

Professional Real Estate Auctions By:

Adam's
Auction & Real Estate Services, Inc.

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For Online Bidding Visit:
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Online Only Court Ordered Auction
6633 East Main Street, Maryville, IL 62062

21,444± SF EVENT VENUE

WINERY & RESTAURANT

**LAKES & VINYARD
ON 48.98± AC**

COURT ORDERED AUCTION

Bidding Closes: 6PM
Wednesday, August 27, 2025

Property Viewing:

Sunday, August 17 ~ 3-5pm

Additional Info & Pictures on Back

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.

County: Madison ♦ **Total 2024 Taxes:** \$44,265

Parcel Numbers:

13-1-21-12-00-000-013.006 (8.32 Ac.)

13-1-21-11-00-000-034 (7.73 Ac.)

13-1-21-12-00-000-013 (30.31 Ac.)

13-1-21-12-00-000-013.003 (2.71 Ac.)

Total Lot Size: 48.98± Ac.

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# 044000169

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

Property Information & Highlights

Just a few - the rest you will have to see for yourself!

Location! Location! Location!

*Directly Off Main Street In Maryville, IL
Centrally Located Near Established Subdivisions & Businesses
30 Minutes From St. Louis, MO
Near All Major Metro East Thouroughfares*

A Country Paradise!

*Access To Two Sparkling Lakes
Manicured Lawns & Wooded Tree Lines
Gated Entrance & Private Rolling Vinyards*

Property Information

*21,444± Finished Sq. Ft. ♦ Year Built: 2008 ♦ Foreced Air Heating ♦ Central Air Conditioning
Zoned HVAC Systems w/ Geo Thermal Units ♦ Propane Gas ♦ Full Commercial Kitchen*

WINE MAKING EQUIPMENT NOT INCLUDED IN THE SALE

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



Experience the ultimate blend of country charm and modern functionality at Bella Vista Winery, a fully operational estate nestled among rolling vineyards and serene lakes in Maryville, Illinois. Spanning 21,444± square feet of turn-key space, this property welcomes guests through a stylish front tasting room and central bar before leading them into a grand ballroom and adjoining outdoor terrace. A professionally outfitted commercial kitchen, two restrooms, and a dedicated office complete the main floor, ensuring seamless event operations from intimate tastings to large celebrations. Below, a state-of-the-art wine cellar is home to specialized pressing, fermenting, and bottling equipment alongside additional event space and two more restrooms. From here, guests can step onto a patio overlooking one of the estate's two lakes, where manicured lawns extend toward back-vineyard views and wooded tree lines. Zoned PD-B Planned Business Development and AG-Agriculture within the Village of Maryville, this four-parcel property lies mere minutes from major Metro East thoroughfares, making it both a tranquil retreat and an accessible destination. Ideal for investors, winemakers, and restaurateurs, Bella Vista Winery offers a truly turnkey opportunity to own a one-of-a-kind venue in a picturesque countryside setting. ***WINE MAKING EQUIPMENT NOT INCLUDED IN THE SALE***



Additional Photographs

