

Tippy Creek Winery. A Legacy Business. Luxury Estate. An Extraordinary Opportunity.



The Story of Tippy Creek Winery

Some of the best businesses begin with a simple dream.

For Daniel and Lori Richcreek, that dream started in December of 2009 when their three children surprised them with a home winemaking kit for Christmas. What began as a new hobby quickly became a passion. Daniel immersed himself in the craft of winemaking, studying techniques, experimenting with new recipes, and sharing bottles with friends and family. Before long, those gifts turned into requests for more, and a pastime evolved into something much bigger.

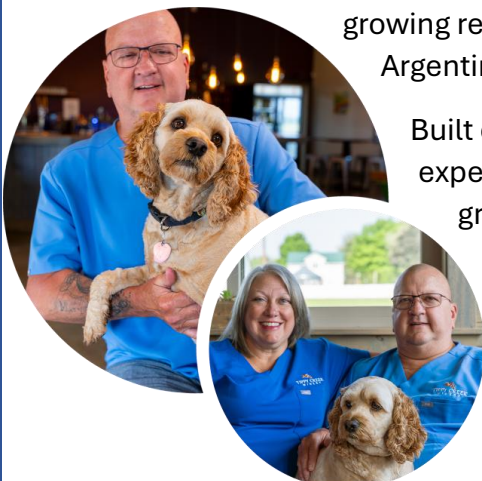


Inspired by years of visiting wineries throughout Indiana and Michigan, the Richcreeks envisioned creating a destination where guests could experience exceptional wines, warm hospitality, and memorable moments close to home. Daniel furthered his education by studying winemaking through the University of California, Davis, while the family carefully planned what would eventually become one of Northern Indiana's premier wineries.

The vision officially took shape during a summer evening in 2014 as the family gathered on their back patio to enjoy one of Daniel's handcrafted wines. It was there that the name **Tippy Creek Winery** was born—a tribute to the nearby Tippecanoe River that flows behind the property while also incorporating the final portion of the family's surname, Richcreek.

Construction began in 2015, and by the spring of 2016 the doors opened to the public. What started with a single Christmas gift had become a thriving winery, gathering place, and destination enjoyed by thousands of visitors each year. Throughout the journey, Daniel often reminded his family, *"Build it and they will come."* Those words proved true as Tippy Creek Winery quickly established itself as Kosciusko County's first and only farm winery.

Today, Tippy Creek Winery is recognized for much more than handcrafted wines. It has become a community gathering place where guests enjoy tastings, live entertainment, trivia nights, private celebrations, weddings, charity events, and seasonal experiences in a welcoming atmosphere. The winery offers an extensive portfolio of wines crafted from premium grapes sourced from respected growing regions including Michigan, New York's Finger Lakes, Chile, and Argentina, providing a diverse selection for every palate.



Built on family values, hospitality, and a commitment to creating memorable experiences, Tippy Creek Winery represents years of dedication, thoughtful growth, and a recognizable brand that has earned a loyal following throughout Northern Indiana and beyond. It stands today as far more than a winery—it is an established destination business with a story that continues to inspire. Today, Owners have decided to pursue retirement and are offering this turnkey opportunity to its next steward.

Acquire Tippy Creek Winery—Northern Indiana's Premier Destination Winery

Featuring an Award-Winning Winery, Luxury Residence, Business Offices, Production Facilities & Nearly 5 Acres of Beautifully Designed Grounds



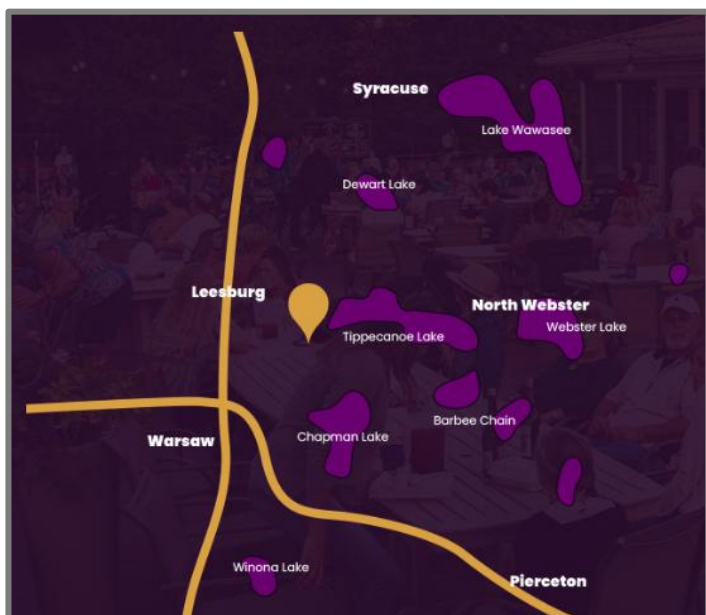
There are commercial properties, there are beautiful homes, and there are successful businesses—but opportunities to acquire all three as one cohesive estate are exceptionally rare.

Nestled on 4.74 beautifully maintained acres, Tippy Creek Winery began with a Christmas gift, a family dream, and a belief that extraordinary experiences are created one bottle—and one guest—at a time.

Today, that dream has grown into one of Northern Indiana's most recognizable wineries

and event destinations, offering handcrafted wines, memorable events, and exceptional hospitality in a setting designed to bring people together.

Now, for the first time, an extraordinary opportunity exists to acquire both the thriving business and the exceptional real estate that made it all possible. This remarkable offering includes a beautifully appointed luxury residence, a dedicated office and shop building, and the winery itself—creating a turnkey lifestyle and business opportunity unlike any other.



**Visit Kosciusko's First and Only
Farm Winery
Swirl, Sniff, Sip, Savor!**

Winery & Hospitality Venue

Designed to create memorable guest experiences from the moment visitors arrive, the winery welcomes guests with an enclosed porch leading into a spacious tasting room highlighted by soaring ceilings, abundant natural light, and a stunning stone fireplace.



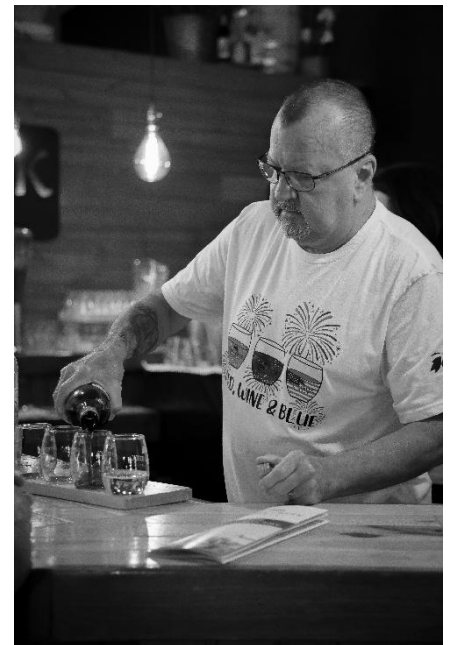
The thoughtfully designed layout includes:

- Large tasting room
- Custom tasting bar
- Retail gift shop area for wine & wine accessories
- Indoor & Outdoor seating
- Expansive stained concrete patio
- Two signature grain-bin gazebos
- Beautiful outdoor gathering spaces
- Commercial production area,
Multiple Storage Spaces along with
Employee Areas
- Wine Club Memberships





Every detail was designed with both guest experience and efficient winery operations in mind.




TIPPY CREEK
WINERY

The Outdoor Experience

One of Tippy Creek Winery's greatest strengths is its atmosphere.

Beautiful landscaping, open green space, inviting patios, signature grain-bin gazebos, and thoughtfully designed outdoor gathering areas create the perfect backdrop for:

- Live music
- Wine tastings
- Food truck nights
- Trivia Nights
- Private celebrations
- Corporate gatherings
- Seasonal events
- Community festivals



Ample paved parking, combined with additional overflow lawn parking, easily accommodates large crowds during the winery's busiest events.

Property Details

Thoughtfully designed for both everyday living and successful hospitality operations, this remarkable property offers an unparalleled opportunity to own an established destination where luxury, business, and unforgettable guest experiences come together. The



winery welcomes guests into a spacious tasting room with soaring ceilings, abundant natural light, a stunning stone fireplace, a custom tasting bar, retail gift shop, indoor and outdoor seating, an expansive stained concrete patio, two signature grain-bin gazebos, beautifully landscaped gathering spaces, a commercial production area, multiple storage and employee areas, and an established Wine Club membership program. A separate business and operations center offers two private offices, a conference room, kitchen, restroom, and large shop and storage areas, providing an ideal space for efficient business management. The beautifully landscaped grounds create the perfect setting for live music, wine tastings, food truck nights, trivia nights, weddings, private celebrations, corporate gatherings, seasonal events, and community festivals, while ample paved and overflow parking easily accommodates large crowds.

The private residence features an open-concept floor plan with soaring vaulted wood ceilings, a gourmet kitchen overlooking the living and dining areas, 2 cozy gas-log fireplaces, a spacious main-level primary suite and ensuite with a



tilled walk-in shower, an impressive loft entertainment area complete with a custom bar, and a two-car attached garage. Outdoors, enjoy resort-style amenities including an inground pool, expansive patio, and a one-of-a-kind hot tub nestled beneath a restored grain-bin gazebo.

Luxury 2 Bedroom, 2.5 Bath Home with Inground Pool

Beautifully designed in a modern farmhouse-industrial style, the private residence offers the perfect retreat after a busy day welcoming guests



Main Residence:

- Open-concept living with soaring vaulted wood ceilings
- Gourmet kitchen overlooking the living and dining areas
- Spacious main-level primary suite with spa-inspired ensuite bath with tiled walk-in shower
- Two cozy gas-log fireplaces
- Exceptional Loft entertainment space complete with Bar Area
- Partial basement
- Metal Roof Installed in 2014
- Two-car attached garage
- Resort-style outdoor living featuring an inground pool, expansive patio, and a unique hot tub tucked beneath a restored grain-bin gazebo
- Great potential for additional 3 bedroom

This isn't simply owner's quarters—it is a luxury home worthy of standing on its own.

Business & Operations Center Located in the Pole Barn

Separate from the winery, up near the home, the additional building provides outstanding flexibility with dedicated office and operational space including:



Pole Barn:

- Two private offices
- Conference room
- Kitchen
- Restroom
- Large shop / storage / maintenance areas



An ideal setup for business administration while keeping winery operations organized and efficient.