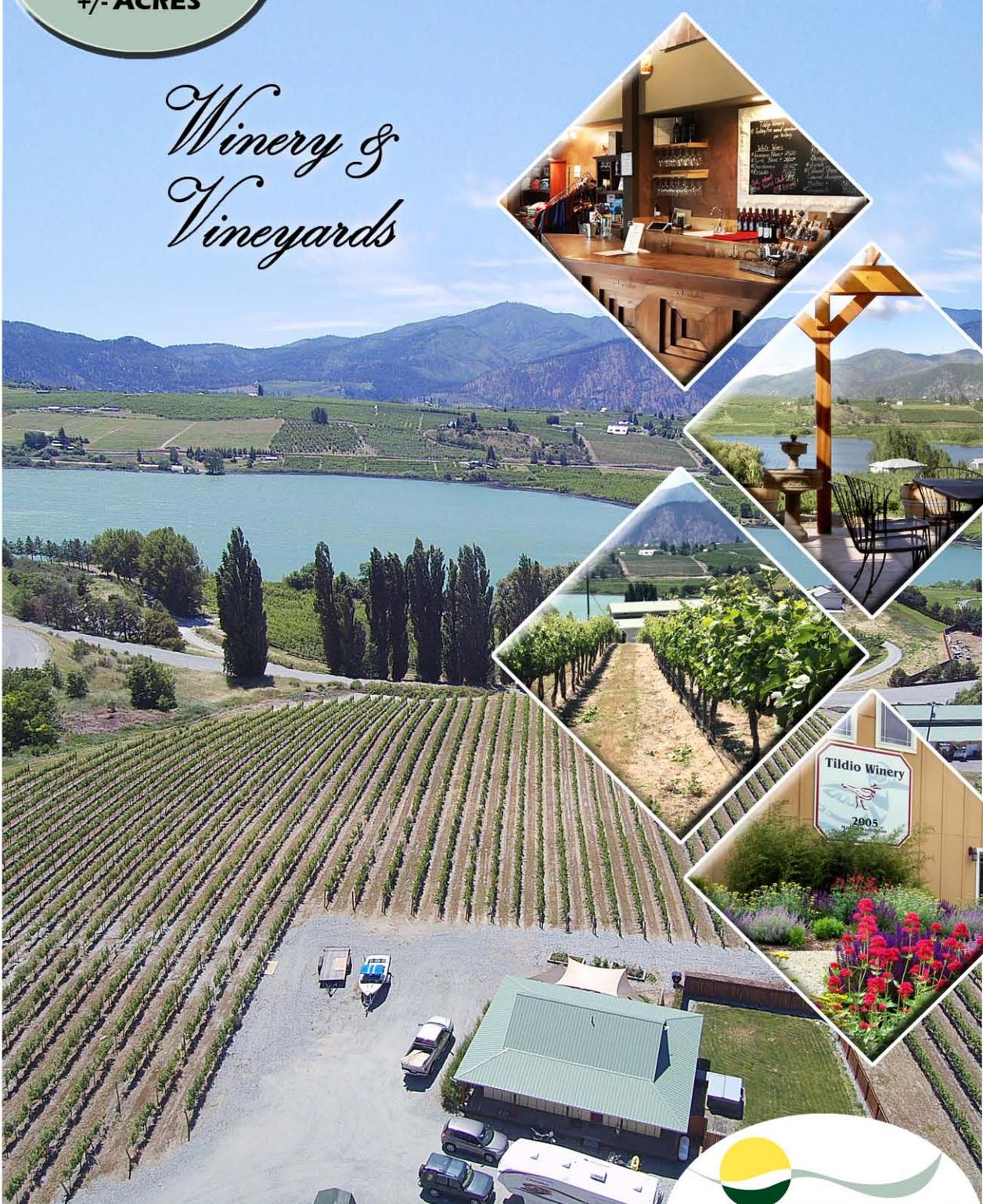


FOR SALE

8.16
+/- ACRES

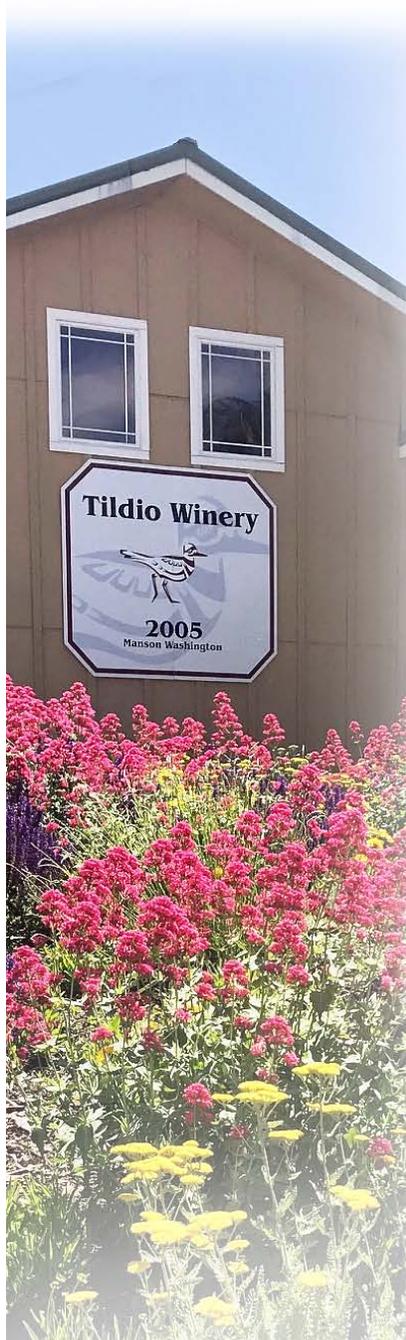
TILDIO WINERY

Winery & Vineyards



8.16
+/- ACRES

TILDIO WINERY & VINEYARDS



Source:
The Wenatchee World
Winemaker's Journal
October 14, 2016
By Rick Steigmeyer

Though Katy Perry of Tildio Winery is clearly not the singing celebrity, many consider her a winemaking rock star. In 1986, she left her paleontology job at the Smithsonian Institute and went back to school to study enology and viticulture at the University of California at Davis.

As a senior, an internship at Robert Mondavi Winery turned into a job running a research project experimenting with various yeasts, vine clones, etc. After several years there, she went to Benziger Winery in Sonoma, where she helped start the Glen Ellen project before becoming a winemaker for Australian-owned Geyser Peak. The winery sent her to Australia's Barossa Valley as an exchange winemaker for a year. Australia's ability to grow wine grapes and make great wines, despite its limited labor force and water supply, opened her eyes to new possibilities.

After returning to California, she was hired by Stag's Leap Wine Cellars, which is now owned by Chateau Ste. Michelle, Washington's premier winery. In 2000, Katy accepted the position of head white winemaker at Chateau Ste. Michelle. About that same time, since she was familiar with the Lake Chelan area, she purchased property northwest of Manson for her future winery, Tildio.

The land, just north of Lake Chelan, overlooks tiny Roses Lake and the Cascades. The winery name comes from the Spanish term for the killdeer bird - chorlito tildio - which can be seen on the lake's shores.

Also, around 2000, some area apple growers invited Katy to speak to them about planting grapes, since apple prices had drastically declined. The growers were looking for new opportunities to utilize their land that would also tap into local tourism. As a result, she helped several wineries get started, and continues to work as a consultant for wineries in other areas.

While still at Ste. Michelle, she met her husband, Milum, and they quickly learned that, not only did they enjoy many of the same wines, but that they had the same dream - starting a winery. They began planting grapes on the Roses Lake property in 2002, and the tasting room opened in 2005.

Milum manages the winery, and Katy focuses on making red blends as well as a few whites, including a 2015 Estate Chardonnay which is light and oaky with aromas of apple and pear.

Her red blends, which tout both personal names and personality, include The Hermit, Stride, The Phoenix, Robusto and Profound.

8.16
+/- ACRES

TILDIO WINERY & VINEYARDS

General Information

PRICE & TERMS

\$2,650,000

REDUCED

Cash or terms acceptable to seller. The sale includes the brand as well as all bulk and bottled inventory. Buyer would be required to reimburse Seller at closing for all reasonable and customary growing costs for the 2018 crop.

LOCATION

The property is located in Chelan County in north central Washington. The parcel is mostly in Section 23 of T28N, R21E, with a small portion in Section 24. It is just north of the junction of East Wapato Lake Road and Upper Joe Creek Road, near the city of Manson in Chelan County. (See details on Vicinity and Location Maps page).

PARCELS

The property consists of one real estate tax parcel: 282123440075

PROPERTY DETAILS

Parcel is 8.16+/- acres, with 6.0+/- planted to wine grapes in 2002

Variety	+/- Ac. Planted	2017 Production	+/- Tons/Ac.
Sauvignon Blanc	1.4	4.50 tons	3.21
Chardonnay	1.0	3.50 tons	3.50
Syrah	1.8	4.50 tons	2.50
Tempranillo	1.0	4.00 tons	4.00
Cabernet Franc	.8	3.00 tons	3.75
Total	6.0	19.5 tons	Avg. 3.25

IMPROVEMENTS

Winery with tasting room and second floor guest suite and a 1,300 sq-ft house with 2 bedrooms, and 1 bathroom. Details on Improvements and Equipment pages.

EQUIPMENT

Winery includes stainless steel vessels, variable tanks, steel barrels, kegs, poly tanks and lab equipment. Vineyard equipment includes a tractor and forklift. Details on Equipment pages.

TAXES

Total property taxes, 2017 tax year, were \$3,702.09.

UTILITIES

Electric power is provided by the Chelan County PUD. Electric power at the pole barn. Three-phase power to winery. Engineered septic and drain field. Garbage service is provided by Zippy Disposal.

LAND USE CODE

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continued on next page



8.16
+/- ACRES

TILDIO WINERY & VINEYARDS

General Information

SOILS

The major soil series on the property is Chelan and Antilon gravelly sandy loams (See Soils Map and Descriptions page for details)

WATER / IRRIGATION

All Lake Chelan Reclamation District (LCRD) water and well water is filtered through a horizontal double filtration system. Irrigation water rights from LCRD: 23 acre-feet.

CONTACT INFORMATION

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Address: 312 E. Trow St., Chelan, WA 98816



8.16
+/- ACRES

TILDIO WINERY & VINEYARDS

Vicinity & Location Maps

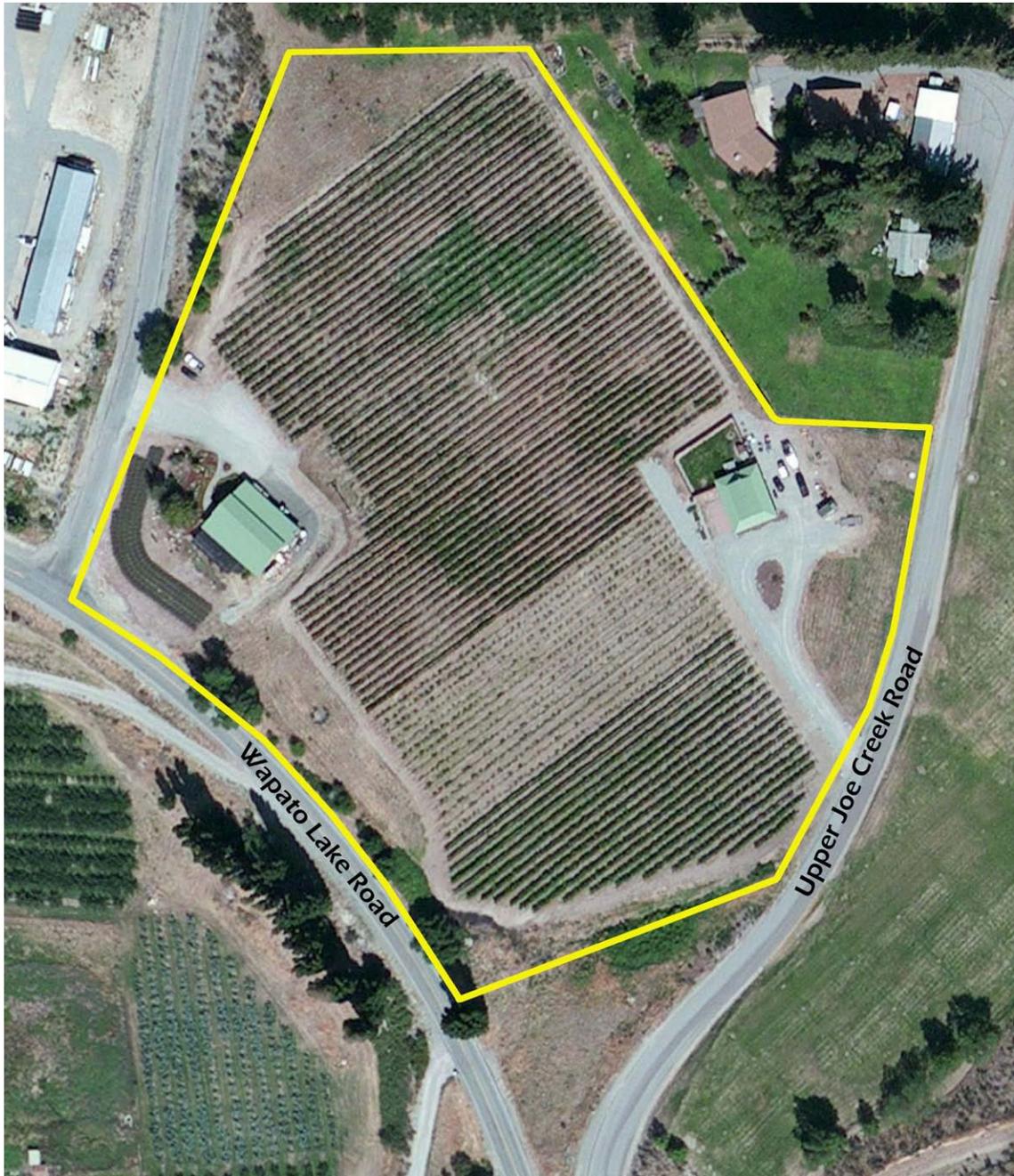


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TILDIO WINERY & VINEYARDS

Aerial Map

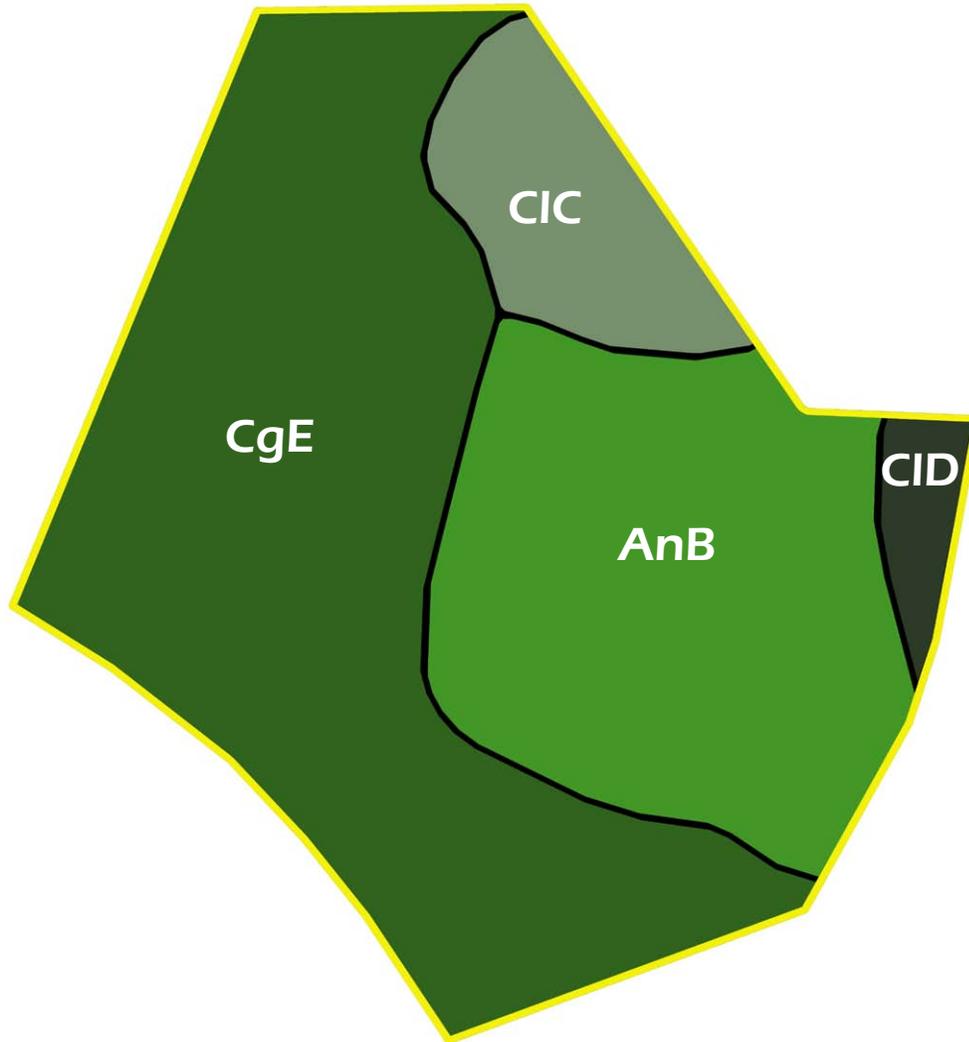
Sections 23 & 24, Twp 28N, Range 21E



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+/- ACRES

TILDIO WINERY & VINEYARDS

Soils Map and Descriptions



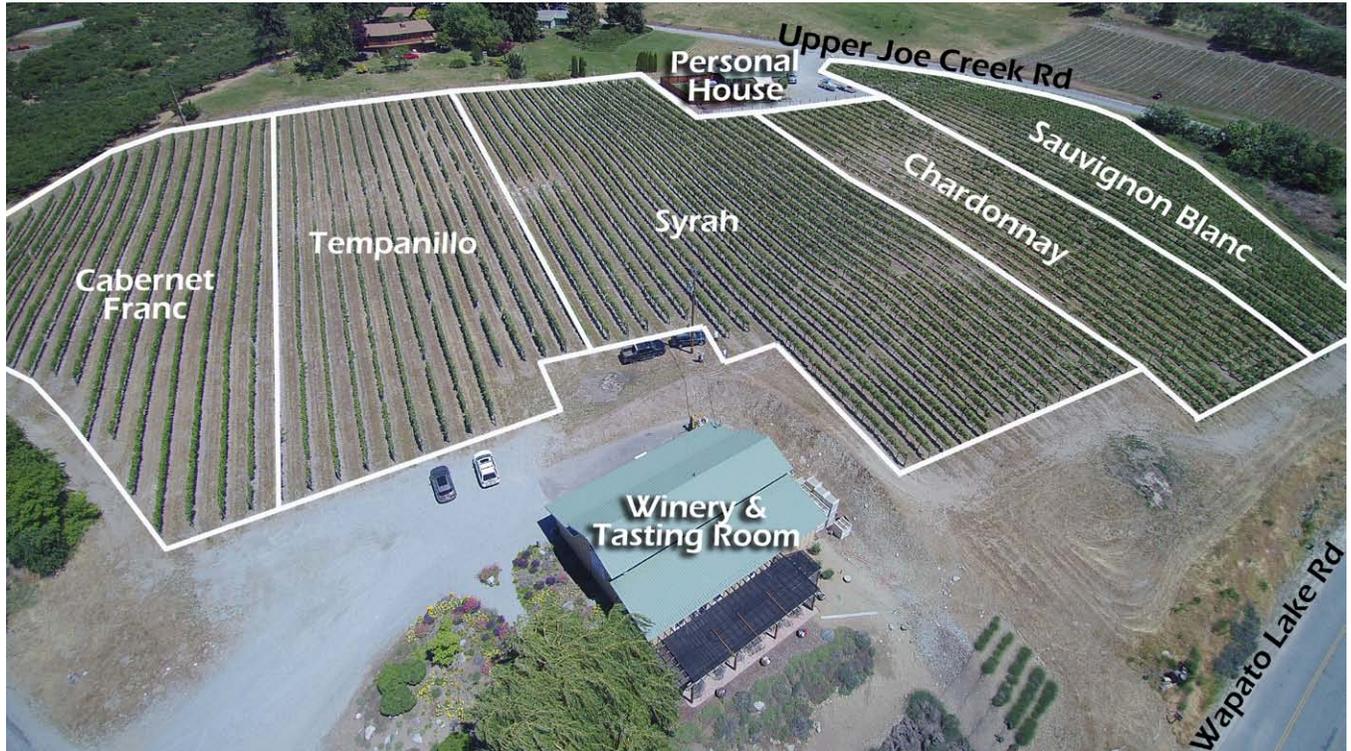
	Description	% Slopes	Classification (Irrigated / Nonirrigated)
AnB	Antilon gravelly sandy loam	3 to 8	3e / 2e
AnD	Antilon gravelly sandy loam	8 to 25	6e / 4e
CgE	Chelan gravelly sandy loam	25 to 45	- / 6e
CIC	Chelan gravelly sandy loam, pumiceous	8 to 15	4e / 3e
CID	Chelan gravelly sandy loam, pumiceous	15 to 25	6e / 4e



8.16
+/- ACRES

TILDIO WINERY & VINEYARDS

Plantings Map



2012 - 2017 Production

Variety	2012	2013	2014	2015	2016	2017
Sauvignon Blanc	N/A	1.4	3.4	3.7	4.5	4.5
Chardonnay	N/A	N/A	1	2	3.75	3.5
Syrah	4.8	4.8	5	4.8	4.5	4.5
Tempranillo	3.5	3.7	3.9	4	4	4
Cab Franc	3.1	3.4	3.3	3.5	3.5	3
Total tons	11.4	13.3	16.6	18	20.25	19.5

8.16
+/- ACRES

TILDIO WINERY & VINEYARDS

Building Improvements

WINERY - TASTING ROOM BUILDING

4,750 sq. ft. - Pole built

Tasting Room (on first floor)
Hydronic heat on entire first floor

Large Patio (overlooking Roses Lake)

Other Rooms

Case Goods Room
Barrel Room (with sloped floor and central drains)
Winemaking Cellar (with sloped floor and central drains)
ADA Bathroom

Second Floor

Guest Room (with separate sitting area and kitchenette)
Large Office
Full Bath

Building has three-phase power for crush pad and winemaking area

House

1,300 sq. ft. - Stick built
2 Bedrooms, 1 Bath
3/4 Maple Hardwood Floors
Solid Maple Kitchen Cabinets
Stainless Steel Appliances
Farm Sink
Quartz Countertops
Central Heat and Air
Propane Cook Stove
Propane Heat Stove



8.16
+/- ACRES

TILDIO WINERY & VINEYARDS

Winery Equipment

VARIABLE TANKS - STAINLESS STEEL

- 1 - 2000 liter
- 2 - 1500 liter Jacketed and chilled
- 2 - 1000 liter Jacketed and chilled
- 1 - 600 liter
- 1 - 300 liter
- 1 - 200 liter

OTHER VESSELS

- 3 Steel barrels
- 3 - 15.5 gallon kegs
- 3 - 330 gallon poly tanks
- 70 - Barrels, primarily French oak

WINERY EQUIPMENT

Press	SK 12 hectaliter with stainless steel hopper and press pan
Destemmer	Lugano 1A with stainless steel stand and hopper
Fermenters	11 - 1-ton open-top T bin, 7 open top Macrobin 48s, all with rotator bars
Bins	11 Macrobin 28s
Forklift	5500 lb Toyota
Chiller	5-ton Glycol chiller with 5 hp pump - plumbed to chill tanks and barrel room, individual thermostatic control to each tank and barrel room
Steam Generator	Electrosteam boiler
Filter	40 x 40 Plate and frame with cross over
Pallet Jack	1 - Manual
Power Pallet Jack	1 - 4500 lb capacity
Pump	Yamada 20 stainless steel diaphragm pump on cart
Compressor	100-gallon
Cellar Equipment	Valves, clamps, racking equipment, hoses, barrel racking wands, barrel stirring wands, bulldog pump, punchdown, grape rake and hoe, cleaning brushes, 4 tanks for NO2 or argon, etc.
Bin Rotator	Forklift-mounted
Bird Net	15 Bags
Barrel Racks	Approx. 100
Lab Equipment	pH meter, refractometer, hydrometers, 2 scales, SO2 titration setup, stir plate, ebulliometer, carbodoser, misc. glassware.



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+/- ACRES

TILDIO WINERY & VINEYARDS

Vineyard / Farm Equipment

VINEYARD / FARM EQUIPMENT

4-Wheeler	2007 Honda Rancher with spray rig
Tractor	New Holland TC31D
Tractor Implements	Blast sprayer, mover, back forks, auger, back blade, rock rake, bird net installations platform, single hilling disc, grape hoe
Parts/Equipment	Misc. PVC fittings, wire, trellis parts, drip line and parts, etc.
Tools	Wire tools, pruners, loppers, shovels, rakes, post hole digger, post pounder, backpack sprayer, digging bars, rodenator, etc.



8.16
+/- ACRES

TILDIO WINERY & VINEYARDS

Tasting Room Photos



8.16
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TILDIO WINERY & VINEYARDS

Winery Equipment Photos



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TILDIO WINERY & VINEYARDS

Vineyard Photos



8.16
+/- ACRES

TILDIO WINERY & VINEYARDS

House & Property Photos



CHELAN COUNTY, WASHINGTON



8.16
+/- ACRES

TILDIO WINERY & VINEYARDS

Property Photos



8.16
+/- ACRES

TILDIO WINERY & VINEYARDS

Disclaimer

ACREAGE FIGURES

All acreage figures and other measurement details are approximations (+/-).

AS-IS

This is an 'as-is' sale - there are no warranties, expressed or implied.

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