

# Online Only Court Ordered Auction

10580 Wellen Road, Aviston, IL 62216

BIDDING CLOSES: 5PM ~ Wednesday, August 27, 2025

60+/- Ac

5+/- Ac

25+/- Ac

Lines are approximate.

**PUBLIC VIEWING:**

**Sun., August 17  
12-2PM**

For Online Bidding Visit:  
[AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

**Adam's**  
Auction & Real Estate Services, Inc.

618-234-8751  
Adam Jokisch  
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# MAIN LODGE HIGHLIGHTS

- 21,138+/- Finished Square Feet.
- Built in 2005
- Forced Air Heating & Central Air Conditioning, Zoned HVAC
- Main Ball Room With Upper Balcony
- Commercial Kitchen w/ Professional Stove/Range, Walk-In Cooler Walk-in Freezer, Dry Storage and Dish Room
- Lower level Offices (3) and Break Room
- Lower level Wine Cellar & Warehouse w/ Loading Bay
- Expansive Screened In Porch Overlooking The Lake
- Covered Gazebo Outdoor Dining Area
- Wine Tasting Room and Bar Area w/ Fireplace
- Water/Sewer: Public/Septic Tank
- **WINE MAKING EQUIPMENT NOT INCLUDED IN THE SALE**

# THE ESTATE HIGHLIGHTS

- 10,134+/- Square Feet
- Built In 2003
- Gravel Circle Drive & Attached 3 Car garage
- Propane Gas Heat & Central Air
- Water/Sewer: Public/Septic Tank
- Grand Ballroom & Seperate Event Area (The Oak Room)
- Two Restrooms & Private Bridal Suite
- Full, Unfinished, Walk-out Basement

# MAJESTIC FALLS HIGHLIGHTS

- 7,328+/- Square Feet
- Built in 2008
- Forced Air Heating & Central Air Conditioning
- Open Ballroom w/ Bar Area
- Prep Room w/ Standing Refrigeration & Dish Washing Machine
- Two Bathrooms & Private Bridal Suite
- Utility/Storage Room w/ Walk-in Cooler
- Back Deck w/ Seating Area Overlooking the Lake
- Waterfall Area w/ Stone Patio
- Water/Sewer: Public/Septic Tank



# GENERAL INFORMATION & AUCTION TERMS

Hidden Lake Winery & Event Venue presents a rare opportunity to acquire a fully operational winery and premier event destination nestled in the rolling countryside of Aviston, Illinois. Spanning 90± acres across three contiguous parcels, the estate combines two sparkling private lakes, secluded woodlands, and meticulously manicured lawns to create a story-book setting that draws couples, corporations, and wine enthusiasts alike. At the heart of this turnkey operation stands the Main Lodge, where guests are greeted by a welcoming tasting room and bar with both upper and lower seating. Adjoining the tasting area, the champagne room accommodates up to five hundred guests beneath an elegant balcony, while the intimate barrel room hosts eighty guests at its private bar. A full commercial kitchen, a temperature-controlled wine cellar, dedicated office space, and a heavy-equipment garage with workshop complete the lodge's versatile footprint. Outdoors, celebrations spill onto the covered screened-in porch, the adjacent covered patio, and the expansive wrap-around veranda. Beyond the event spaces and lodging, the property's outdoor amenities are equally compelling. An expansive lakeside patio and gazebo overlook the main lake, while a secluded gazebo tucked into the surrounding woods offers an intimate retreat. These settings enhance the estate's appeal for photo backdrops, cocktail hours, and sunset celebrations. With three distinct venues, established branding as Hidden Lake Winery and multiple revenue streams from events, lodging, wine tasting and equipment rental, this turnkey property is a true must-see for any investor, winemaker, or restaurateur.

**90± AC**

TOTAL LOT SIZE

**38,600± SF**

COMBINED TOTAL SF

**AG-AGRICULTURE**

ZONING

**\$35,566**

TOTAL '24 TAXES

## PARCEL NUMBERS

P.I.N	Size	Amount
05-05-35-300-009	5.0± Acre	\$7,967
05-05-35-300-020	25.0± Acre	\$16,476
05-05-35-300-019	60.0± Acre	\$11,123

## \*COURT ORDERED AUCTION\*

**\*\*The sale shall include the land, buildings, fixtures, kitchen equipment, restaurant equipment and tables and chairs\*\***

**WINE MAKING EQUIPMENT NOT INCLUDED IN THE SALE**

Terms: \$50,000 Down Day of Sale on Real Estate

Balance Due in 30 Days ♦ 6% Buyers Premium

List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

Any announcement made day of sale takes precedence over any printed material

Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions



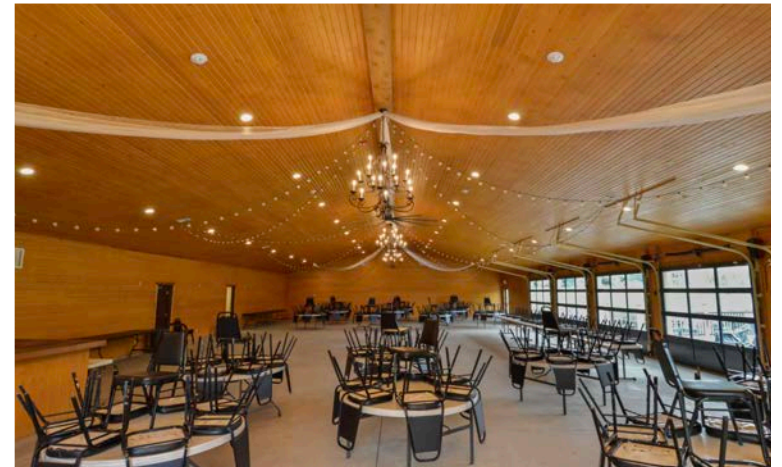
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.



**The Majestic Falls,**  
residing on the far edge  
of the property unfolds  
across a main ballroom  
for 250 guests, complete  
with its own private bar, a  
bridal suite and restrooms.  
A short stroll leads to a  
stone patio with a built-  
in waterfall overlooking  
the lake, a picture perfect  
backdrop for outdoor  
ceremonies.



## MAJESTIC FALLS PROPERTY PHOTOS



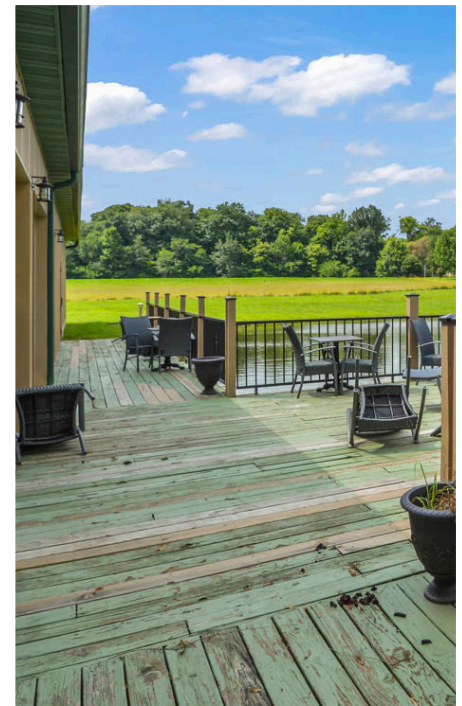


# THE ESTATE PROPERTY PHOTOS

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Just steps from the Main Lodge lies **The Estate**, a second event venue distinguished by a grand ballroom with floor-to-ceiling windows and dazzling chandeliers that can host 150 guests. Nearby, the oak room offers an inviting gas-burning fireplace and accommodations for 40 guests, making it ideal for rehearsal dinners or smaller gatherings.



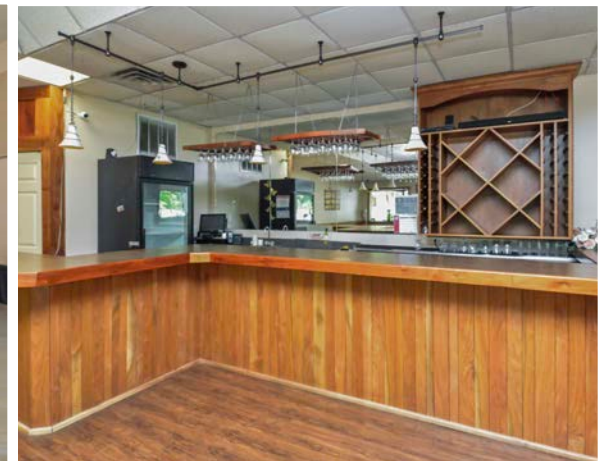


# MAIN LODGE PROPERTY PHOTOS





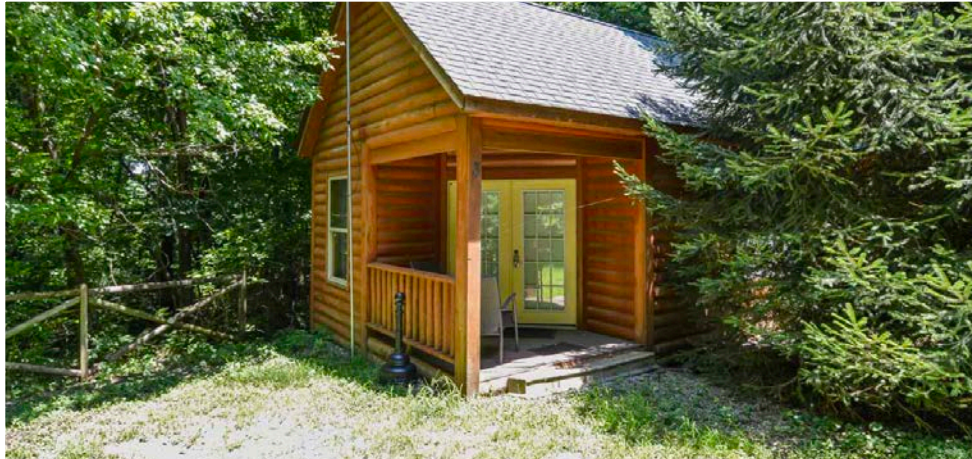
# MAIN LODGE PROPERTY PHOTOS





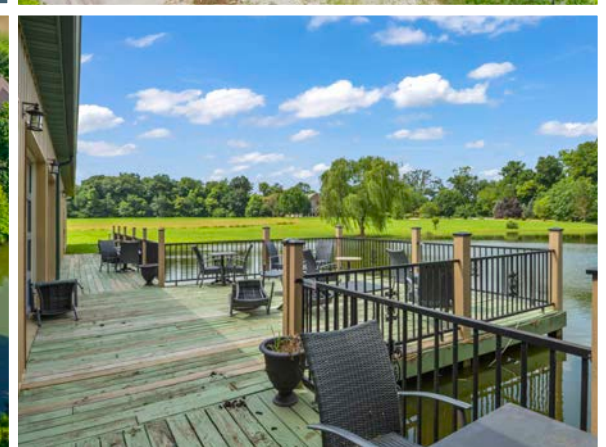
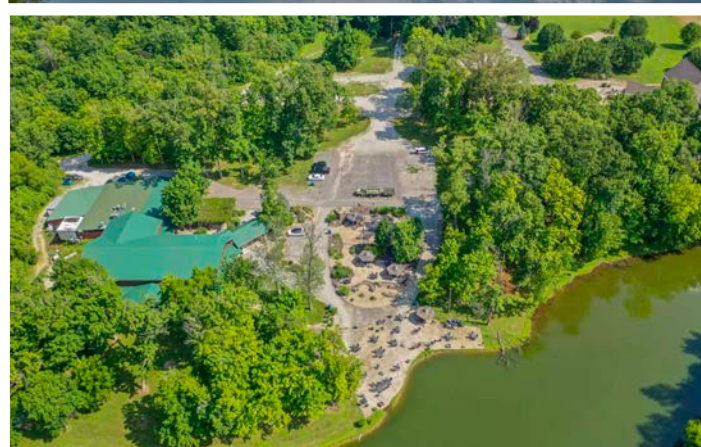
# THE CABINS PROPERTY PHOTOS

Hidden Lake Winery's **Ten Guest Cabins**, each approximately 440 square feet, offer overnight accommodation for wedding parties and weekend visitors. Every cabin features a propane gas fireplace, window-mounted air-conditioning, mini-split climate control and a luxurious whirlpool tub, ensuring comfort and privacy for all guest





# ADDITIONAL PROPERTY PHOTOS







Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.





