

TEXAVINO VIGNETO *Estates*

26.90± Acres | Gillespie County

Fredericksburg, Texas



Anders Realty
FINE TEXAS PROPERTIES

TEXAVINO VIGNETO ESTATES

26.90± AC · FREDERICKSBURG, TEXAS

- PREMIER WINE ESTATES -
VINEYARDS | WINEBARS | DINEBARS | CABINYARDS
HEART OF THE US-290
HILL COUNTRY WINE CORRIDOR

TEXAVINO VIGNETO ESTATES: Where Tuscan Elegance Meets Texas Terroir

In the heart of the enchanting Texas Hill Country lies a sprawling 26.9-acre masterpiece that weaves together two adjoining estates—TOSCANA CUPOLA ESTATE and SERENO RUSCELLO ESTATE—into a singular tapestry of unrivaled luxury and natural beauty. This is TEXAVINO VIGNETO ESTATES, a harmonious fusion of Texan terroir and Italian tradition, making it the quintessential Texas jewel in the heart of the Old-World. A Tuscan-Inspired Masterpiece:

A Tale of Harmonious Fusion:

The union of these two estates is a living testament to the seamless blend of Texan terroir and Italian tradition. With Tuscan-inspired architecture that's nothing short of a masterpiece, it offers a tantalizing glimpse into a world where elegance knows no bounds.

A Symphony of Elegance and Possibility:

Picture this: A sprawling 26.9-acre canvas adorned with lush vineyards and majestic oak groves, while the ever-flowing Grape Creek graces the entire eastern edge, providing stunning year-round views. This is the stage for Texavino Vigneto, a masterpiece of Tuscan-inspired architecture graces the landscape, offering a tantalizing glimpse into the old-world charm where elegance knows no bounds.

Legacy in the Making:

Currently, home to Inwood Estates Winery & Bistro and Mendelbaum Cellars, two esteemed establishments that have etched their names into the legacy of Texan winemaking.

While Inwood Estates Winery & Bistro and Mendelbaum Cellars remain treasures not for sale, the estate itself is a symbol of limitless possibilities. It's a canvas upon which dreams of a new chapter in Texas winemaking can be painted with abandon. The future is a tapestry waiting to be woven, and Texavino Vigneto presents a once-in-a-lifetime opportunity to create an even grander legacy, where every brick and beam embodies the pursuit of perfection.

Boundless Potential:

The estate's potential for growth is unmatched, set in an area with rapidly growing populations. Just 9 miles from Fredericksburg's city limits and with convenient access to both Austin and San Antonio (just 1 hour away), Texavino Vigneto is at the epicenter of Texas wine country living.

TOSCANA CUPOLA



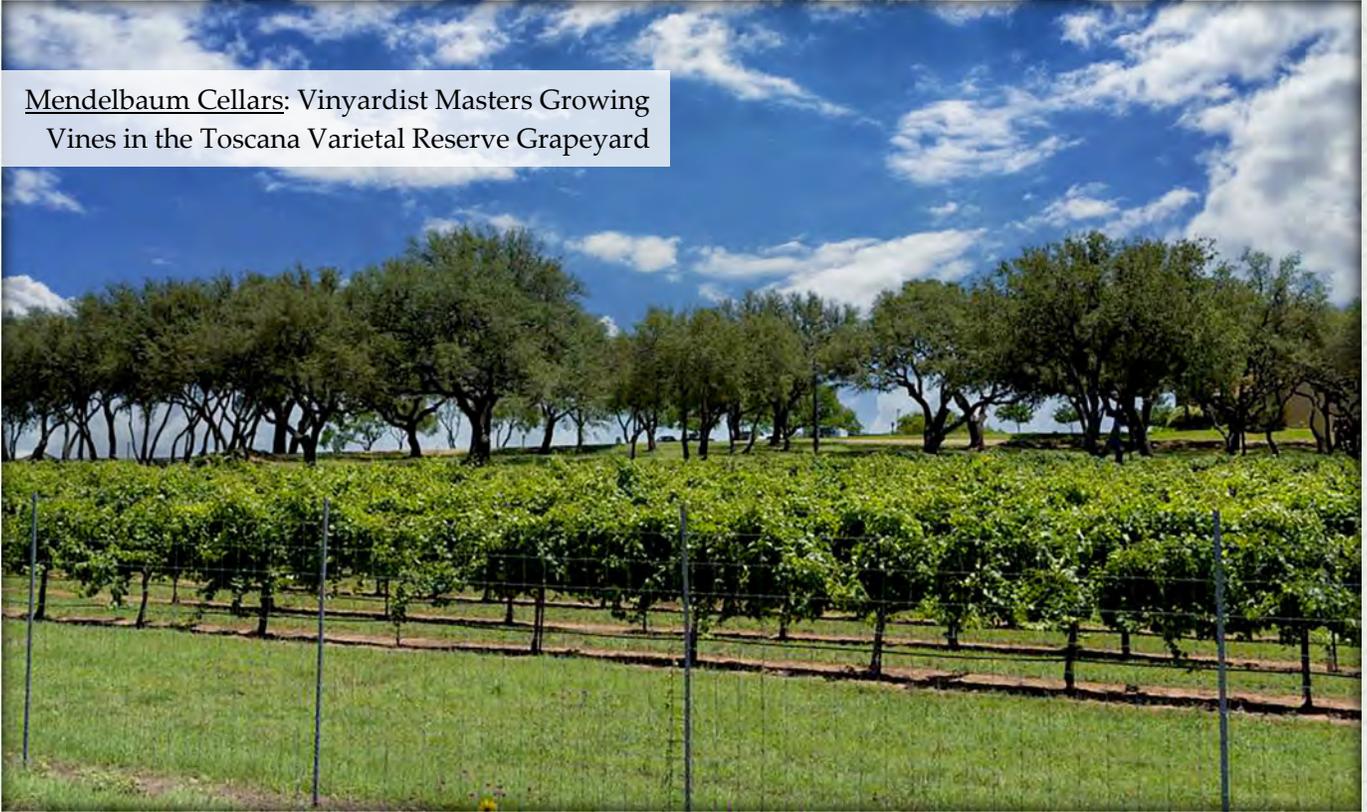
SERENO RUSCELLO



A Treasure Trove of Features:

Texavino Vigneto boasts 1118± of US Hwy 290 frontage and 1125± of Grape Creek frontage, ensuring captivating year-round views. Fifteen acres are dedicated to agricultural use, with one acre reserved for planted grape varietals. The estate's 26.9 acres are equipped with a sophisticated irrigation system and hold coveted agricultural exemptions. Convenience is key, with two billboards on Hwy 290 and ample car and bus parking provide convenience, while there's room for expansion should you dare to dream bigger.

Mendelbaum Cellars: Vinyardist Masters Growing Vines in the Toscana Varietal Reserve Grapeyard



Inwood Estates: Vintner Masters Turning Wine Barrels in the Rosso Creekhse Barrelyard



For equine enthusiasts, fenced pastures stand ready for horses and livestock. The property showcases a treasure trove of improvements, including a 5981-sqft winery, tasting room, and bistro leased to Inwood Estates Vineyards, a 2400-sqft renovated tasting room, and a 3196-sqft luxury venue leased to Mendelbaum Cellars. Additionally, six short-term rental cabins, two short-term rental apartments, and a 2149-sqft two-story short-term rental unit offer ample accommodation options, all surrounded by storage and outbuildings.

Two wells, one delivering a generous 200 GPM and another providing 45 GPM, along with a large-capacity state-permitted public water supply, ensure seamless operations. A stock tank and four septic systems, including two state-licensed commercial systems, round out the roster of estate features.

Where Dreams Take Flight:

Texavino Vigneto isn't just the weaving of two estates; it's an invitation to a world of endless possibilities, where dreams are as boundless as the Texas sky. It's a place where elegance gracefully meets the very essence of Texas wine country, and where the pursuit of perfection is the ultimate legacy. Here, the future of winemaking awaits. Discover Texavino Vigneto – where elegance meets opportunity, and your legacy in the world of wine begins.

FINANCIAL / TITLE

TEXAVINO VIGNETO ESTATES, as described herein (26.90± ac), is offered at \$6,250,000 Cash or at Terms acceptable solely at the discretion of the Seller. The businesses are not included with this offering. The conditions of sale are as follows:

Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account at Hill Country Titles of Fredericksburg, TX.

1. There are currently no deed restrictions.
2. Property carries Agricultural Exemption.
3. The 2023 taxes were approx. \$21,611.42.
4. Seller will deliver existing survey.
5. Any mineral rights which the Seller owns will be conveyed to the Buyer at Closing.
6. Buyer to verify all pertinent information to their purchase.
7. Buyers Brokers are welcomed and invited to contact Andi or Brady Anders with Anders Ranch Realty for information regarding Cooperation Policies.
8. The property lies in the Fredericksburg ISD.



This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Seller. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Ranch Realty. Prospective Buyers should verify all information to their sole and complete satisfaction. **SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.**

Buyer's brokers/agents must be identified on first contact, and must accompany buying prospect on first showing to be allocated full fee participation. If this condition is not met, fee participation will be at the sole discretion of Anders Ranch Realty.

TEXAVINO VIGNETO ESTATES is being offered as 4 tract divisions:

- 1. TEXAVINO VIGNETO ESTATES (Entire Plantation) — 26.9± ac offered at \$6,250,000**
- 2. TOSCANA CUPOLA ESTATE (Mid to West Estate) — 13.9± ac offered at \$3,125,000**
- 3. SERENO RUSCELLO ESTATE (Mid to East Estate) — 13.0± ac offered at \$3,125,000**
- 4. ROSSO CASAVINO & BISTRO (Northeast Facility) — 3.2± ac offered at \$2,490,000**



TOSCANA CUPOLA ESTATE

13.90± AC · FREDERICKSBURG, TEXAS

*- PREMIER WINE ESTATE -
VINEYARDS | WINEBARS | CABINYARDS
HEART OF THE US-290
HILL COUNTRY WINE CORRIDOR*

Welcome to TOSCANA CUPOLA ESTATE,

the quintessential Texas jewel nestled amidst the picturesque Texas Hill Country, where nature's bounty is complemented by a touch of Tuscan elegance, lies an enigmatic 13.9±-ac estate of vineyards, winerooms, and cabinyards that transports you to the heart of the Old-World. This enchanting estate, graced with Tuscan-inspired architecture, is a living testament to the harmonious fusion of Texan terroir and Italian tradition.

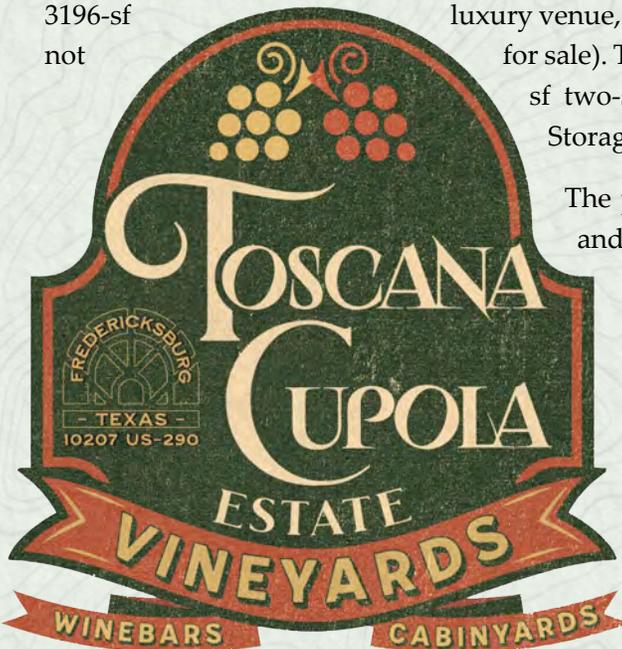
ESTATE OVERVIEW

This prime 13.9-acre property, part of the prestigious Texas Hill Country Wine Trail, boasts 500'± of US Hwy 290 frontage with 1-billboard on Hwy 290. Approximately 12.5± acres are suitable for agricultural use, complete with a well-designed irrigation (encompassing the entire estate) system and coveted ag-exemption. The estate offers ample parking, including space for cars and buses, while fenced pastures are available for horses and livestock. Among the estate's many features, you'll find a meticulously renovated 2400-sf tasting room and a 3196-sf luxury venue, currently leased to the esteemed Mendelbaum Cellars (business not for sale). Two charming short-term rental apartments and a restored 2149-sf two-story historical dressmaking shop add to the estate's allure. Storage facilities and outbuildings provide practical utility.

The property is well-equipped with a 200 GPM well, a stock tank, and two septic systems (one conventional and one state-licensed commercial system). Located catty-adjacent to Jellystone Park Camping Resort, adjoins Sereno Ruscello Estate, and in close proximity to Grape Creek Vineyards, this estate offers unparalleled growth potential.

TOSCANA CUPOLA ESTATE is a harmonious blend of the "Ciao Cupola Court" (4.5± acres) and the inviting "Cozy Cantina Cabinas" (9.4± acres), making it a destination unlike any other. With rapid population growth in the area, just 9 miles from Fredericksburg's city limits and convenient access to both Austin and San Antonio, this estate embodies the epitome of Texas wine country living.

TOSCANA CUPOLA ESTATE is a harmonious blend of the "Ciao Cupola Court" (4.5± acres) and the inviting "Cozy Cantina Cabinas" (9.4± acres), making it a destination unlike any other. With rapid population growth in the area, just 9 miles from Fredericksburg's city limits and convenient access to both Austin and San Antonio, this estate embodies the epitome of Texas wine country living.



of Texas wine country living.

Property Addresses: 10207/10219 US-290, Fredericksburg, TX 78624.

ESTATE HIGHLIGHTS

CIAO CUPOLA COURT: Where Tradition Meets Terroir

A stroll through the vineyards of the CIO CUPLA COURT is a poetic journey through sun-drenched vines and architecture reminiscent of timeless Tuscan allure. Each vine of the “Varietal Reserve and Liscio Blend Grapeyards”, carefully chosen to thrive in the Texan soil, yields wines of unmatched character, bridging the robust Texan terroir with Italian winemaking finesse. It’s a fusion that tantalizes the palate and evokes the essence of both worlds. **Property Address: 10207 US-290, Fredericksburg, TX 78624.**



FEATURES:

Cupola Venue - 3196 sf luxury scene hangout (0.29± ac)
(leased to Mendelbaum Cellars)

Cupola Pavilion – 2975 sf romantic scene hosting (.06± ac)
(leased to Mendelbaum Cellars)

Cupola Loft – relaxing scene hibernation
(leased to Mendelbaum Cellars)

Vigore Cellars - 2400 sf renovated tasting room hideout (.5± ac)
(leased to Mendelbaum Cellars)

Vigore Patio - renovated connoisseur tasting area haven

Varietal Reserve Grapeyard - (1± ac)
stock tank - (1 ct)

Liscio Blend Grapeyard - (0.9± ac)

Dolce Grazers' Penyard - (0.5± ac)
"sweet" grazers' pen

Vineyardists' Winery (1.25± ac)
storage facilities
ample utility vehicle parking
uva-agri plot (.3± ac)

- ❖ ample car & bus parking
- ❖ irrigation system - (4.0± ac)
- ❖ septic tank - (1 ct. state lic comm'l)
- ❖ plantable land - (3.65± ac)
- ❖ parcel size - (4.5± ac)
- ❖ space for expansion
- ❖ ag-exemption





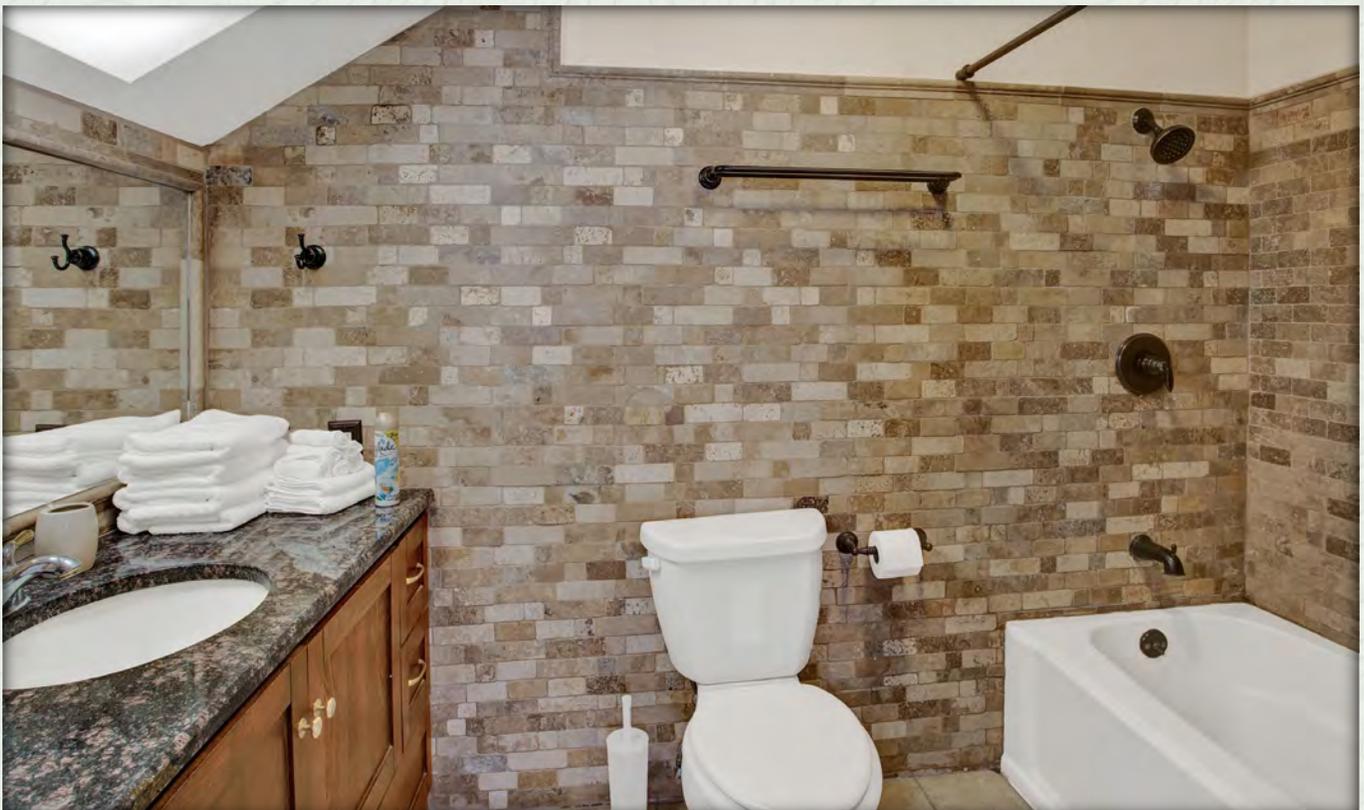
Cupola Venue & Pavilion: Tuscan Elegance & Grandeur

Step into a realm of timeless allure at CUPOLA VENUE, a masterpiece that marries Tuscany's architectural grace with the enchantment of wine. As you cross the threshold through double wooden doors etched with intricate glasswork, you're greeted by the warm embrace of limestone walls and a majestic dome-shaped roof, reminiscent of Tuscan cupolas. Wrought-iron chandeliers cast a soft, inviting glow from above, while encircling windows usher in natural light, illuminating the old-world stained cement floors in rich, decadent hues. Tables crafted from upright wine barrels beckon, offering a rustic yet refined setting, accompanied by cushioned iron bar stools for intimate gatherings. A granite-topped serving bar invites guests to savor the finest vintages, completing an ambiance that is both airy and elegant—an ode to the artistry of wine, where each sip is a journey into timeless sophistication.





A serene and picturesque retreat, the CUPOLA LOFT is a charming and elegant apartment nestled above the Cupola Pavilion. This tastefully designed space features a cozy bedroom with warm wood floors, a pristine bathroom adorned with tile walls and floors, and a convenient kitchenette. With its harmonious blend of natural materials and a tranquil ambiance, the Cupola Loft provides a perfect haven for a relaxing getaway.





Extend your experience to the CUPOLA PAVILION, an open-air sanctuary adjacent to the venue. Here, a rustic wine barrel fountain takes center stage, surrounded by a limestone-paved patio. To the south, the panoramic view opens to the “Varietal Reserve Grapeyard”, while to the east, a vibrant pink rose garden adds a touch of romance. This captivating outdoor space is suited for private parties, weddings, and unforgettable gatherings, where the spirit of wine and elegance converge beneath the Texas sky.



Vigore Cellars & Patio: Tuscan Poetry & Opulence

Unlock the ultimate in wine sophistication at VIGORE CELLARS. Step into a world where the very essence of Tuscan elegance is reimagined. This renovated tasting room is your gateway to a realm where velvety textures and nuanced wine notes are elevated to an art form. The custom-made wine walls, adorned with individual arched alcoves cradling each wine bottle, redefine the very essence of Tuscan elegance. Each alcove, framed by softly arched windows reminiscent of Tuscan design, sparks conversations and admiration, inviting you to savor life's finest moments in a vinicultural sanctuary.







Seek refuge beneath the sheltering embrace of VIGORE PATIO. Nestled amidst a verdant grove, embraced by the privacy of towering trees and the stoned outback wall from the cellars, it offers the ideal setting to cozy up with your favorite bottle of wine and a distinguished connoisseur.

For those with a taste for the romantic, a leisurely stroll through the enchanting breezeway connecting Vigore Cellars to the Cupola Venue awaits. 'Vigore Cellars & Patio' is not just a tasting area; it's a poetic immersion into the soul of Tuscan opulence, where wine becomes poetry, and each visit is an invitation to savor life's finest moments.





COZY CANTINA CABINAS: Where Dreams Flow with Fine Wine

Nestled amidst the enchanting tapestry of the COZY CANTINA CABINAS, a canvas that extends across 9.4± pristine acres behind the 'Liscio Blend and Varietal Reserve Grapeyards' of the Toscana Cupola Vineyards, you'll discover a world where elegance meets nature. Within this sanctuary lie a 2149 square foot renovated bi-level historic Wahrung Millinery Dressmaking Shop and a one-level duplex apartment, both of which currently produce substantial STR incomes. Property Address: 10219 US-290, Fredericksburg, TX 78624.

FEATURES:

- ❖ STR duplex - (1 ct)
 - ❖ STR bi-level - (2149 sf-1 ct)
 - ❖ storage & outbuildings
 - ❖ ample vehicle parking
 - ❖ fenced pastures - (avail for horses & livestock)
 - ❖ water well - (1 @ 200 GPM)
- ❖ irrigation system - (9.0± ac)
 - ❖ septic tank - (1 ct)
 - ❖ plantable land - (9.4± ac)
 - ❖ parcel size - (9.4± ac)
 - ❖ space for expansion
 - ❖ ag-exemption

The potential for expansion is vast, as you contemplate further renovation of the existing structures and the addition of multiple luxury cabin structures, embracing the ever-growing allure of wine tourism along the prestigious wine corridor.

.....
Visionary Expansion:

The visionary expansion of TOSCANA CUPOLA ESTATE beckons those who yearn for the perfect blend of luxury, viticulture, and the beauty of the natural world. This endeavor is poised to redefine the art of winemaking and hospitality, weaving a story of boundless beauty and impeccable taste.

At the heart of this vision lies the creation of luxurious wine barrel cabins, where rustic charm marries modern opulence. Each cabin becomes an intimate haven, inviting guests to immerse themselves in the world of wine. Here, the air carries the sweet scent of oak barrels and aged vintages, providing a sensory journey through the artistry of winemaking. It's a retreat where connoisseurs become one with their passion, all while enjoying breathtaking views of the surrounding vineyards.

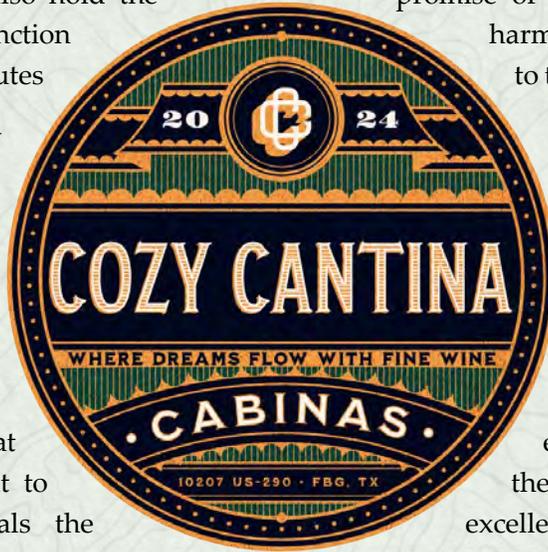


A meandering pool, meticulously designed to resemble a gentle creek, winds its way through the landscape, offering a serene oasis that mirrors the flow of a tranquil stream. Guests relaxing by the pool's edge are treated to the soothing sounds of cascading water, a harmonious symphony of nature complementing the symphony of flavors within each wine barrel cabin.

Surrounding this enchanting cabin yard, Carolina Sapphire trees with silver-blue foliage, Mescal bean trees ablaze with clusters of purple flowers, and vibrant rose gardens create a kaleidoscope of colors. These blooms not only captivate guests but also hold the promise of a remarkable rose wine. It's a harmoniously blend, where every element of the landscape contributes to the creation of exceptional wines.

As the sun sets over 'Cozy warm, golden glow upon this but be entranced by the this dreamlike expanse. The and nature transcends time become part of a story as rich as

This expansion vision is more opportunity to craft a legacy that Texas winemaking—a testament to beauty of the landscape rivals the



Cantina Cabinas,' casting a idyllic scene, one cannot help boundless possibilities within fusion of luxury, viticulture, and place, inviting guests to the finest vintage.

than an investment; it's an embodies the very essence of the pursuit of perfection, where the excellence of the wines it produces.

"Welcome to 'Cozy Cantina Cabinas,' where dreams flow with fine wine, and every moment is a celebration of life's most exquisite pleasures."

If you build it they will come... Cantina Cabina camping.



Envision, Artwork & Descriptions Created by Our In-House GIS Guru/Graphic Designer, Kelly Lange

ESTATE SUMMARY

This Texas vineyard, with its Tuscan soul, is a testament to the enduring passion for winemaking and the dedication to crafting wines that transcend time and place. Here, luxury intertwines with heritage, making every visit an unforgettable journey into the heart of wine culture.

Discover the essence of old-world charm blended with Texan hospitality at TOSCANA CUPOLA ESTATE, where each bottle is a masterpiece and every visit an enchanting escape.



FINANCIAL / TITLE

TOSCANA CUPOLA ESTATE, as described herein (13.90± ac), is offered at \$3,125,000 Cash or at Terms acceptable solely at the discretion of the Seller. The business is not included with this offering. The conditions of sale are as follows:

1. Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account at Hill Country Titles of Fredericksburg, TX.
2. There are currently no deed restrictions.
3. Property carries Agricultural Exemption.
4. The 2023 ag-exempt taxes were approx. \$7,773.22.
5. Seller will deliver existing survey.
6. Any mineral rights which the Seller owns will be conveyed to the Buyer at Closing.
7. Buyer to verify all pertinent information to their purchase.
8. Buyers Brokers are welcomed and invited to contact Andi or Brady Anders with Anders Ranch Realty for information regarding Cooperation Policies.
9. The property lies in the Fredericksburg ISD.



This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Seller. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Ranch Realty. Prospective Buyers should verify all information to their sole and complete satisfaction. **SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.**

Buyer's brokers/agents must be identified on first contact, and must accompany buying prospect on first showing to be allocated full fee participation. If this condition is not met, fee participation will be at the sole discretion of Anders Ranch Realty.

SERENO RUSCELLO ESTATE

13.90± AC · FREDERICKSBURG, TEXAS

- PREMIER WINE ESTATE -
VINTNERLAIR | CASAVINO | BISTRO | VILLETTE
HEART OF THE US-290
HILL COUNTRY WINE CORRIDOR

Welcome to SERENO RUSCELLO ESTATE,

a true masterpiece nestled amidst the enchanting Texas Hill Country Wine Corridor. Here, where nature's bounty is complemented by a touch of Tuscan elegance, lies an enigmatic 13±-acre estate consisting of a wine and dine house, vintner lair with a barrel tasting room, and a charming cottage villette perched on the serene edge of Grape Creek. It invites you to step into the very heart of the Old-World. This enchanting estate, a masterpiece of Tuscan-inspired architecture, stands as a living testament to the harmonious fusion of Texan terroir and timeless sophistication—a symphony of nature and culture, an exclusive sanctuary.

ESTATE OVERVIEW

This quintessential 13-acre estate, in the center of the prestigious Hill Country's AVA, with its Tuscan soul, embodies a dedication to winemaking that transcends time and place. Luxury intertwines with heritage, creating an unforgettable journey into the heart of wine culture. Boasting 1125± ft. of crystal clear, Cypress-lined Grape Creek, over 7 acres of towering hardwoods and nearly 618-ft of US Hwy 290 frontage

with a prominent billboard, this estate is a canvas for aspiring vintners. With a coveted ag-exemption, a 45-GPM well, 2 septic systems, and an all-encompassing irrigation system, this estate seamlessly blends prime location with quintessential Hill Country features. The 5984-sqft winery, vintner lair, and tasting room is currently income producing leased to Inwood Estates (business not for sale) combined with a spacious bistro and event space across the breezeway. Quietly situated away from the hustle and bustle of the winery, beneath shady oaks and sycamore elms is a charming cluster of (6) 1- and 2-bedroom cottages with hot tub cabana, offered turnkey for immediate revenue, additional acreage available.



Abundant parking spaces, accommodating both cars and buses, make it accessible for all. Adjacent to Jellystone Park Camping Resort and neighboring Grape Creek Vineyards, this facility offers boundless potential amidst the rapid population growth of the area.



SERENO RUSCELLO ESTATE marries the “Rosso Creekhouse” (3.2± acres) with the inviting “Chic Creek Cottages” (9.8± acres), creating a unique destination. With rapid population growth in the area, this estate, just 9 miles from Fredericksburg’s city limits and convenient access to both Austin and San Antonio, epitomizes Texas wine country living.

Property Address: 10303 US-290, Fredericksburg, TX 78624.

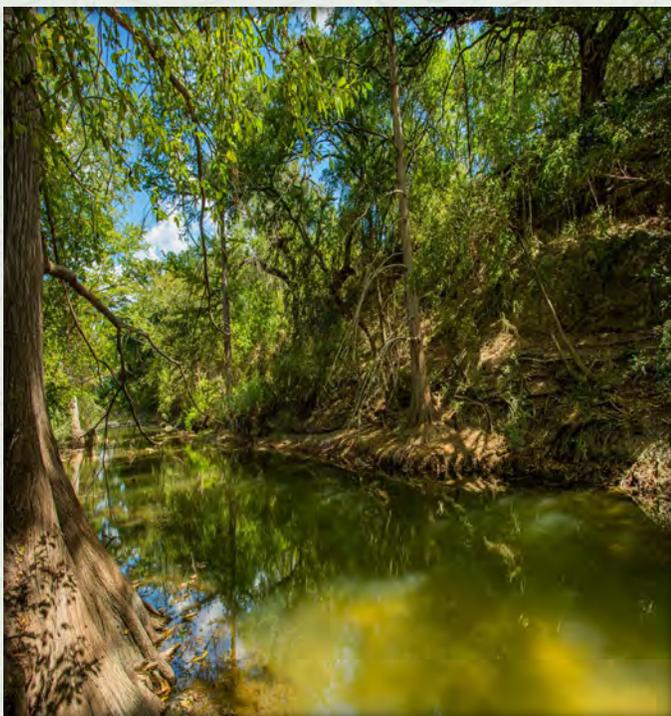
ESTATE HIGHLIGHTS

ROSSO CREEKHOUSE: Where Tuscan Grace Meets Texas Charisma



This elegant haven, bathed in the warm embrace of its surroundings, invites you to experience a unique blend of luxury and authenticity. Approaching this grand edifice, you are transported to the heart of Tuscany itself. The Old-World Tuscan appeal exudes from every corner, with terracotta hues, rustic stone facades, and wrought-iron details meticulously crafted to evoke the essence of Italy’s countryside. The red metal roof, smooth stucco, and brown stone siding harmonize with the landscape, a seamless blend

of sophistication and natural beauty. The arched entranceway, designed in the shape of a wine bottle and adorned with stone trimmings, sets the stage for an unforgettable journey into the realm of refinement.



FEATURES:

5981-sqft all-inclusive ►

ROSSO CASAVINO & BISTRO: An Ultimate Wine and Dine Experience

DOLCE DECK: An Outdoor Hangout for Wine Enthusiasts

VINTNER LAIR: A Gateway to Winemaking Excellence and Private Barrel Tastings

(leased to Inwood Estates Winery & Bistro)

- ❖ US-290 Frontage - 618± ft
 - ❖ Grape Creek Frontage - 370± ft
 - ❖ billboard - (1 on Hwy 290)
 - ❖ ample car & bus parking
 - ❖ water well - (1 @ 35 GPM)
 - ❖ irrigation system - (3.2± ac)
- | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">❖ septic tank - (1 ct. state lic comm'l)❖ plantable land - (1.50± ac)❖ parcel size - (3.20± ac)❖ space for expansion❖ ag-exemption |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Rosso Casavino: Tuscan Splendor & Grandeur



Entering the enchanting world of this red-topped wine and dine fortress, you are welcomed by a fusion of modern-industrial aesthetics and the timeless allure of Old-World charm. This culinary sanctuary masterfully marries the past and present, crafting an ambiance that speaks to the soul. Beneath your feet, dark chocolate-colored concrete-stained floors form a sumptuous foundation, grounding the space in richness and history. Overhead, brightly colored lighting fixtures bestow a warm and inviting glow.



ROSSO CASAVINO itself is a cozy Texas-Tuscan winehouse, offering glimpses of the nearby Vintner & Barrel Lair—a tantalizing promise of what's to come.



Vintner Lair: Tuscan Prestige & Mastery

The VINTNER LAIR, a sanctuary within the estate, is where the magic of winemaking comes to life. Here, grapes are pressed with precision, and the art of winemaking is elevated to excellence. Step into the world of private barrel tastings, where each sip is an exploration of the finest flavors and a testament to the craft of the vintner. Currently, the “Vintner Lair” proudly serves as the domain of the master vintners of Inwood Estates (business not for sale), where they meticulously orchestrate the creation of exquisite wines that bear the mark of their mastery. Within these hallowed walls, guests are invited to partake in the world of private barrel tastings, a rare and exclusive opportunity to savor the finest flavors. Each sip is a journey through the artistry of the vintner, a testament to their dedication and unrivaled craftsmanship.



Rosso Bistro: Tuscan Artistry & Harmony

In the heart of ROSSO BISTRO, a skylight allows natural light to grace the polished surfaces, creating a seamless connection to the cozy surroundings inviting you to embark on a culinary journey that celebrates the very essence of fine dining. Stepping outside, you are greeted by the serene beauty of the Texas Hill Country. Manicured gardens, vibrant flora, and charming pathways lead to Grape Creek, while the "Dolce Deck" beckons for fresco gatherings.





CHIC CREEK COTTAGES: A Natural Haven of Tranquility

Nestled amidst the enchanting tapestry of the CHIC CREEK COTTAGES, a canvas that extends across 9.8± pristine acres behind the 'Rosso Casavino & Bistro,' you'll discover a villette where nature and elegance harmonize, offering a serene escape from the ordinary. The charming cluster of 1- and 2-bedroom cottages, complete with a hot tub cabana, beckons you to unwind in the lap of tranquility, all while enjoying substantial income from these charming accommodations.

Property Address: 10219 US-290, Fredericksburg, TX 78624.





FEATURES:

- ❖ STR ca - (6 ct) 1- and 2-bedroom cottages with hot tub cabana
- ❖ ample vehicle parking
- ❖ irrigation system - (9.0± ac)
- ❖ septic tank - (1 ct)
- ❖ plantable land - (8.4± ac)
- ❖ parcel size - (9.8± ac)
- ❖ space for expansion
- ❖ ag-exemption

The potential for expansion is vast, as you contemplate further renovation of the existing structures and the addition of multiple luxury cottages structures, embracing the ever-growing allure of wine tourism along the prestigious wine corridor.











ESTATE SUMMARY

Discover the essence of old-world charm blended with Texan hospitality at SERENO RUSCELLO ESTATE, where each bottle is a masterpiece and every visit an enchanting escape. With its extensive Grape Creek frontage, towering hardwoods, and prominent US Hwy 290 location, it's an ideal canvas for aspiring vintners and B&B villette enthusiasts. This property is a canvas of endless potential—a vision of new winery spaces, a bustling bistro, and a blend of Texan hospitality with Tuscan charm. The potential is as boundless as the Texas skies, beckoning aspiring vintners and bed-and-breakfast enthusiasts to make their mark. Expand upon this architectural gem and introduce the world to the art of Texan hospitality and Tuscan-inspired culinary delights.



FINANCIAL / TITLE

SERENO RUSCELLO ESTATE, as described herein (13.00± ac), is offered at \$3,125,000 Cash or at Terms acceptable solely at the discretion of the Seller. The business is not included with this offering. The conditions of sale are as follows:

1. Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account at Hill Country Titles of Fredericksburg, TX.
2. There are currently no deed restrictions.
3. Property carries Agricultural Exemption.
4. The 2023 ag-exempt taxes were approx. \$13,838.20.
5. Seller will deliver existing survey.
6. Any mineral rights which the Seller owns will be conveyed to the Buyer at Closing.
7. Buyer to verify all pertinent information to their purchase.
8. Buyers Brokers are welcomed and invited to contact Andi or Brady Anders with Anders Ranch Realty for information regarding Cooperation Policies.
9. The property lies in the Fredericksburg ISD.



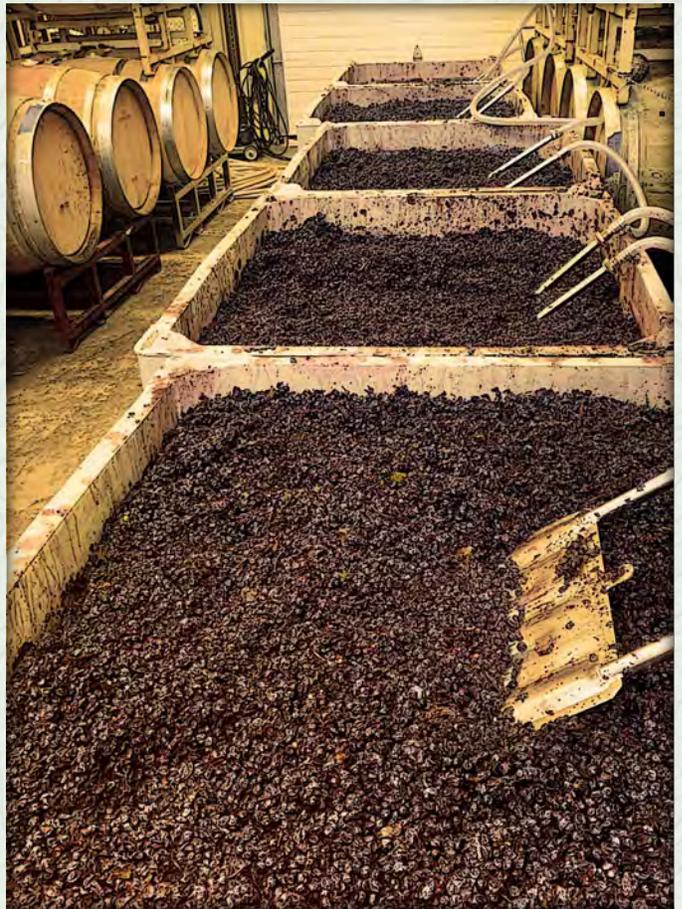
This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Seller. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Ranch Realty. Prospective Buyers should verify all information to their sole and complete satisfaction. **SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.**

Buyer's brokers/agents must be identified on first contact, and must accompany buying prospect on first showing to be allocated full fee participation. If this condition is not met, fee participation will be at the sole discretion of Anders Ranch Realty.





Inwood Estates
Vineyards



SERENO RUSCELLO

FINANCIAL / TITLE

TEXAVINO VIGNETO ESTATES, as described herein (26.90± ac), is offered at \$6,250,000 Cash or at Terms acceptable solely at the discretion of the Seller. The businesses are not included with this offering. The conditions of sale are as follows:

Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account at Hill Country Titles of Fredericksburg, TX.

1. There are currently no deed restrictions.
2. Property carries Agricultural Exemption.
3. The 2023 taxes were approx. \$21,611.42.
4. Seller will deliver existing survey.
5. Any mineral rights which the Seller owns will be conveyed to the Buyer at Closing.
6. Buyer to verify all pertinent information to their purchase.
7. Buyers Brokers are welcomed and invited to contact Andi or Brady Anders with Anders Ranch Realty for information regarding Cooperation Policies.
8. The property lies in the Fredericksburg ISD.



This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Seller. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Ranch Realty. Prospective Buyers should verify all information to their sole and complete satisfaction. **SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.**

Buyer's brokers/agents must be identified on first contact, and must accompany buying prospect on first showing to be allocated full fee participation. If this condition is not met, fee participation will be at the sole discretion of Anders Ranch Realty.

TEXAVINO VIGNETO ESTATES is being offered as 4 tract divisions:

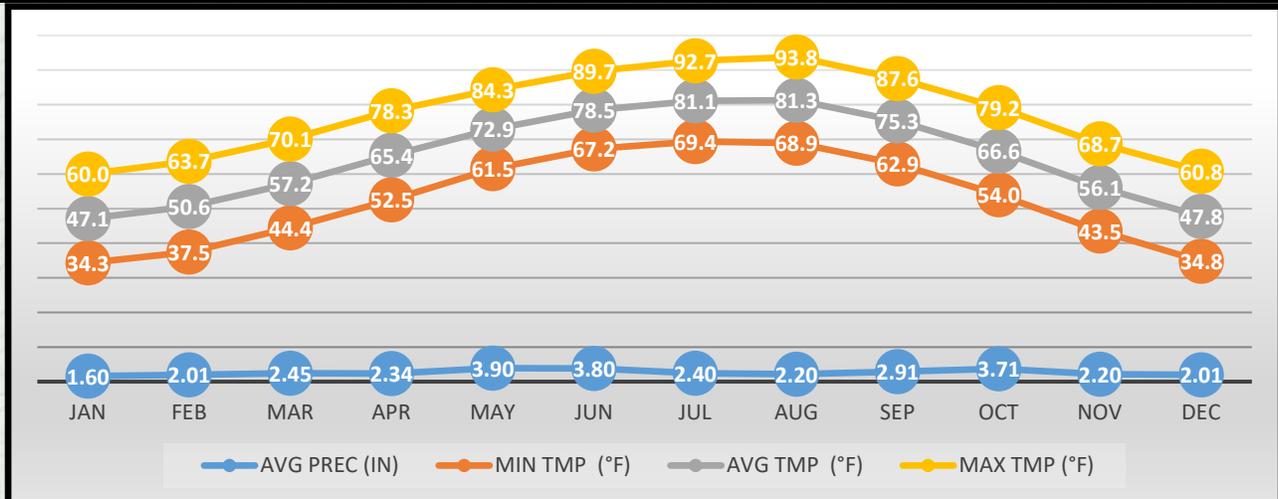
- 5. TEXAVINO VIGNETO ESTATES (Entire Plantation) — 26.9± ac offered at \$6,250,000**
- 6. TOSCANA CUPOLA ESTATE (Mid to West Estate) — 13.9± ac offered at \$3,125,000**
- 7. SERENO RUSCELLO ESTATE (Mid to East Estate) — 13.0± ac offered at \$3,125,000**
- 8. ROSSO CASAVINO & BISTRO (Northeast Facility) — 3.2± ac offered at \$2,490,000**



CLIMATE DATA

Three-decade averages of climatological variables (1991-2001)
Climate Normals for **Fredericksburg, Texas** from the National Climate Data Center (NCDC)

MONTH (1991-2010)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	1.60	34.3	47.1	60.0
Feb	2.01	37.5	50.6	63.7
Mar	2.45	44.4	57.2	70.1
Apr	2.34	52.5	65.4	78.3
May	3.90	61.5	72.9	84.3
Jun	3.80	67.2	78.5	89.7
Jul	2.40	69.4	81.1	92.7
Aug	2.20	68.9	81.3	93.8
Sep	2.91	62.9	75.3	87.6
Oct	3.71	54.0	66.6	79.2
Nov	2.20	43.5	56.1	68.7
Dec	2.01	34.8	47.8	60.8
Ann	31.53	52.6	65.0	77.4



Zip: 78624	Days Where Temp Exceeds 86°F:	121 - 150 Days
	Freeze Date (Avg First Frost):	Nov 11th – 20th
	Freeze Date (Avg Last Frost):	Mar 21st – 31st
	USDA Hardiness Zone:	Zone 8a: 10F to 15F
	Koppen-Geiger Climate Zone:	Cfa – Humid Subtropical Climate
	Ecoregion:	30a – Edwards Plateau Woodland
	Palmer Drought Index:	Moderately Moist

BROKERAGE INFORMATION



11-2-2015



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.

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.

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.

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.

Anders Realty	514096	Brady@AndersRanchRealty.com	512-791-9961
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Brady P. Anders	514096	Brady@AndersRanchRealty.com	512-791-9961
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
N/A	N/A	N/A	N/A
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Andrea Anders	643088	Andi@AndersRanchRealty.com	830-446-1532
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

Anders Realty

302 E. Main Street | Johnson City, TX 78636

www.AndersRanchRealty.com



Andi Anders, *Luxury Realtor*®
cell: (830) 446-1532
Andi@AndersRanchRealty.com



Brady P. Anders, *Broker/Owner*
cell: (512) 791-9961
Brady@AndersRanchRealty.com

