

GILL'S PIER VINEYARD & WINERY INC.

Leelanau Peninsula's Premier Winery Destination

Offered for sale by Traverse North Realty



Rare opportunity to purchase a turnkey vineyard and winery, complete with tasting room, storage buildings, equipment, inventory and custom home with Lake Michigan views, all on 54+ acres in one of the most beautiful places in the country.

Gill's Pier vineyard & Winery began by a family with a dream. The Sterkenburg family wished to build a family business in Leelanau County which would grow and prosper. After eight years of hard work, dedication, education, and enthusiasm, Gill's Pier is now considered one of the best wineries in Northern Michigan.

We are looking for a buyer with a similar dream and who has the desire to take this small, turnkey business to the next level. The foundation is in place. The future proprietor of Gill's Pier will have the opportunity for growth, expansion and endless rewards.



Gill's Pier Vineyard & Winery



Custom 5 bedroom, 4.5 bath home with Lake Michigan views. A fabulous home for owners to put their feet up and look out over their lush crops.



52 acres, featuring four acres of mature, producing vines with an additional four acres plowed, and cover cropped, ready for planting



A successful, established turn-key business with a pronounced reputation for high-quality product and friendly service. Sale includes equipment, furnishings and marketing products.



Tasting room is complete with antique Mahogany bar, walnut polished floors, chic chandeliers VIP room, office, heated storage, catering kitchen and landscaped grounds.



5,724 sq ft storage building next to the tasting room. Currently used to store equipment, vehicles and tractor. Building offers on-site production capabilities and storage for future expansion.



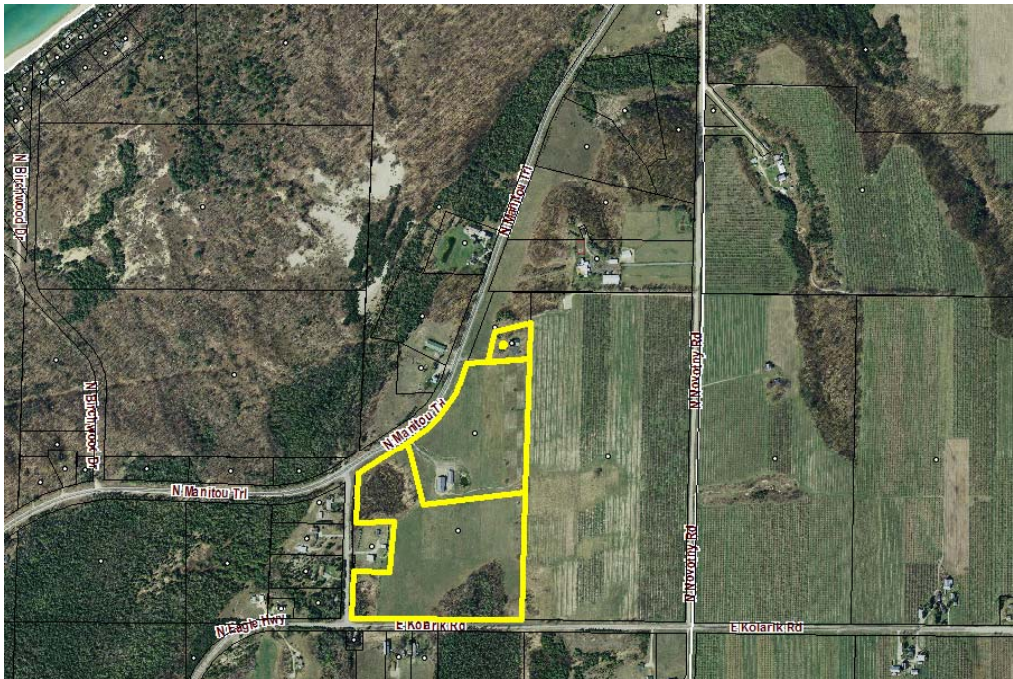
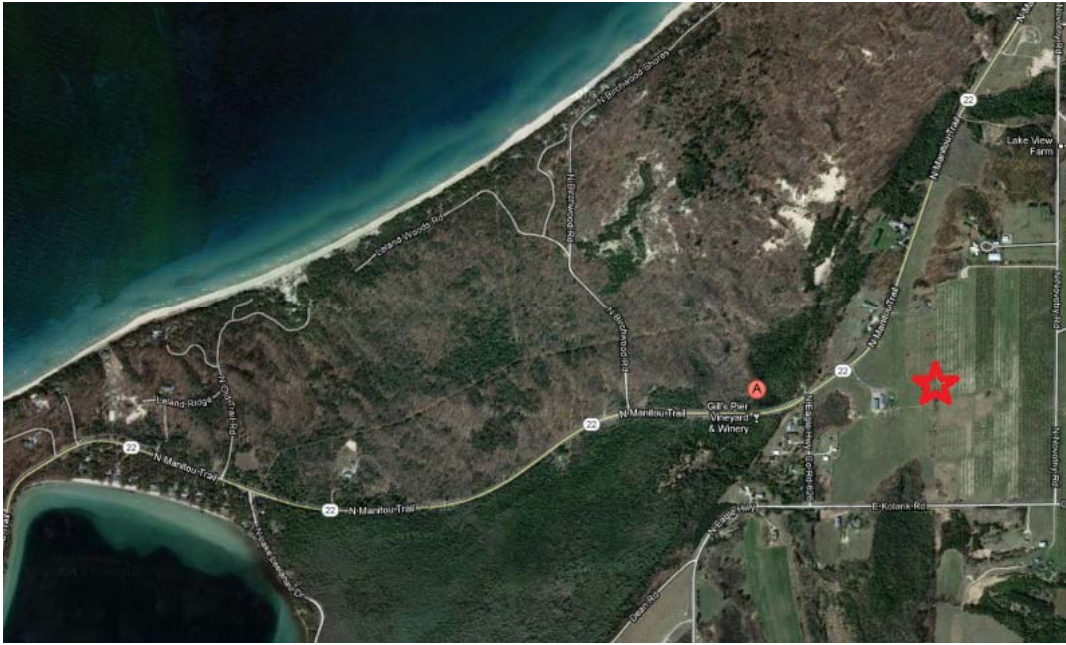
52 Acres on the Famous Leelanau Peninsula

Gill's Pier offers a premium location along the Lake Michigan and Sleeping Bear Dunes corridor. Wine tasters, locals, and area visitors are sure to embrace these beautiful surroundings while enjoying their favorite wines.

Property Highlights

- Four acres of mature irrigated vines featuring: Riesling, Cabernet Franc, Merlot and Sauvignon Blanc grapes
- Four additional acres are plowed, primed and cover cropped for the new coming vines
- Approximately 20 acres of this gorgeous landscape are suitable for grapes
- Ample room for expansion via production, on-site venues, and other opportunities



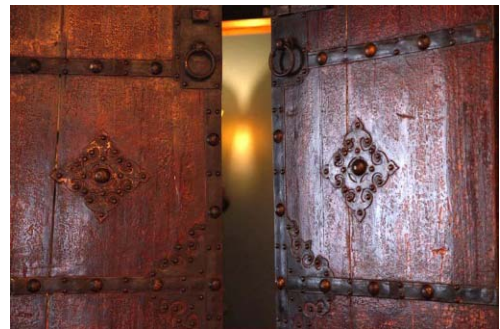
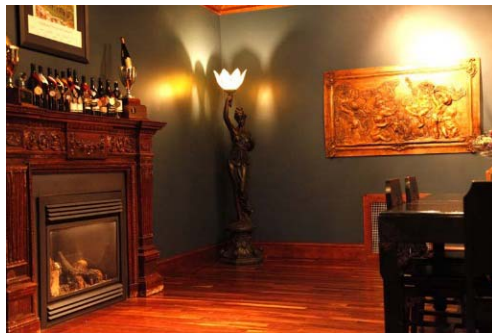




Gill's Pier Tasting Room



- 3,294 sq ft tasting room, including 1,098 sq ft of heated storage
- 100 year-old restored antique Mahogany bar and European antiques adorn and charm
- Tasting/sales room, VIP room, catering kitchen, office, heated storage and two bathrooms
- Charming landscaped setting, with outdoor seating, and pond
- Exceptional source of revenue that is increasing annually
- All furnishings and supplies are included



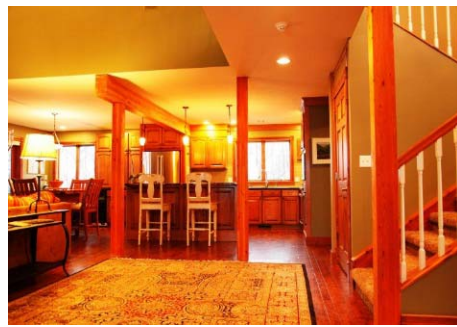


5700 N Manitou Trail Residence



Custom home nestled on almost two acres with Lake Michigan Views

- 5 bedroom, 4 bath home with office and walkout lower level
- Custom kitchen with River Rock granite counters, island, and stainless appliances
- Stone fireplace in great room
- Hardwood floors
- Large master suite with his and hers walk-in closets, soaking tub, duo sinks, and tiled shower





Storage Building/Equipment



- 5,724 sq ft storage building
- Possible future use for processing facility, on-site storage, venues

Gill's Pier Inventory List

Description	Qty
Vineyard Equipment	
T550 Tong Yang Tractor	1.00
500 Gallon Beam Sprayer w/ graper tower	1.00
100 Gallon Beam Sprayer for Herbaside	1.00
30 Gallon Grape Picking lugs	106.00
1/2 Ton macro bins	10.00
Pellenac Electric pruners	1.00
Harvest Shears	4.00
3' metal support rods for vines	3000.00

Appliances

Insinger undercounter dishwasher	1.00
Beverage Air Commercial Refidgerator	1.00
Holiday Chest Freezer	1.00
Panasonic Microwave	1.00
Epco Catering Warming Oven	1.00
Nostalgia Kegerators	2.00
Beverage Air Undercounter Refidgerator	1.00
Orek Vacuum	1.00
Dirt Devil Tank Vacuum	

Office Equipment

Office Computer	1.00
Vtech Telephone	3.00
Cannon Desk Calculator	1.00
HP Deskjet 6700 Pro	1.00
Sony Reciever / CD	

Description	Qty
Furniture	
Antique Bar and Back Bar	1.00
Classic Sideboard w/ mirrors and drawers	1.00
English Fireplace Mantel	1.00
Tall glass table top w/ 2 chairs	1.00
Antique Cabinet	1.00
12 bottle wine rack w/ glass holder	1.00
8'x2' marble top checkout counter	1.00
8'x2' side bar	1.00
Metal display rack w/ 4 glass shelves	1.00
60 gallon oak barrels	3.00
8'x2' Tall table	1.00
12 case wine rack - round	1.00
9 1/2' x 7 1/2' custom wine cabinet	1.00
4'x2' display table	1.00
Oval shaped dining table	1.00
L shaped office desk w hutch	1.00
Office chair	1.00
filing cabinets	2.00
Safe	1.00
5 shelf bookcase	1.00
3'x2' display table	1.00
Small marbel top display table	1.00
Round seat bar stools	10.00
High back bar stools	3.00
5 shelf folding wooden display rack	2.00
30" round glass top table	1.00

Speakers	2.00
HP POS Computer w/ Cash Drawer	1.00
Laminator	1.00

Event Supplies

Stainless Steel Wine Tub	1.00
Gill's Pier Display Banners	2.00
10' x 10' Folding Canpoy tent	1.00

Other Equipment

5500 lb Hand Pallet Jack	1.00
Collapsible Hand Truck	1.00
Hand truck	1.00

Kitchen /Glass ware

Gill's Pier Logo Glasses	733.00
Square white plates	12.00
Round blue plates	8.00
Round salmoln small plates	24.00
Painted small plates	4.00

Tasting Room Accessories

Antique Cast Iron Corker	1.00
5'x3' Chareb Wall Piece	1.00
6' Candelabra w/ 5 candles	2.00
10 Gallon oak barrel	1.00
Ceramic Lamp	1.00
5 Gallon oak barrels	6.00
Clothing display rack	1.00
Antique 6 ltr wine bottle	1.00
Antique 5 gallon wine press	1.00

27" round metal top table	
Metal folding chairs	16.00
8' folding tables	2.00
4' folding tables	2.00
4' x 30" black supply tables w/ shelves	2.00
Mirrors	2.00
2'x1' folding table	1.00
1' round metal display stand	1.00
Picnic tables	3.00
6' round patio table w/ 4 chairs	1.00
3' round patio table w/ 2 chairs	
7'x4' Utility racks	3.00
6'x3' Utility rack	1.00

Misc

Paper products
Office supplies
Cleaning supplies

Art Work

20" x 26" Wineries of Leelanau	1.00
30"x24" "Fine Wine" art reproduction	1.00
30"x40" Porto Ramos Pinto vintage poster	1.00
17"x22" Traverse Magazine framed article	1.00
16"x13" Picture of our road sign	1.00
13"x16" Gill's Pier Potato Wagon picture	1.00
30"x27" Legendary Leelanau poster	1.00
55"x40" Vintage posters	3.00
Wood wall clock w/ grapes	1.00
Wooden painted "winery" sign framed	1.00 10.00

Antique wooden grape bin	1.00
Antique wicker wine lug	1.00
Antique bottle dryer	1.00
3' Acrylic wine glasses	2.00
Pair of heavy dark castle doors	1.00
French Crystal beaded chandeliers	5.00
Sitka Deer antler chandelier	1.00
Modern art chandelier - 8 candle lights	1.00

Barrels

225LTR BDF MD+T Tonnellerie O 2012	3.00
2012	3.00
225LTR T Tonnellerie O 2011	3.00
Orion Bordeaux 238L M+ Fire 2011	3.00
1 seguin Moreau 2007	1.00
4 saury 2007	4.00
2 saury 2006	2.00
2 saury Bourgogne 2008	2.00
1 Val du Loire 2009 Bourgogne	1.00
1 tonnellerie loureiro 2009	1.00
1 Radoux American Oak 2007	1.00
1- 500 liter Vernou puncheon 2002	1.00
1- 500 liter Nadalie Puncheon 2002	1.00

44"x36" Womans face on wood	1.00
56"x36" Spa-Citron vintage poster	1.00
26"x28" LPVA signed poster	1.00

Misc

1936 Ford Stake Truck	1.00
Potato Wagon - Harrison Wagon Co.	1.00
metal bar pitchers	6.00
Metal dump buckets for the bar	6.00
Assorted wine pourers / toppers	
38 gallons High proof spirits.	

Tanks

25HL white wine tanks	2.00
58HL white wine tanks	1.00
Bonar 1ton bins	5.00
20HL IBC steel tanks	2.00

Equipment List

Manuf. and/or Vendor Name & Invoice No.	Description of Equipment and MACRS Depreciation Recovery Period	Quantity
Criveller Company Canada 8420	Closed Membrane Press S/N: _____ MACRS Period: 3 years	1
Criveller Company Canada 11176	Gasket and Clamp MACRS Period: 3 years	1
Criveller Company Canada 8291	Monobloc with Labeller and Revolving Turret for Stelvin Caps, including Deaeration, Vacuum, Level Injector, Stainless Chain, Unscrambling Table and Drive Motor with Double Filtration Kit S/N: _____ MACRS Period: 3 years	1
Criveller Company Canada 8299	Butterfly Valve and Jaw Spring Pin, Corker Jaw Return Spring MACRS Period: 3 years	1
Criveller Company Canada	Closed Membrane Press on Axial Feed, including Destemmer Crusher, Crushing Rollers, Electronic Variator and Inverter, Peristaltic Pump, Conveyor/Grape Elevator S/N: _____ MACRS Period: 3 years	1
Gamajet 7-1842	Gamajet EZ-7 with Bipod Stand MACRS Period: 3 years	1
G.W. Kent, Inc. 0071288-IN	Bulldog with Sight Glass MACRS Period: 3 years	1

Equipment List - continued

G.W. Kent, Inc. 0071676-IN	Butterfly Valve, Drain Ball, Sample Valve Perlick Style 316 MACRS Period: 3 years	1
Mio Vigneto Products 2007-1.4	OV1922 3000 Lt Oval Tanks MACRS Period: 3 years	1
H&R Industries 152352	Alkota Cold Washer and Pressure Gauge MACRS Period: 3 years	1
Central Industrial Sales 14935	CPG Mixer, Plug, Cart MACRS Period: 3 years	1
Left Foot Charley 8/1/07	Two (2) Hoover IBC 550 Gallon Tanks #191994, 192111 MACRS Period: 3 years	2
Malavac Inc. 13232	Liftmaster Bin Dumper S/N: 8072299 MACRS Period: 3 years	1
McClain Ozone Inc. 612	Destroyer P Ozone Sanitation System MACRS Period: 3 years	1
SafetyNet IVC02356, IVC02355	Dell Precision 390 Workstation, Microsoft Store Ops, HP Intel Duo MACRS Period: 3 years	1

PART OF SEC. 25, T 31 N, R 12 W,
LELAND TWP., LEELANAU COUNTY, MICHIGAN

[illegible]

HOME DISCLOSURES

SELLER'S DISCLOSURE STATEMENT

Property Address: 5700 N. Manitou Trail
Street

Northport
City/Village/Township

Michigan

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction, and is not a substitute for any inspections or warranties the buyer may wish to obtain.

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **This information is a disclosure only and is not intended to be a part of any contract between Buyer and Seller.**

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides):

Item	Yes	No	Unknown	Not Available
Range/Oven	✓			
Dishwasher	✓			
Refrigerator	✓			
Hood/fan	✓			
Disposal	✓			
TV antenna, TV rotor & Controls	✓			
Electrical system	✓			
Garage door opener & remote control	✓			
Alarm System	✓			
Intercom				✓
Central Vacuum	✓			
Attic Fan				✓
Pool heater, wall liner, & equipment				✓
Microwave	✓			
Trash Compactor				✓
Ceiling Fan	✓			
Sauna/Hot Tub	✓			
Washer	✓			

Item	Yes	No	Unknown	Not Available
Dryer	✓			
Lawn sprinkler system	✓			
Water Heater	✓			
Plumbing system	✓			
Water softener/conditioner	✓			
Well & Pump	✓			
Septic tank & drain field	✓			
Sump Pump				✓
City Water System				✓
City Sewer System				✓
Central Air Conditioning	✓			
Central Heating System	✓			
Wall Furnace				✓
Humidifier	✓			
Electronic Air Filter				✓
Solar Heating System				✓
Fireplace & Chimney	✓			
Wood Burning System				✓

Explanations (Attach additional sheets if necessary):

Buyer's Initials

Seller's Initials

[Signature] Kjs

Property Address: 5700 N. Manitou Trail Northport Michigan
Street City/Village/Township

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING:

Property Conditions, Improvements & Additional Information:

1. **Basement/crawl space:** Has there been evidence of water? ☒ Yes ☐ No
If yes, Please explain
leak in the furnace system
2. **Insulation:** Describe, if known: _____
Urea Formaldehyde Foam Insulation (UFFI) is installed? ☒ Unknown ☐ Yes ☐ No
Yes ☒ No
3. **Roof:** Leaks? _____
Approximate age if known 11
4. **Well:** Type of well (depth/diameter, age, and repair history, if known) _____
Has the water been tested? ☒ Yes ☐ No
If yes, date of last report/results _____
5. **Septic Tanks/drain fields:** Condition, if known: Very good
6. **Heating System:** Type/approximate age: Forced air / 1 year
7. **Plumbing System:** Type Copper Galvanized Other _____
Any known problems? _____
8. **Electrical System:** Any known problems? No
9. **History of Infestation, If any:** termites, carpenter ants, etc.) none
10. **Environmental Problems:** Are you aware of any substances, materials, or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel, or chemical storage tanks and contaminated soil on the property.
Unknown Yes ☒ No
If yes, please explain:

11. **Flood Insurance:** Do you have flood insurance on the property? Unknown Yes ☒ No
12. **Mineral rights:** Do you own the mineral rights? Unknown Yes ☒ No
- Other Items:** Are you aware of any of the following?
1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads, and driveways, or other features whose use or responsibility for maintenance may have an effect on the property?
Unknown Yes ☒ No
2. Any encroachments, easements, zoning violations, or nonconforming uses? Unknown Yes ☒ No
3. Any "common" areas (facilities like pools, tennis courts, walkways, or other areas co-owned with others), or a homeowners' association that has any authority over the property?
Unknown Yes ☒ No
4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors?
Unknown Yes ☒ No
5. Settling, flooding, drainage, structural or grading problems? Unknown Yes ☒ No
6. Major damage to the property from fire, wind, floods, or landslides? Unknown Yes ☒ No
7. Any underground storage tanks? Unknown Yes ☒ No
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.?
Unknown ☒ Yes ☐ No
- Buyer's Initials _____ Seller's Initials PS KJS

Property Address: 5700 N MANITOU TRAIL NORTHPORT Michigan
Street City/Village/Township

9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge?

Unknown Yes ☒ No

10. Any outstanding municipal assessments or fees?

Unknown Yes ☒ No

11. Any pending litigation that could affect the property or the Seller's right to convey the property?

Unknown Yes ☒ No

If the answer to any of these questions is yes, please explain. Attach additional sheets if necessary.

The Seller has lived in the residence on the property from October 2002 (date) to Current (date).
The Seller has owned the property since August 2001 (date). The seller has indicated above the conditions of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to buyer. In no event shall the parties hold the broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732, IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller 

Date 1/26/13

Seller 

Date 1/26/13

Buyer has read and acknowledges receipt of this statement

Buyer _____

Date _____ Time _____

Buyer _____

Date _____ Time _____



TRAVERSE AREA ASSOCIATION OF REALTORS®
MULTIPLE LISTING SERVICE



LEAD-BASED PAINT SELLER'S ACKNOWLEDGEMENT

Seller represents and warrants that the listed property (address): 5700 N. Manitowish
Trail, Northport, MI 49670

was built in 1978 or later, and that therefore, the federally mandated lead-based paint disclosure regulations do not apply to this property.

Signed by Seller(s)

Ryan Stierkenburg
Seller
Kristin J. Stierkenburg
Seller

1/26/13
Dated
1/26/13
Dated

Disclaimer: This form is provided as a service of the Traverse Area Association of REALTORS® and its Multiple Listing Service. Please review both the form and details of the particular transaction to ensure that this form is appropriate for the transaction. The Traverse Area Association of REALTORS® and its Multiple Listing Service are not responsible for the use or misuse of this form. Purchasers and Sellers are reminded that this is a binding legal agreement and that they have the right to an attorney review of document prior to signing.

Customer Report**5620 N MANITOU TRL**Ask Price: **\$1,900,000**

MLS # **1742020**
Status **Active**
County **Leelanau**
Type **Vacant Lot/Land**
Address **5620 N MANITOU TRL**
City **Northport**
Zip **49670**
Acres **52.00**
Wtrfrnt **No**
Water P/S
Front Ft



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Body of Water
Less Than 1 Acre **No**
Subdivision **metes and bounds**
Lot #
Dimensions **irregular**
Township **Leland**
Sec # **25**

Commercial Y/N **Yes**
School District **Leland**
Sign **No**
Special Assessment **No**
Annual Assn Fee
Manufacture Allow **Unknown**

Est % Timber
Est % Wetlands
Est % Tillable
Est % Other
Dual MLS #

TOPOGRAPHY **Rolling/Hilly, Sloped, Open**
PRESENT USE **Metes and Bounds, Farming, Existing Vineyard**
UTILITIES AVAILABLE **Electric, Telephone, Cable TV**
ROAD FRONTAGE **County Maintained, Paved**
AMENITIES **None**
WATER INSTALLED **Private Well**
WASTE INSTALLED **Septic System**
WATER OPTIONS **See Remarks**
WASTE OPTIONS **See Remarks**

EXTERIOR
ZONING
LAND USE RESTRICTIONS
DOCUMENTS
FINANCING AVAILABLE
MISCELLANEOUS
WATERFRONT TYPE
Outbuildings, Water View, Countryside View
Agricultural, Special Use
Unknown
Survey/Plat, See Remarks
Conventional Mortgage, Cash, Owner Assist (L/C)
None
Pond, None

ENVIRONMENTAL FEATURES

Rare opportunity to own a turn-key, upscale vineyard with room to grow and expand. Gill's Pier Vineyard & Winery is nestled on 52 acres of scenic hills along the prestigious Sleeping Bear Dunes and Lk Michigan shoreline. The tasting room is elegantly appointed and offers space for winetasters to relax and enjoy. 20 acres suitable for grapes with 4 acres planted with mature, producing vines. Included in sale are the 5 bed / 4.5 bath custom home with additional 3 acres, tasting room, barn & equipment

From Leland go north towards Northport. Gill's Pier Vineyard and Winery is on the right.



Kenneth C Weaver
TRAVERSE NORTH REALTY
(231) 668-6303
homes@traversenorth.com
http://www.traversenorth.com
(231) 357-0821
830 E E Front St, Ste 319



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Customer Report**5620 N MANITOU TRL**Ask Price: **\$1,900,000**

MLS # **1742018**
 Status **Active**
 County **Leelanau**
 Type **Commercial**
 Address **5620 N MANITOU TRL**
 City **Northport**
 Zip **49670**
 Sale or Lease **For Sale**
 Real Estate Incl **Yes**
 Business Name **Gill's Pier**
 Business Incl **Yes**
 Inventory Incl **Yes**



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Unit #		ApxYrBlt	2002	Lease Expires	
Deeded Water	No	TotalFinSF	3294	Renewable (Y/N)	
Body of Water		Restrooms	2	Lease/SQFT	
Private/Shared		FullTime Empl		Zoning	
Waterfront Ft		Park Spaces	20	# Units	
Lot #		Fixtrs/Equip Value		Inventory Value	
Subdivision	metes and bounds	Electric Supplier		Township	Leelanau
Dimensions	irregular	Elec Exp/Year		Section #	25
Dual MLS #		Heat Exp/Year		Apx # Acres	52.00
		Ins Exp/Year			

BUSINESS TYPE	Other, See Remarks	ROAD FRONTAGE	County Maintained, Paved
LICENSES	Food, See Remarks	LOCATION	Freestanding
INCLUDED IN RENT	None - N/A	ZONING	Agricultural, See Remarks
HEATING/COOLING TYPE	Forced Air, Central Air	EXTRAS	Furniture/Fixtures, Additional Buildings, See Remarks
HEATING/COOLING SOURCE	Propane Gas		None
RENEWABLE HTG/COOLING	See Remarks	BASEMENT	Concrete Slab/Grade, Ceramic Tile
INDOOR ENVIRON QUALITY	See Remarks	FLOOR TYPE	Negotiable/Other
WATER	Private Well	POSSESSION	Conventional Mortgage, Commercial Loan, Cash
WASTE	Septic System	FINANCING AVAILABLE	None
EXT WATER CONSERVATION	See Remarks		See Remarks
ROOF	Metal/Steel	MISCELLANEOUS	
CONSTRUCTION	Steel/Metal, See Remarks	GREEN ENERGY	
		EFFICIENCY	

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From Leland go north towards Northport. Gill's Pier Vineyard & Winery is on the right and easily visible.



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MLS # **1741956**
 Status **ACT**
 County **Leelanau**
 Type **Residential**
 Bdrm **5**
 Bath **4.50**
 Address **5700 N MANITOU TRL**
 City **Northport**
 Zip **49670**
 Wtrfrnt **No**
 Water P/S
 Front Ft



ApXyrBlT **2002**
 ApX # Acres **54.00**
 Dimensions **irregular**
 Body of Water
 Attached Condo **No**
 Unit #
 Assn Fee
 Subdivision **Metes and bounds**
 Lot #

School District **Leland**
 Township **Leland**
 Section # **25**
 YrRmodeled
 Main Fl Laundry **Yes**
 AbvGrdFin **2657**
 LL Fin SQF **1254**
 Tot Fin SF **3911**
 UnfinishSF **314**
 Dual MLS

	Length	Width	Level	Carpet
Living Rm	20	16	Main	No
Family Rm	20	16	Lower	Yes
Dining Rm	14		Main	
Kitchen	18	16	Main	No
Master BR	16	20	Upper	Yes
BR 2	14	12	Main	No
BR 3	14	13	Upper	Yes
BR 4	14	13	Lower	Yes
Den				

ARCHITECTURE **Contemporary**

CONSTRUCTION **Vinyl Siding**

STYLE **Two Story**

CONSTRUCTION PART 2 **Built on Site**

BASEMENT **Full, Walkout, Finished Rooms**

BATH **Private Master Bath, Shower Stall, Garden Tub, Ceramic Tile**

APPLIANCES/EQUIPMENT **Refrigerator, Oven/Range, Disposal,**

Dishwasher, Microwave, Water Softener, Washer, Dryer

INTERIOR **Gas Fireplace, Cathedral Ceilings, Built-In Bookcase, Foyer**

Entrance, Walk-In Closets, Hardwood Floors, Pantry, Library/Office,

Granite Counters, Island Kitchen, Mud Room, Open Floor Plan

INDOOR ENVIRON QUALITY **N/A**

WATERFRONT TYPE **None**

MISCELLANEOUS **N/A**

GREEN ENERGY EFFICIENCY **N/A**

LOT DESCRIPTION **Open Land, Acreage, Near Water Access, Existing Vineyard**

OUTBUILDINGS **Pole Barn(s), See Remarks**

GARAGE/PARKING **Two Car Garage, Attached, Auto Garage Door Opener, Paved Driveway**

HEATING/COOLING TYPE **Forced Air, Central Air**

HEATING COOLING SOURCE **Propane Gas**

RENEWABLE HTG/COOLING **N/A**

ROAD **County Maintained, Paved**

ROOF **Asphalt Shingle**

WASTE **Septic System**

WATER **Private Well**

EXTERIOR **Water View (not Bay), Deck, Countryside View**

EXT WATER CONSERVATION **N/A**

USE RESTRICTIONS **Horses Allowed, Outbuildings Allowed**

ZONING **Agricultural**

FINANCING AVAILABLE **Conventional Mortgage, Cash**

POSSESSION **Negotiable/Other**

Rare opportunity to own a turn-key, upscale vineyard with room to grow and expand. Gill's Pier Vineyard & Winery is nestled on 52 acres of scenic hills along the prestigious Sleeping Bear Dunes & Lk Michigan shoreline. Elegant tasting room, custom 5 bed / 4.5 bath home with Lk MI views and additional 3 acres, oversized barn for storage and future production capabilities, equipment and business. One of a kind location that offers great exposure. Live the dream!

From Leland head north towards Northport. House is just past Gills Pier Vineyards on the right.



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