

*House, Vineyard & Land*

*For Sale*



This is a rare and spectacular property. Setting atop a hill, this house looks out to the 122 acres laid before it as an ever-changing gift from the earth. All your senses are aware that you are out of city and into a different type of energy. Wherever your day takes you, to start and end your day here is a pleasure.

Of course, this land is also wonderfully situated and well equipped for a more periodic stay such as:

- Hunting lodge. Turkey, Deer, Quail can be laid
- Wedding Parties. Many people have asked to have their wedding in the vineyard. The house would then be a weekend stay for the guests or the newly, married couple.
- Larger Vineyard. The current owner of this house also owns Whiskey Run Creek Vineyard & Winery. There is more land that could be developed into grape producing vines and produce more of an income.

*Vitals*

122 acres

House – 8-year old, 4-bedroom Victorian - NEWLY Painted, NEW Shingles, Machine Shed, Timber, Vineyard  
Rural Nemaha, Nebraska – 3 miles off RT 67 (about 16 miles from I-29 Brownville exit)

\$650,000 for both. Will sell house separate from land - \$450,000 - details to be negotiated

## *Vineyard Specifications*

There is something very peaceful about a vineyard. This slat top table sits at the entrance to one of the designated wine areas and it feels as all problems could be solved here. If the saying is true and we all have one good novel in us, this is the place to write it.



- 1.5 acres of grapes fully cultivated by current owner
- 3.5 developed fruit yeild plants (grapes, raspberries, cherries) on owner's land. Can be turned over to owner at any time but was originlly, and is currently, attended by the University of Nebraska at Lincoln's viticulture department.
- All fruit areas are contained by an operating, electric, deer fence.
- More areas of land are open, or can be opened allowed for more vines to the developed.
- Gravel/dirt road leading to vines. Wide mowed area around the outer fence of the vines.

## *University Day at the House*

Some years the head of the UNL Viticulture Department, Dr. Read, likes to gather a group of people interested in wine and vineyards and bring them to the property. Dr. Read is proud of the Nebraska wines and is a great aide to anyone interested in maintaining the vineyard and allowing the University to continue their study.

He and others in the area (including the late owner of this property, Robert Curttright, are initiating a petition to officially declare the area on and around this land to Whiskey Run Creek in Brownville a AVA designated wine region. Benefits of becoming a wine region include:

- Increased land value - from existng \$2000/acre to approximately \$6000/acre
- Listings on wine region maps along with Napa Valley and Martha's Vineyard
- Further credibilly for excellent tasting wine

It is not necessary for any new owner of the property to continue the vineyard. However; it would be worth visiting Whiskey Run Creek in Brownville, Nebraska to taste the product. Nebraskan's are very proud of their wine product and how well it is being received nationwide.

This is UNL's computer that tracks growing conditions located on this property.



## *Machine Outbuilding*

An outbuilding is not terribly exciting and truly it's just a steel rectangle, but, when you have extra vehicles and equipment, it is important.

- Steel construction
- Electricity
- Windows
- Large electric garage doors
- Room for tractor, truck, mower and ATV
- House generator is located in this building



This is directly to the left of the outbuilding. There is a large gas tank (red tank on the right of this picture). The road leads to the timber and vines.

## *Finally - The House Features*

The house sets top the hill with amazing views and breath-taking sunsets. A distant neighbor told the owners that this house can be viewed in their home's picture window. It has become their "real life" art picture.



- Built in 1998 by Ooeastman and Rice, local custom house builders. (They also did the work on the barn at the winery.)
- Wood Siding painted white with a grayish-blue trim
- Outside deck floor is a special treated wood/something that was sold as lasting forever.
- Wrap around porch for three sides of the house
- Large grass yard with surrounding fence with 2 wide gates: 1) entry, 2) to the land/vineyard. (Gates need some work)
- Fenced in garden plot.
- Brick drive when you get to the top of hill. The brick is arranged in an oval shape that continues to the garage cement area.
- Cement in garage continues outside.

First Floor Rooms: Kitchen, office, living room, dining room, bathroom, foyer, laundry, garage (2 car)

Second floor Rooms: 3 bedrooms (closets), 2 full bathrooms, linen closet, storage closet

Third Floor Room: One open room

Basement: Open, unfinished, cement floor and plumbed for possible bathroom

All floors are Oak throughout the house except:

Kitchen is marble

One Bathroom upstairs is marble

Master Bath is tile

Third floor is pine

Basement is cement

Trim/Baseboards. Throughout the house the windows are trimmed with OAK and includes the bulls-eye detail.

Wide siles. Also, rooms have an oak baseboards and oak quarter-round.

Ceiling Fans in all rooms except dinning room/bathrooms

Other Particulars:

- Fireplace is wood burning/ not gas, marble surround with OAK mantle.
- 2 car garage (electric opener)
- Disk Network TV Satalite
- Telephone: Southeast NE ( land line and high-speed internet)
- Electric Company: OPPD (Omaha Public Power District)
- Other Electric Source: Large Generator to the house
- Gas: Propane on site
- Heat: Propane – 2 Furnaces. Insulation was blown-in
- Water: Well is on a easement to go under a neighbors property to the creek.
- Septic
- Smoke Alarms
- Air conditioned
- 1 Water heater
- Water softener
- Central vacuum cleaner

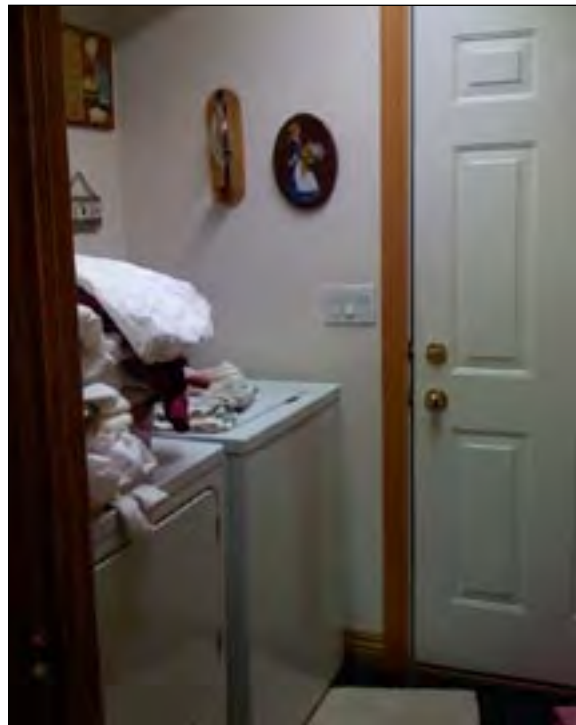
### The Kitchen

- Counters are Coreon
- Stays:: Stove is electric, Microwave, Dishwasher, Refrigerator
- Pantry with wooden door



### Laundry Room

- Clothes washer and dryer. These are older than the house.
- Door leads to the garage on one side. Another door leads into the house.
- Laundry in picture is not included unless you really, really want it!



Please except the photographer's apologies for having smaller pictures of the beautiful kitchen and larger pictures of the laundry room. She is just not that bright.

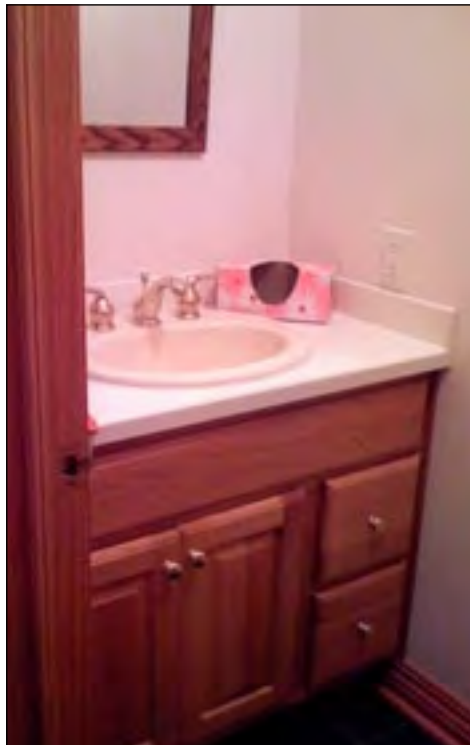
Foyer

- Vaulted two-story ceiling with chandelier.
- Beautiful front door
- Steps to second floor
- Parquet Flooring
- Closet

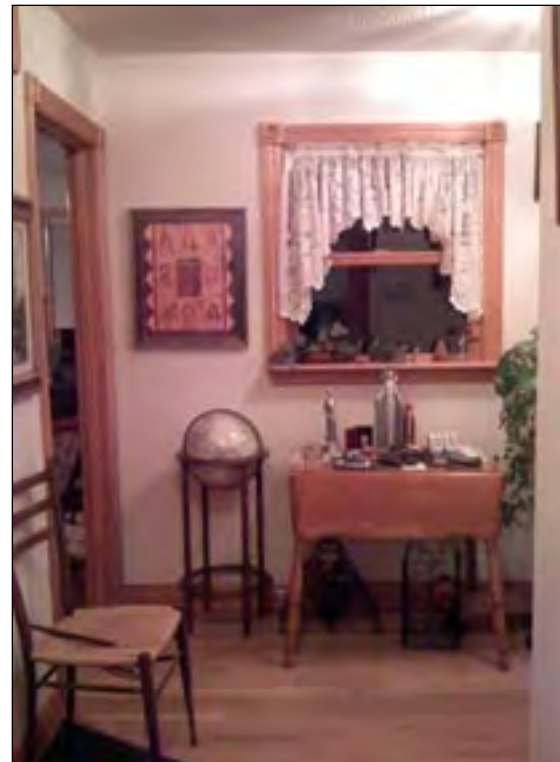


First Floor Bathroom

- Sink
- Toilet



First Floor Hallway



## Living Room

- Recessed area for an entertainment center



## Dining Room

- Door to outside deck

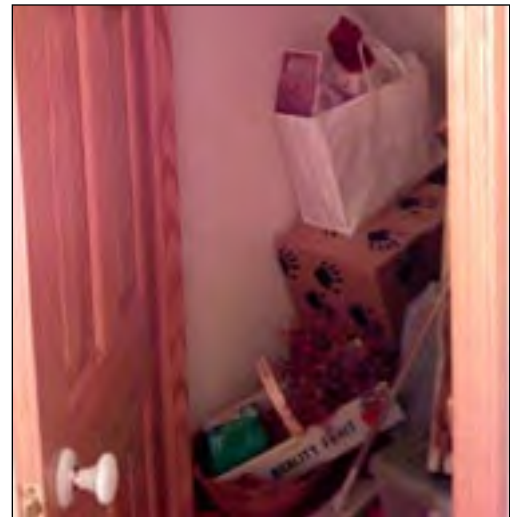
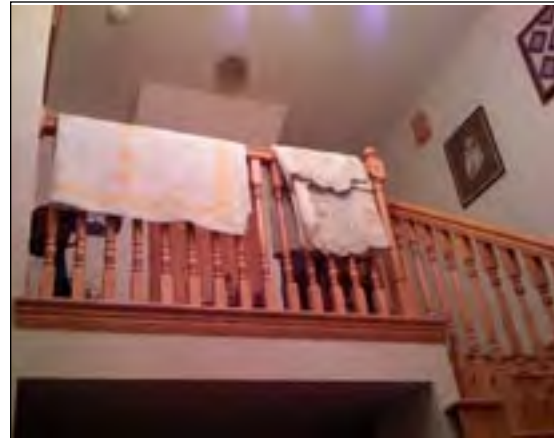


## Den

- Large picture window
- Desk can stay with house



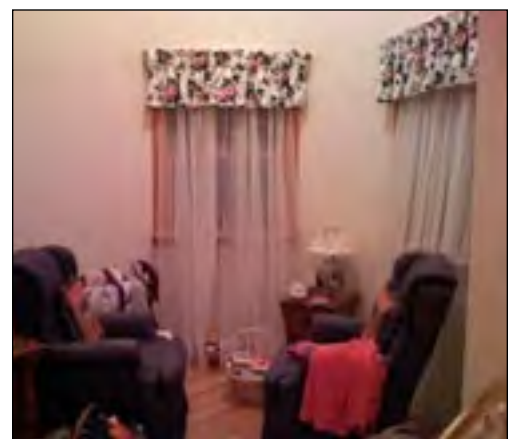
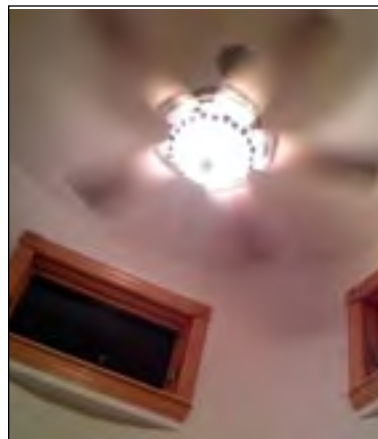
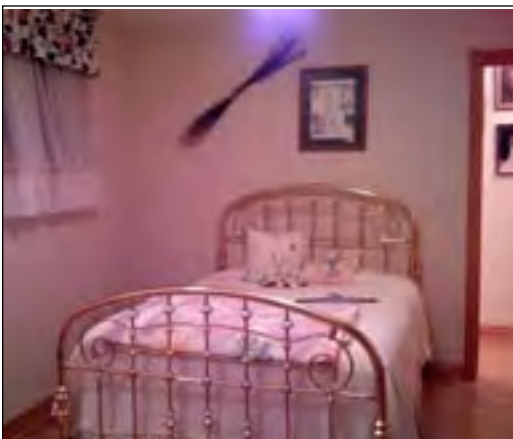
## Up to the Second Floor



No, we didn't want you to see more jun...valuables. It's a storage closet at the top of the stairs.

## Master Bedroom:

- Walk in closet with wood shelves
- Vaulted, circular, setting alcove (reflects the tower shape)



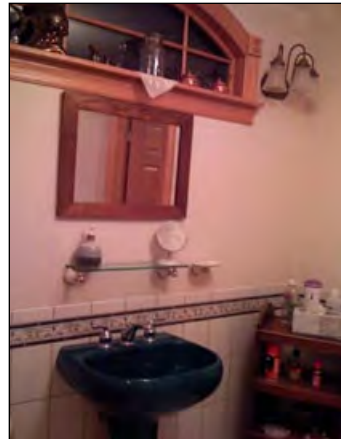
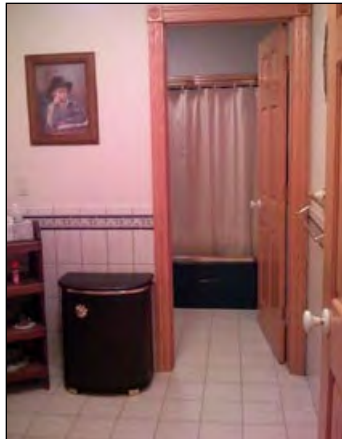
Master Bath:

- Huge Victorian Tub/white
- 2 sinks/white
- Linen closet
- Separate Shower
- New - top tank toilet/white

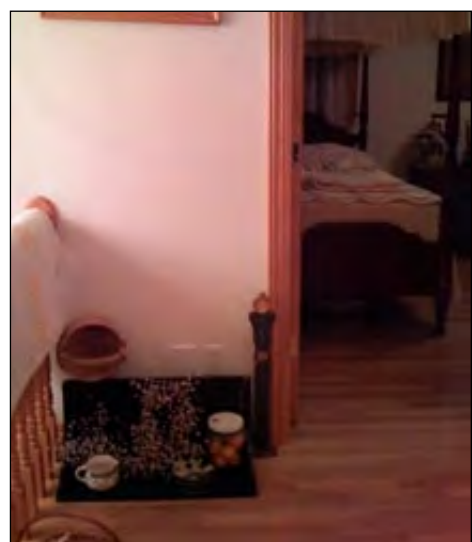
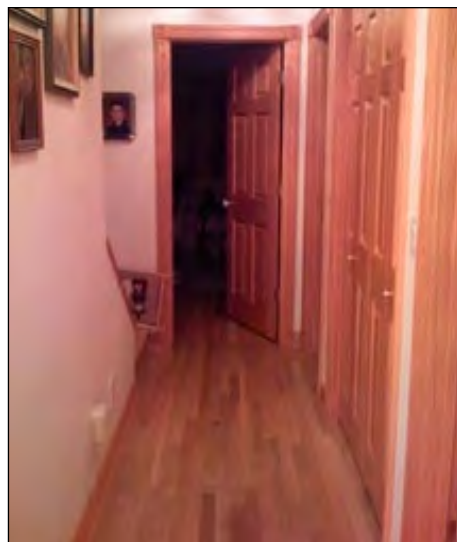


Second Floor Guest Bathroom

- Shower/tub
- Toilet/green
- 1 sink/green

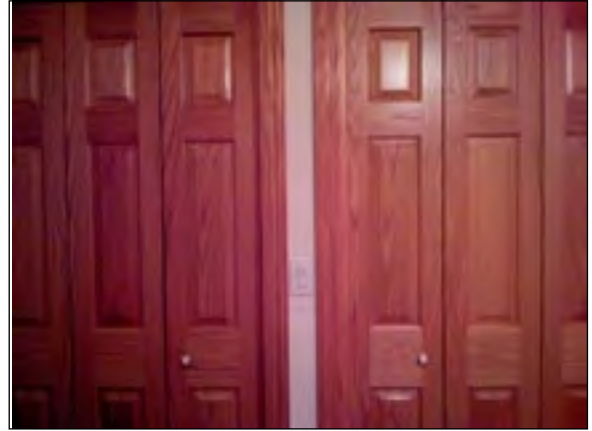


Hallway on Second Floor



Second Floor Bedroom 1

- Closet
- Storage Closet ( not shown)

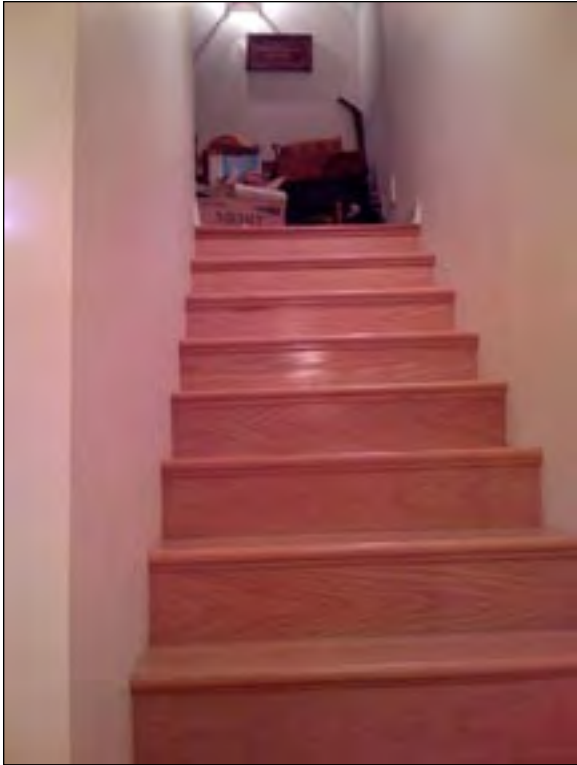


Second Floor Bedroom 2

- Closet (same as Bedroom 1)



Up to the Third Floor



Third Floor

