' double** door commercial stainless steel refrigerator • **(3) 4'x6'x18"** deep metal shelves • **(2) 2'x6' portable** bars - (wooden) • **(20±) Picnic** tables • **Wrap around** wooden tree bench • **60' Black** fabric pipe & drape - (room divider) • **Air conditioner** Whirlpool window unit • **(2) Hinged** lid trash can boxes - (2'x2'x4'x6" tall) • **(2) 30" tall** white columns - (decorative) • **(2) 36" tall** white columns - (decorative) • **(2) 41" tall** white columns - (decorative) • **(2) 84" tall** white columns - (decorative) • **(40±) Tea light** lanterns • **(8) Grape** vine lighted trees - (decorative) • **(20±) Wine** bottle oil lamps



## Real Estate Auction Terms & Conditions

**PROCEDURE:** The Property will be offered in 2 individual tracts. There will be open bidding on tracts and the whole property during the auction as determined by the Auctioneers.  
**DOWN PAYMENT:** 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING** SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

**ACCEPTANCE OF BID PRICES:** All successful Bidders will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**DEED:** Seller shall provide a Master Commissioner's Deed.  
**EVIDENCE OF TITLE:** The Seller agrees to furnish Bidders an attorney's opinion of title to review prior to Auction. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar or related matters. All tracts sold "AS IS".

**REAL ESTATE TAXES:** The Owner will pay the current year taxes prior to closing or pay taxes in the form of a credit to the Buyer(s) at closing. Owner shall credit Buyer(s) at closing for said taxes based on the most recent ascertainable tax figures.  
**CLOSING:** Closing shall take place within 30 days, or as soon thereafter as applicable closing documents are completed, at a location designated by Seller. With respect to the timing of bidder(s) fulfilling its obligations under a Purchase Agreement, time is of the essence.

**POSSESSION:** Possession at closing, subject to existing leases, scheduled events and the court approved timeline beginning 60 days after closing. Please contact auction company for details.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the Property. Inspection dates have been scheduled and will be staffed with auction personnel. Bidder shall be liable for any Property damage caused by Bidder's inspection and investigation, if any.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are the Auctioneers and exclusive agents of the Seller regarding the sale of the Property.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** The property is sold "AS IS, WHERE IS". No warranty or representation, either express or implied, or arising by operation of law concerning the Property is made by the Seller or Auctioneers, and are hereby expressly disclaimed. In no event shall Seller or the Auctioneers be liable for any consequential damages. The information contained in this brochure is believed to be accurate but subject to verification by all parties relying on it. Seller and the Auctioneers assume no liability for its accuracy, errors or omissions. All sketches and dimensions in this brochure are approximate. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneers. Seller and the Auctioneers reserve the right to preclude any person from bidding if there is any question, in the sole judgment of Seller or the Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the Property, credentials, fitness, etc. All decisions of the Auctioneers are final.

**NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the Property information.

**PHOTOGRAPHY:** Vineyard photography used for illustrative purposes. Some photos from 2013.

**SELLER:** Lowell D. Land, Katherine W. Land, Acres of Land Winery Inc., by the Master Commissioner of Madison County, KY.

## Personal Property Terms

Full Payment in Cash or check with proper I.D. Not responsible for accidents. Load out day of auction and following day.

## TRACT DESCRIPTIONS

**TRACT 1: 144± acres** with frontage on Barnes Mill Road. Mixture of tillable land, pasture land and wooded acreage. Rural water and natural gas available. Diversified property including vineyard acreage, tillable farm land, pasture and scenic woodland acreage. This tract also features a small pond, several outbuildings plus previous site of restaurant and gift shop (destroyed by fire



in 2009) and a single story brick home surrounded by trees nestled at the foot of a large hillside pasture. Another 2 story country home is located at the top of the hill with scenic panoramic views. Investigate the potential this tract offers for a rural country estate.



TRACT 2

**TRACT 2: 256± ACRES** with the immaculate restaurant facility (built in 2010), 60'x100' winery, large reception building and restroom facility, several large barns and vineyards and large 2-story country home. The restaurant facility includes the Arctic walk-in cooler and freezer and oven hoods. The woodland acreage and nice bottom ground are bordered on the north by a small creek and on the south by Barnes Mill Road. This tract includes 3 ponds plus frontage on Silver Creek which is a flowing year-round creek. Potential for livestock/horse enterprise plus excellent recreational/hunting area.

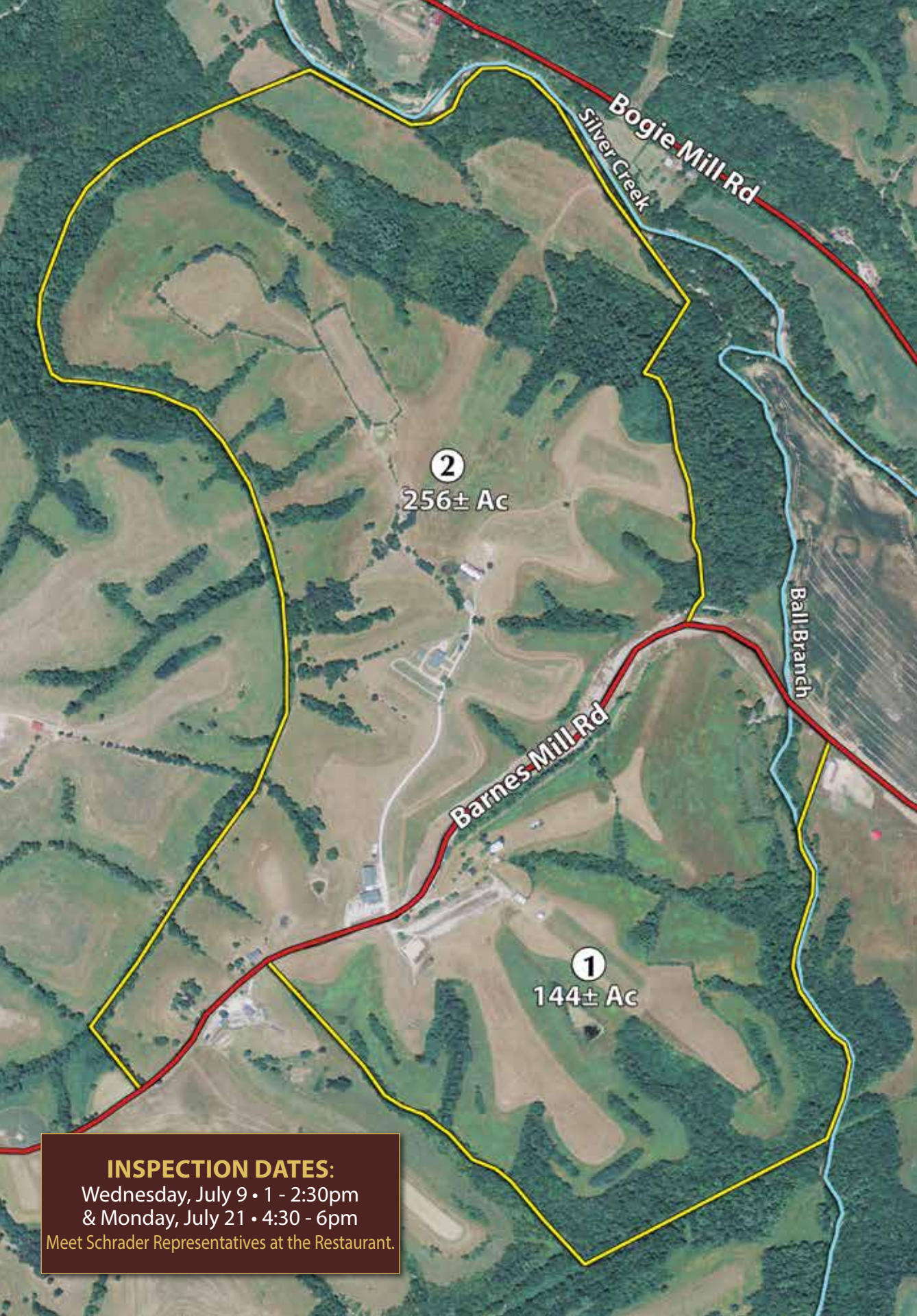


TRACT 2

The restaurant facility includes the Arctic walk-in cooler and freezer and oven hoods. The woodland acreage and nice bottom ground are bordered on the north by a small creek and on the south by Barnes Mill Road. This tract includes 3 ponds plus frontage on Silver Creek which is a flowing year-round creek. Potential for livestock/horse enterprise plus excellent recreational/hunting area.



TRACT 1



### INSPECTION DATES:

Wednesday, July 9 • 1 - 2:30pm  
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# REAL ESTATE AUCTION

*Acres of Land*

MADISON COUNTY, KENTUCKY

TUESDAY, JULY 22 • 10AM

WINE MAKING & RESTAURANT EQUIPMENT



## Equipment Will be Sold Immediately Following the Real Estate - Approx. 11AM

**CRUSH PAD:** Maxi 80 Must pump c/w variator • Gamma 1 Deste-mer Crusher c/w collection trough • PP 26 Membrane press c/w 20" extended legs

**TANKS AND COOLING:** (2) 2000 L white wine tanks c/w valves • (2) 3000 L white wine tanks c/w valves • (4) 4000 L combination wine tanks c/w valves • (2) 6000 L combination wine tanks c/w valves • (2) 7500 L combination wine tanks c/w valves • 10 Ton Chiller • Control Panel c/w 15 controllers and solenoids

**PUMPS AND FILTRATION:** Zetta 100 transfer pump c/w inverter • Kombie filter 20 lees plates 40 wine plates

**BOTTLING ROOMS:** Multiblock Filler/corker/labeler  
**FURNITURE:** (5) Farmhouse table w/ 2 leaves - sits 10 (95"x40") • (12) 42" round table w/ butterfly leaf making a 60" oval table • (4) Hightop 36" tables • Wooden dinner chairs • Wooden high top chairs • 90"x32"x43" high bar section • 144"x32"x43" high bar section • 128"x24" wine hutch • (5) Wooden wine display/storage bins

**FARM EQUIPMENT:** JD 5510 tractor w/ hydraulic hook-ups • JD 2155 w/ 145 front end loader & forks • JD 2155 tractor • Woods Bush Hog 15', Model #9318 • Sperry New Holland round hay baler, Model #847 • Land Pride 5' cultivator, Model #RTA1558 • New Holland scissors for hay, Model #451 • Woods 72 6' Bush Hog • Massey Ferguson square hay baler, Model #124 • 9' Bush Hog • 75 Gal. Slimline major stainless steel spray tank for tractor 12 independent spray nozzles • (4) 36" Tobacco fans • Porter cable 1/2" heavy duty drill/auger • Hobart Stickmate LX welder stock #500420, w/ 20' hose • 20 Gal. electric air compressor - (220v) w/ 20' hose, Model #JR5E20-AD-1 • 25 Gal. Countyline sprayer w/ handheld sprayer, w/ 15' hose, Water pump motor and hoses • (60) Grape harvest lugs • (2) 26 Passenger touring wagons, (w/ truck or tractor hitch) • Shaver hydraulic post driver • Big Blue tobacco stick spreader trailer • Diesel fuel tank trailer approx. 400 gallon • 150 Gal. water tank, (plastic) • Tobacco setter - 2 seater • (2) 37"x19' Heavy duty iron grills, (for cooking) • (25) 50/55 Gal. plastic barrels w/ lids • (2) 260 Gal. liquid transfer tanks, plastic & metal • 30'x50' commercial heavy duty event tent • 4'x6' Carry all for tractor • Water tank for tractor approx. 500 gal. w/ 2" watering hose • (13) Heavy duty plastic collapsible bins for grape harvest w/ lids

**KITCHEN EQUIPMENT:** Turbo Air Deluxe refrigerator single door (110 v), Model #TSR-235D, stainless steel • Vollrath 12" slicer • American Range Majestic convection oven w/ double doors (26"x32" fits full size sheet pan) natural gas/lower shelf storage,



RESTAURANT FACILITY



All furnishings to be sold separately immediately after the real estate. Visit [www.schraderauction.com](http://www.schraderauction.com) for more photos and information.



RECEPTION CENTER

