

*20<sup>+/-</sup> Acres*  
*Multi-Use Property*



*Warren County, Iowa*



515.783.8718

Kenny@PeoplesCompany.com

*Kenny Herring*

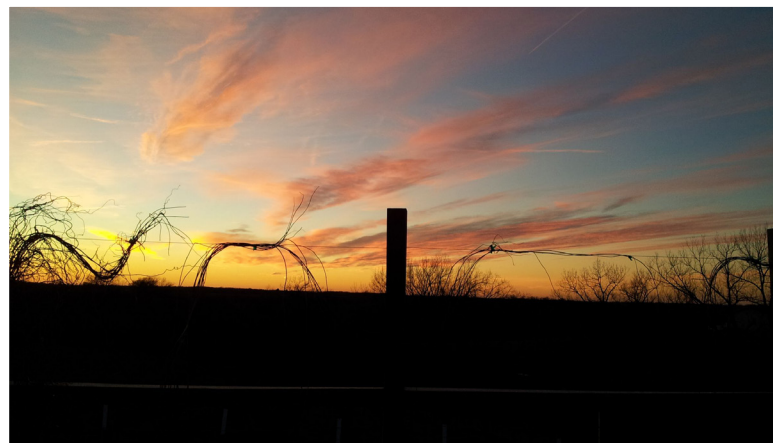
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# 20<sup>+/-</sup> Acres Land Available

MULTI-USE PROPERTY WITH ENDLESS POSSIBILITIES!

Paint this canvas to suit your desires. This property is only limited by your creativity and imagination. This site has currently been operating as a well established winery, vineyard and event center for 13+ years, but could easily be transformed into multiple money making opportunities including bed & breakfast, hunting outfitter lodge, distillery, brewery, wedding venue, hobby farm, or executive ranch residence. The property has 20 gross acres which includes 4+ acres of mature grape vines. Grape types include Frontenac, St Pepin and Baco Noir. The building was constructed using commercial standards with 10' 5" ceilings, steel bar joist, and structural insulated exterior panels (SIP). High efficient geothermal HVAC system keeps utility cost at a minimum. Event center area has a large open dining area, dance floor, full bar area and much more. The retail side offers a store front with the space to showcase and sell product. The 4,800 square foot basement is currently used for production and storage of inventory. Exterior features include 2,400 square foot wrap around deck, entertainment area, enclosed band pavilion of approximately 450 square foot built inside a natural amphitheater. Located within 30 minutes from the Des Moines metro area, just a mile off of Interstate 35 St Charles exit.





# Located in Warren County

WITHIN 30 MINUTES FROM THE DES MOINES METRO!



15166 20TH AVENUE  
ST. CHARLES, IA 50240

PRICE \$675,000  
NET TAXES \$1,592



## Directions To Property:

From the intersection of Mills Civic Parkway & Interstate 35 in West Des Moines, head south on Interstate-35 for 18 miles. Take exit 52 and turn left (east) onto County Highway G50 for a half mile. Turn left (north) onto 20th Avenue for 0.75 miles. Property will lie on the west side of 20th Avenue.



12119 Stratford Drive, Suite B  
Clive, IA 50325

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