

Christoval Winery & Vineyard

CHRISTOVAL, TEXAS

25± ACRE, RIVER FRONT
WINERY & VINEYARD

BUSINESS IS
COMPRISED OF 4
REVENUE STREAMS

\$4,250,000



FOR SALE

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OVERVIEW



Christoval Vineyards is a 25-acre, river front property in Christoval Texas that is comprised of 6 acres of vineyards with 5 varietals, fully equipped turn-key winery, a tasting room/limited restaurant, wedding/event venue, and short/long term rental property. Christoval Vineyards is a unique West Texas property situated on the South Concho River. The property has been a working farm for more than 150 years and has been a vineyard for more than 40 years. It is heavily wooded with approximately 80 natural pecans and more than 100 oak trees, a pond, and a scenic irrigation canal running through the property.

The business is comprised of 4 revenue streams:

- Vineyard and winery producing multiple types of award-winning wines through local distribution, internet, and on-site sales
- Tasting room serving a limited menu and providing a scenic venue for wine tastings, drop-in customers, and special events
- Wedding chapel and event center rented out for weddings, private parties, and corporate events
- Adjacent 1650 sq ft, 2BR 2BA residence for use as long term or short term lease (B&B)

OVERVIEW



Vineyard and Winery:

Approximately 60% of wines sold by Christoval Vineyards are produced from estate grapes grown on the property. Additional grapes are purchased as needed (typically from the Texas High Plains AVA) and a single wine is purchased from another winery.

Wines are fermented, aged, and bottled on property for sale in the Tasting Room, numerous wholesale accounts in the area, and shipped to wine club members. The winery generally produces around 14-18 different wines for sale, including reserves and special vintages. Annual production varies is approximately 1500 cases of wine (18,000 bottles) which generally matches annual sales.

Event Venue:

Constructed in 2011, The “Chapel in the Vineyard Event Center” is designed in the style of a French Chateau situated in a heavily wooded section of the property. The venue is used primarily for weddings but it also used for other events (corporate or social meetings, reunions, etc.). With central air/heat, it can be used year-round and the shaded lawn and adjacent open spaces make it ideal for outdoor gatherings. Capable of seating 200 inside, additional tables and chairs can be rented and 400 persons or more can be accommodated for outdoor events.

OVERVIEW



Tasting Room:

The cozy tasting room was also constructed in 2011 and includes both indoor and covered outdoor seating with excellent views of the estate vineyards. It serves wine by the bottle or glass and serves a limited menu of food items. It includes a lawn space ideal for outdoor games.

Short/Long Term Rental Property:

The “Cabernet Haus” is a 1650 sq. ft, 2BR 2BA residential property situated on 1 acre adjacent to Christoval Vineyards that is ideal for use as a B&B or long-term rental.

Markets:

Christoval Vineyards focuses on producing artisan, premium wines. While we ship to 37 states, our primary market is the local West Texas area comprising San Angelo, Odessa, Midland, and Abilene. Christoval has a growing population and tourism component with many B&B rentals in the area and visitors drawn by river activities, natural beauty, and musical concerts in the area. Additionally, our wedding venue is constantly exposing our brand to additional potential customers.

LOCATION DETAILS

ABOUT CRISTOVAL, TEXAS

Imagine owning a piece of the inviting and historic town of Cristoval, Texas—a community where natural beauty, rich heritage, and small-town warmth come together to create an exceptional place to live, work, and invest. Nestled along the South Concho River in Tom Green County, Cristoval offers a peaceful retreat with the convenience of being just 20 minutes from San Angelo, a thriving regional hub.

Christoval's location makes it especially appealing. Close enough to San Angelo for easy access to shopping, healthcare, schools, and economic opportunities, yet far enough to retain its tranquil charm, Cristoval strikes the perfect balance between convenience and serenity.

The natural landscape here is a true highlight. The crystal-clear South Concho River flows through town, providing residents and visitors with fishing, kayaking, and swimming opportunities. Mature oak trees, rolling terrain, and scenic views offer a picturesque backdrop for everyday life while also enhancing the appeal of local properties. This setting creates an ideal environment for businesses, retreats, or family estates that value connection to nature.

Christoval is also known for its deep sense of community and cultural heritage. From its historic roots as a river resort destination to its vibrant present-day traditions, the town celebrates both past and present. Annual events, local wineries, and strong school spirit showcase the welcoming and close-knit nature of Cristoval.

For those looking to invest, Cristoval presents a growing opportunity. The area continues to attract families, retirees, and entrepreneurs who appreciate its combination of natural beauty, community values, and proximity to San Angelo. With its safe environment, strong local pride, and supportive residents, Cristoval is more than a location—it's a lifestyle.

LOCATION DETAILS

- **San Angelo, Texas:** Approximately 20 miles north of Cristoval.
- **Midland, Texas:** Approximately 130 miles northwest of Cristoval.
- **Abilene, Texas:** Approximately 100 miles northeast of Cristoval.
- **San Antonio, Texas:** Approximately 205 miles southeast of Cristoval.
- **Austin, Texas:** Approximately 230 miles east of Cristoval.
- **Dallas, Texas:** Approximately 275 miles northeast of Cristoval.



AERIAL



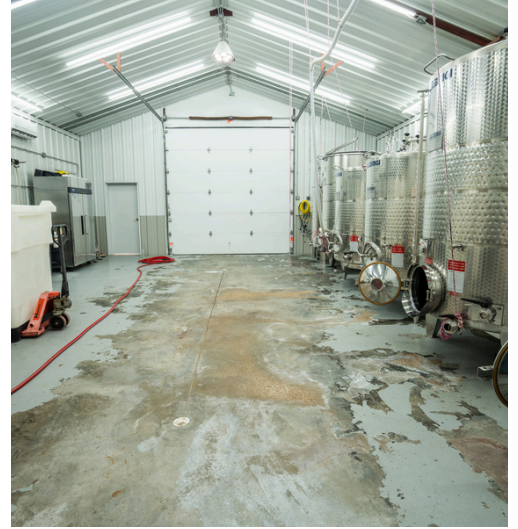
AERIAL



GALLERY



GALLERY



MEET YOUR AGENT

CHARLIE RIDDLE

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With a deep-seated enthusiasm inspired by Boerne's distinctive heritage and promising future, Charlie infuses a contemporary allure into his community, all the while paying homage to its rich cultural legacy.

This fervor is prominently displayed in the noteworthy commercial ventures where Charlie serves as the creative visionary, guided by his commitment to fostering sustainable growth of the highest quality in Boerne and the surrounding Texas hill country.

In addition to his aspiration to incorporate the best of Boerne's history into his ongoing projects and commercial listings throughout the state, Charlie's results-oriented business acumen empowers him to adeptly handle intricate deals and projects, all while arming his clients with the knowledge to make well-informed decisions throughout the process.

Ultimately, Charlie's multifaceted drive centers around closing deals and simultaneously enabling his clients to embark on a stress-free, fulfilling journey, allowing them to actively participate in building a legacy for both themselves and their community.

LEGACY BROKER GROUP

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MEET YOUR AGENT

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Mark's profound respect for and expertise in the realm of ranching were cultivated through the ownership and operation of numerous ranch properties spanning from Texas to Colorado. These endeavors have endowed him with an extensive reservoir of knowledge and profound insights into the management, valuation, ownership, and cultural aspects of these lands.

His participation in Ranch Horse & Reined Cow Horse competitions, coupled with his tenure on various boards including his role as the former vice president of the Working Ranch Cowboy Association, further enhances his capacity to provide comprehensive insights.

Mark's acumen extends to intricate domains such as water and mineral rights, bolstered by a robust network of contacts and resources. His unparalleled commitment to customer service and his involvement in numerous successful real estate transactions substantiate his unmatched expertise.

Additionally, Mark's experience within his family's century-old construction enterprise, where he steered multi-million dollar projects from conception to fruition, has engendered his reverence for principled, enduring business relationships. This ethos propels his unwavering commitment to equipping and advising his clients in navigating intricate real estate transactions.

Holding valid real estate licenses in both Colorado and Texas, Mark stands as a trailblazer in issues pertaining to water rights and other land-specific matters in both states. His nuanced comprehension of factors influencing the acquisition and conservation of land, ranches, and diverse property types enriches his guidance.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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 Buyer/Tenant/Seller/Landlord Initials Date