

SPIRITS OF NORWAY VINEYARD



AN ESTABLISHED BOUTIQUE STYLE WINERY
& PRIVATE ESTATE

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COLDWELL BANKER | **REALTY**

HAND CRAFTED | LOCALLY MADE
INTERNATIONALLY ACCLAIMED



TURNKEY WINERY OPERATION

Address

- ✓ 22200 W. 6 Mile Rd
Franksville, WI 53126
Town of Norway

MLS Listing #

- ✓ 1971822 - Residential
- ✓ 1971845 - Business

Website

- ✓ <https://www.spiritsofnorwayvineyard.com/>

Asking Price

- ✓ **\$1,750,000**

EXECUTIVE OVERVIEW

A Legacy Estate of Craftsmanship, Land & Opportunity

Presenting an extraordinary opportunity to acquire a celebrated boutique winery, custom private residence, and turnkey vineyard operation in one distinctive offering. This property blends refined country living with the opportunity to continue a recognized tradition of handcrafted winemaking.

Set on 13.5 picturesque acres, the property features a custom Northwoods lodge-style residence, a producing 1-acre vineyard, four purpose-built accessory buildings, and a fully equipped winery operation. Included in the offering are the Spirits of Norway Vineyard business, extensive wine inventory, winery production equipment, and property maintenance equipment necessary for continued operations.

With an established brand, award-winning wines, existing infrastructure, and a proven operational foundation, this property offers a unique opportunity for an owner-operator, investor, hospitality entrepreneur, or private buyer seeking an exceptional lifestyle estate with business potential. Whether continuing the winery's celebrated success or creating a new vision for the property, Spirits of Norway Vineyard represents a remarkable combination of craftsmanship, hospitality, and country living.



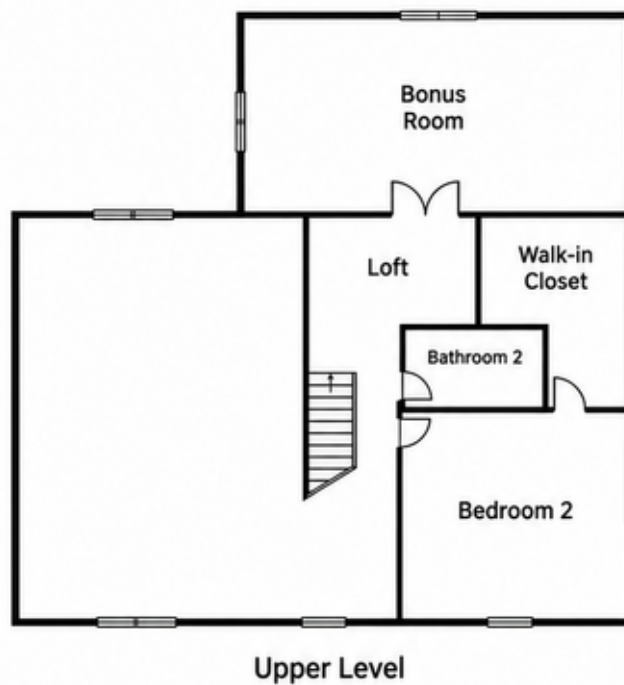
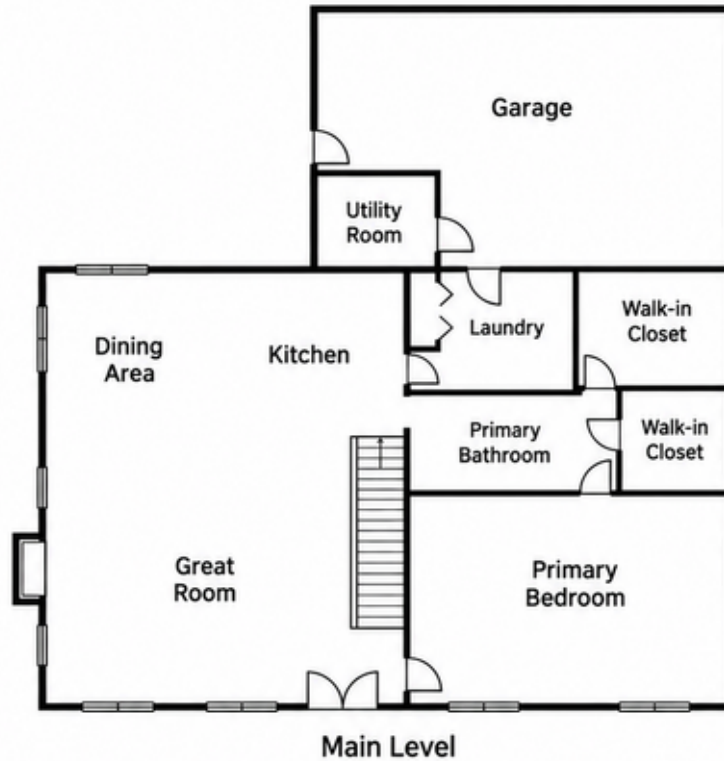
THE RESIDENCE



Features

- ✓ 3,435 sq. ft. custom-built rustic home
- ✓ Open-concept design with exposed posts and beams, soaring cedar vaulted ceilings, and architectural uplighting that creates a warm amber glow throughout
- ✓ Kitchen with custom Amish-built hickory cabinetry, large center island, and stainless steel appliances
- ✓ Spacious first-floor primary suite with two oversized walk-in closets
- ✓ Second floor featuring an additional bedroom, full bath, open loft, and expansive flex room ideal for additional sleeping quarters, home office, media room, fitness area, hobby space, or private retreat
- ✓ Wide-plank hardwood floors, cedar trim, and solid wood panel doors throughout
- ✓ Large windows with scenic property views and abundant natural light
- ✓ Stone-surround gas fireplace serving as the focal point of the main living area
- ✓ Radiant in-floor heating and high-velocity central air
- ✓ Laundry room with built-in dog wash station
- ✓ Wraparound cedar deck overlooking the property
- ✓ Attached 2½-car garage

RESIDENCE FLOOR PLAN



LAND & VINEYARD



Features

- ✓ 13.5 picturesque acres offering varied terrain, a blend of open and agricultural land, and a private wooded backdrop with mature timber
- ✓ Producing 1-acre vineyard with 22 rows and 700+ vines, planted in 2011, featuring four main cold-hardy varieties: Brianna, Frontenac Blanc, Marquette, and Petite Pearl
- ✓ Asphalt and concrete driveway with ample parking for guests and events
- ✓ Quiet cul-de-sac setting offering privacy and limited through traffic

www.reallygreatdeals.com

ACCESSORY BUILDINGS



Winery Features

- ✓ 32' x 32' accessory building featuring insulated panelized construction and a fully finished interior, designed for energy efficiency, durability and year-round use
- ✓ Concrete floor with two overhead doors
- ✓ Hydronic heated floor system with central heating and cooling
- ✓ Finished bathroom
- ✓ Utility room equipped with water softener, IBC boiler, and water pressure tank
- ✓ Stainless steel utility sink
- ✓ Complete electrical with lighting and ceiling fans

BUILDINGS CONTINUED

Warehouse Features

- ✓ 63' x 30' post-frame building with insulated interior
- ✓ Concrete floor with two overhead doors
- ✓ Central heating and cooling
- ✓ Dedicated chicken coop with 4,000 sq. ft. fenced yard
- ✓ Complete electrical with lighting and ceiling fans

Tasting Barn Features

- ✓ 44' x 36' post-frame building with insulated interior
- ✓ Concrete floor with two overhead doors
- ✓ Complete electrical with lighting and ceiling fans
- ✓ Utility sink

Equipment Storage Features

- ✓ 45x30 post frame building
- ✓ Gravel floor
- ✓ 4 overhead doors

BUSINESS



Business & Intangible Assets

- ✓ Established winery business with a respected brand identity, loyal customer following, goodwill, and an established foundation for continued success
- ✓ Digital presence, marketing assets, and proprietary information
- ✓ Transferable contracts, licenses, and permits (subject to applicable approvals)

Wine Inventory

- ✓ Extensive wine and spirits inventory included in sale. Detailed inventory lists, quantities, and valuations are available to qualified buyers following execution of a confidentiality agreement
- ✓ Significant wine supply inventory including bottles, labels, corks, capsules, filters, additives, yeast, and production materials
- ✓ Pallet racking for inventory storage

BUSINESS CONTINUED

Winery Production Equipment

- ✓ Complete winery production system with stainless steel tanks, presses, pumps, and processing equipment
- ✓ Grape processing, filtration, bottling, corking, labeling, and capsule equipment
- ✓ Wine testing, laboratory equipment, and supporting production assets

Vehicle & Mobile Equipment

- ✓ Wine truck and enclosed trailer

Vineyard & Property Maintenance Equipment

- ✓ Vineyard and estate maintenance equipment package including commercial mowing, landscaping, snow removal, spraying, and utility equipment
- ✓ Kubota RTV, Exmark zero-turn mower, John Deere Gator, Kubota-mounted sprayer, Stihl landscaping equipment, fuel storage tanks, bird and insect vineyard netting, and additional support equipment

Workshop & Facility Equipment

- ✓ Fully equipped workshop including extensive hand tools, power equipment, and specialty tools
- ✓ Includes carts, dollies, scaffolding, ladders, shelving, cabinets, and storage systems

Facilities, Tasting & Hospitality Assets

- ✓ Walk-in cooler, custom tasting bar, and hospitality furnishings
- ✓ Indoor and outdoor guest amenities including seating, bars, wine coolers, grills, and additional event equipment

SCHEDULE YOUR PRIVATE TOUR

Showings

Contact listing agent to schedule a private tour

Confidential Business Information

Financial information available to qualified buyers upon execution of a non-disclosure agreement (NDA)



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