

**AMERICAN
LEGACY**
LAND CO

FOR SALE

**MILETTA VISTA WINERY -
WEDDING VENUE & LUXURY
EVENT PROPERTY**

St. Paul, NE

149.8 +/- Acres

OFFERED AT:

\$1,825,000

ABOUT THIS PROPERTY:

Perched high atop the scenic rolling hills of Central Nebraska sits one of the Midwest's most extraordinary hospitality and entertainment properties — a destination where breathtaking panoramic views, award-winning wines, exceptional dining, and unforgettable experiences have combined to create one of Nebraska's most recognized destination venues.

Welcome to Miletta Vista Winery — a truly rare opportunity to acquire an established and highly successful winery and hospitality business while unlocking the immense upside potential of expanding one of the region's most compelling private event, wedding, corporate retreat, and luxury entertainment destinations.





More About this Property:

Strategically positioned along the highly traveled Highway 281 corridor just outside St. Paul, Nebraska, Miletta Vista has spent years building a strong reputation as one of the state's premier winery and dining destinations, attracting loyal guests from throughout Nebraska and surrounding states. Yet perhaps the greatest value of this remarkable property lies not simply in what it is today — but in what it has the potential to become.

At the heart of the property stands an impressive 4,700-square-foot hospitality facility, thoughtfully designed to maximize the spectacular, elevated views stretching for miles across the surrounding Nebraska countryside. Expansive windows flood the interior with natural light while seamlessly connecting guests to the breathtaking scenery synonymous with the Miletta Vista experience.

Currently operating as a successful winery, restaurant, and tasting room, the property is uniquely positioned for a buyer seeking to capitalize on one of the fastest-growing sectors within hospitality — exclusive private event hosting, luxury weddings, destination gatherings, and experiential entertainment venues.

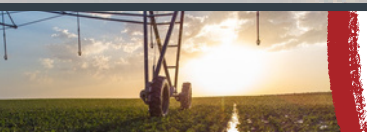
What truly separates this offering from other hospitality properties is its incredible 149.8±-acre footprint, creating substantial room for future development and large-scale expansion opportunities that few competing venues can offer.

With nearly 150 acres at your disposal, the next owner has the rare ability to dramatically expand and transform the property into one of the Midwest's most sought-after destination event venues.

The property already offers an exceptional foundation for growth, with elegant indoor gathering space, expansive outdoor patio seating, breathtaking sunset views, a full-service commercial kitchen, substantial guest parking capacity, and a naturally picturesque backdrop that rivals those of dedicated wedding and event venues throughout the region.

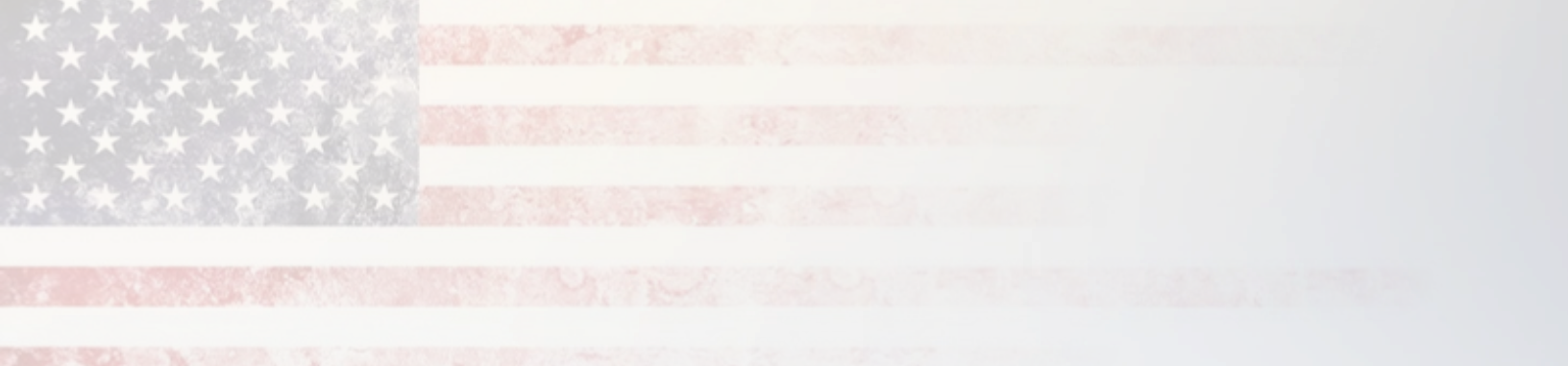
The additional acreage presents endless possibilities for future expansion, including the development of:

- Luxury outdoor wedding ceremony spaces overlooking the valley
- Dedicated reception halls or large-scale event centers
- Boutique cabins or overnight lodging accommodations
- Corporate retreat facilities and executive getaway experiences
- Concert venues and live entertainment amphitheaters
- Seasonal festivals, wine events, and destination tourism attractions
- Expanded hospitality offerings including luxury glamping or resort-style accommodations
- Private member experiences and exclusive event programming



**GROW YOUR
LEGACY**





Few properties possess both the natural beauty and infrastructure necessary to create truly memorable guest experiences while offering this level of future development potential.

Miletta Vista already has the foundation firmly in place — creating an immediate opportunity for a visionary owner to dramatically increase revenue streams far beyond the winery itself.

Complementing the commercial operation is an impressive 2,800-square-foot residential living area featuring two private suites, creating immediate flexibility for owner occupancy, executive lodging, bridal suites, luxury guest accommodations, or future boutique hospitality expansion.

As consumer demand for experiential destinations, private event venues, and luxury wedding experiences continues to grow, properties offering authentic character, operational infrastructure, scenic beauty, and flexibility for expansion have become increasingly rare.

The combination of an already successful operating business, an established customer base, proven revenue generation, and nearly 150 acres of untapped development potential makes Miletta Vista one of the most compelling hospitality investment opportunities currently available in Nebraska.

Property Highlights:

- Established and highly recognized Nebraska winery brand
- 149.8± acres offering exceptional long-term development potential
- 4,700± SF winery, restaurant, tasting room, and hospitality facility
- Full commercial kitchen capable of supporting large-scale events
- Indoor dining and event seating for approximately 100 guests
- Expansive outdoor patios ideal for weddings and private receptions
- Incredible panoramic hilltop views creating an unmatched guest experience
- Massive upside potential for expansion as an exclusive wedding and event destination
- Opportunity for corporate retreats, private gatherings, concerts, festivals, and luxury tourism experiences
- 2,800± SF residential living quarters featuring two private suites
- Strong Highway 281 frontage with convenient regional access
- Established customer base with proven operational history
- Turnkey business operation with substantial immediate and future revenue upside



More than a winery. More than real estate. A destination built for experience.

Properties capable of delivering unforgettable experiences while generating multiple revenue streams rarely become available.

Whether your vision is to continue operating an already successful winery, expand into Nebraska's premier luxury wedding venue, create an exclusive private events destination, or build one of the Midwest's most unique hospitality experiences...

Miletta Vista Winery offers the infrastructure, reputation, location, and opportunity to create something truly exceptional.

A Venue. A Business. A Legacy.

For more information or to schedule a showing, call Nick Wells at 308.991.9544 or Bryan North at 308.325.2858.

Legal Description: a tract in SE1/4 in Sec 10 & Part ff Ne1/4 Sec 15-15-10 (149.83 Acres) Howard County, NE

Address: 1732 Highway 281, St. Paul, NE, 68873-3447

Coordinates: 41.28195, -98.44495

Directions: From St. Paul, Nebraska, go four miles north on Highway 281. The property will be on the east side of the highway.

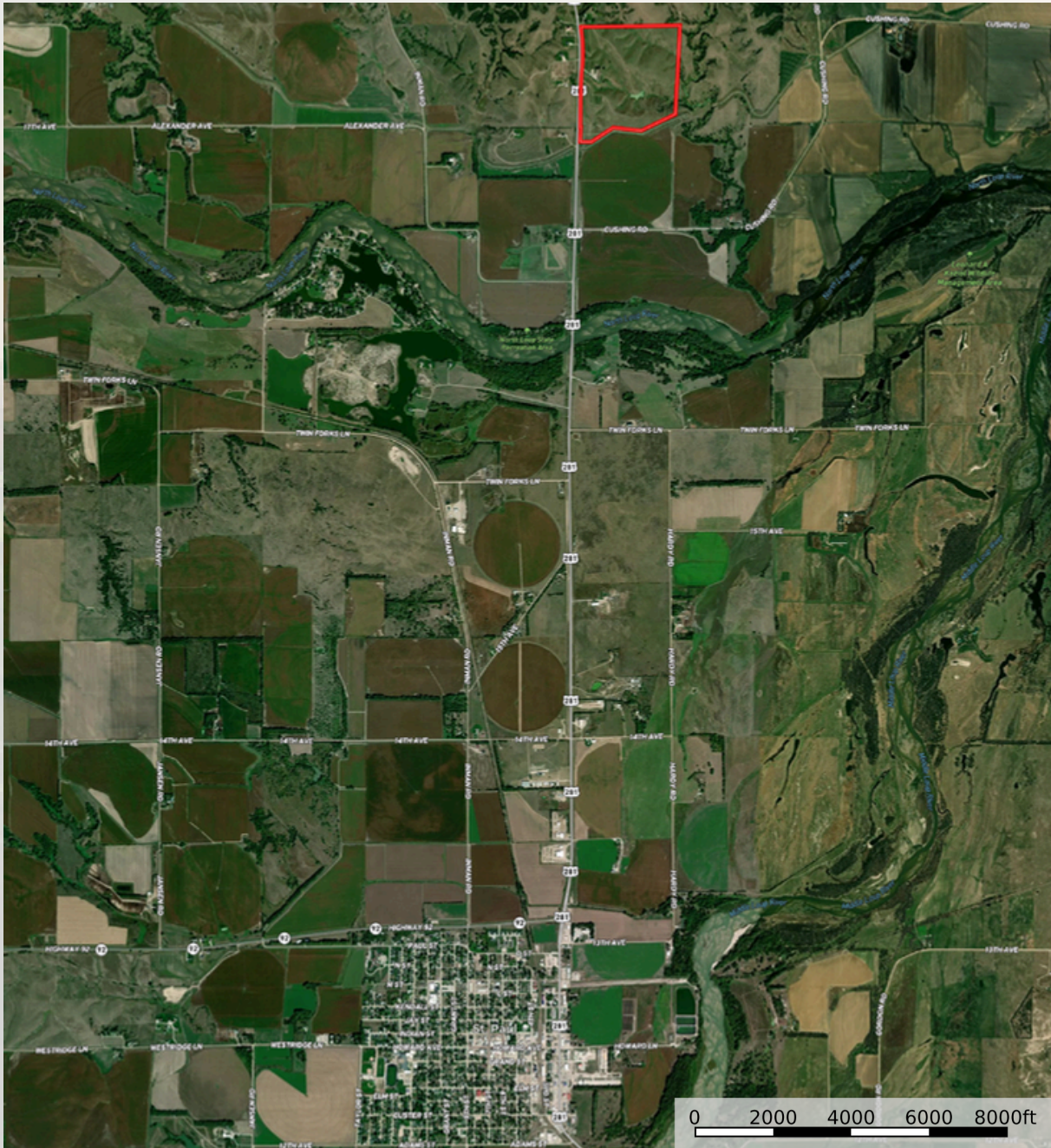
Taxes: \$10,014.3

FEATURES:

- 149.8 +/- acres
- Long-term development potential
- 4,700± sq ft. winery, restaurant, tasting room, and hospitality facility
- Full commercial kitchen capable of supporting large-scale events
- Indoor dining and event seating for approximately 100 guests



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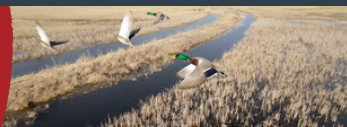
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT

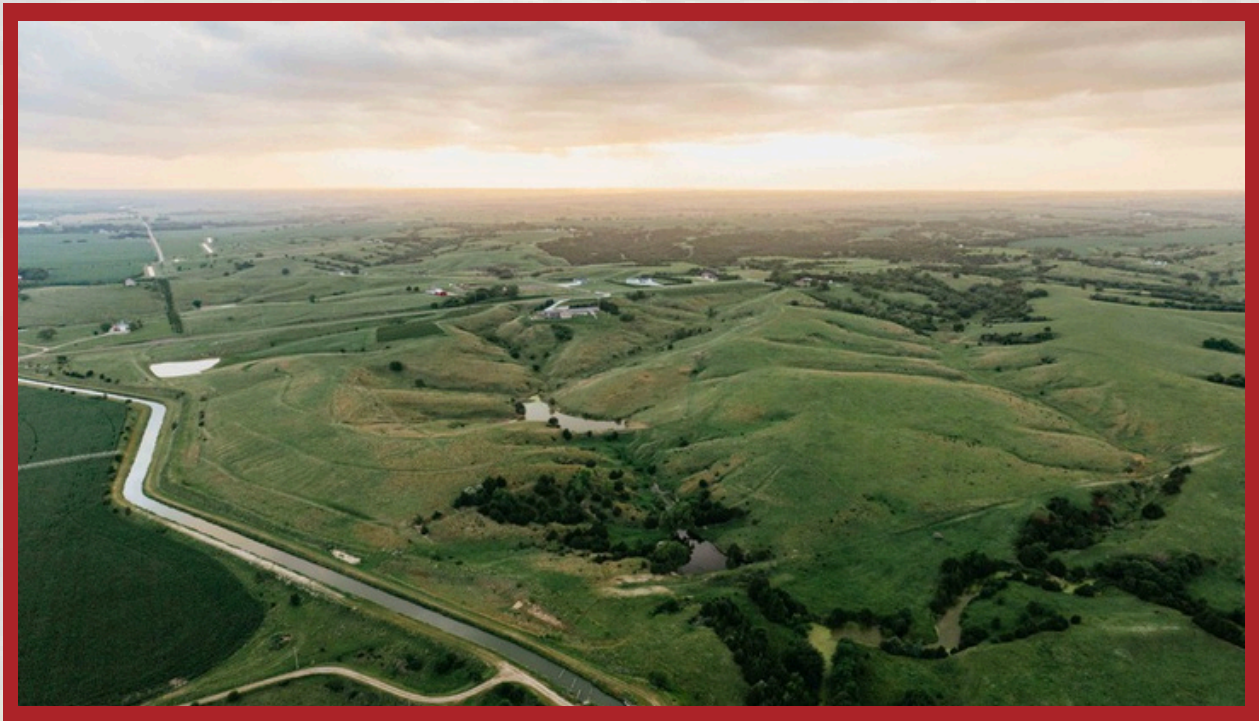


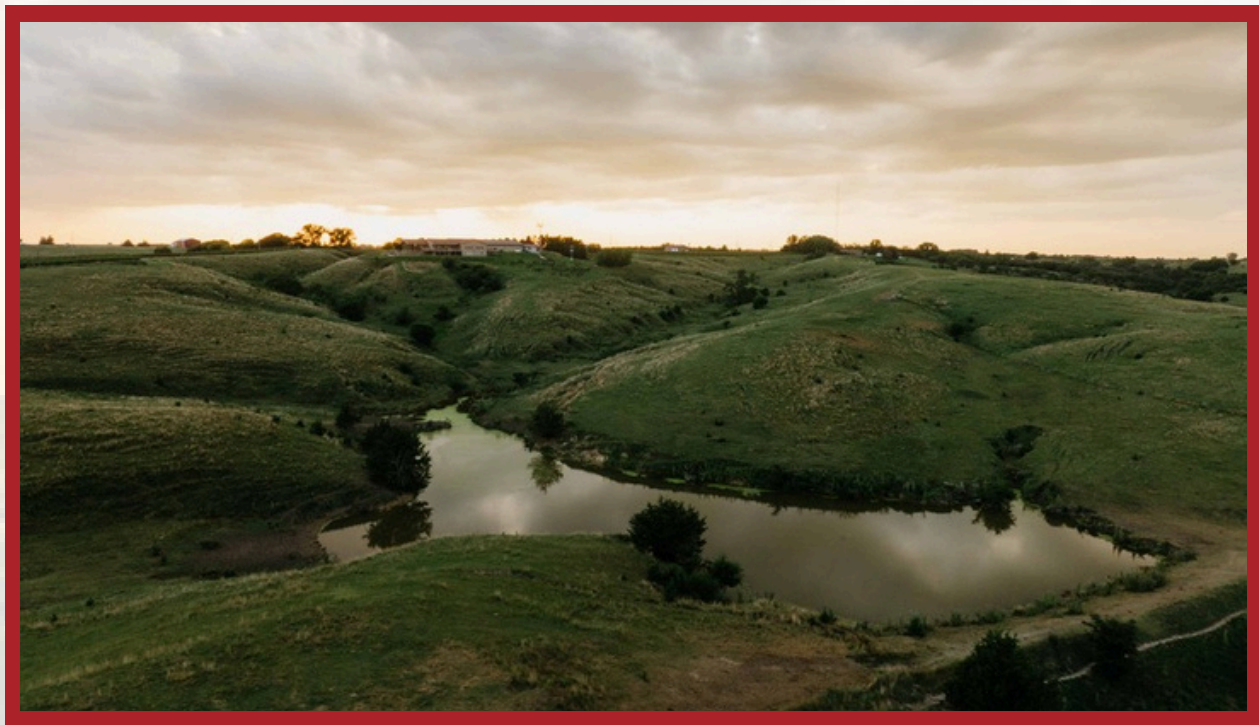


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AND SELL LAND

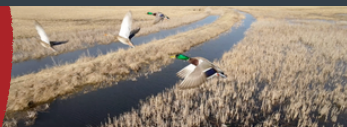






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HUNTING • DEVELOPMENT





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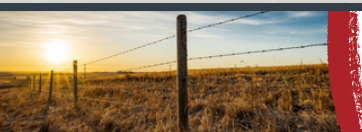


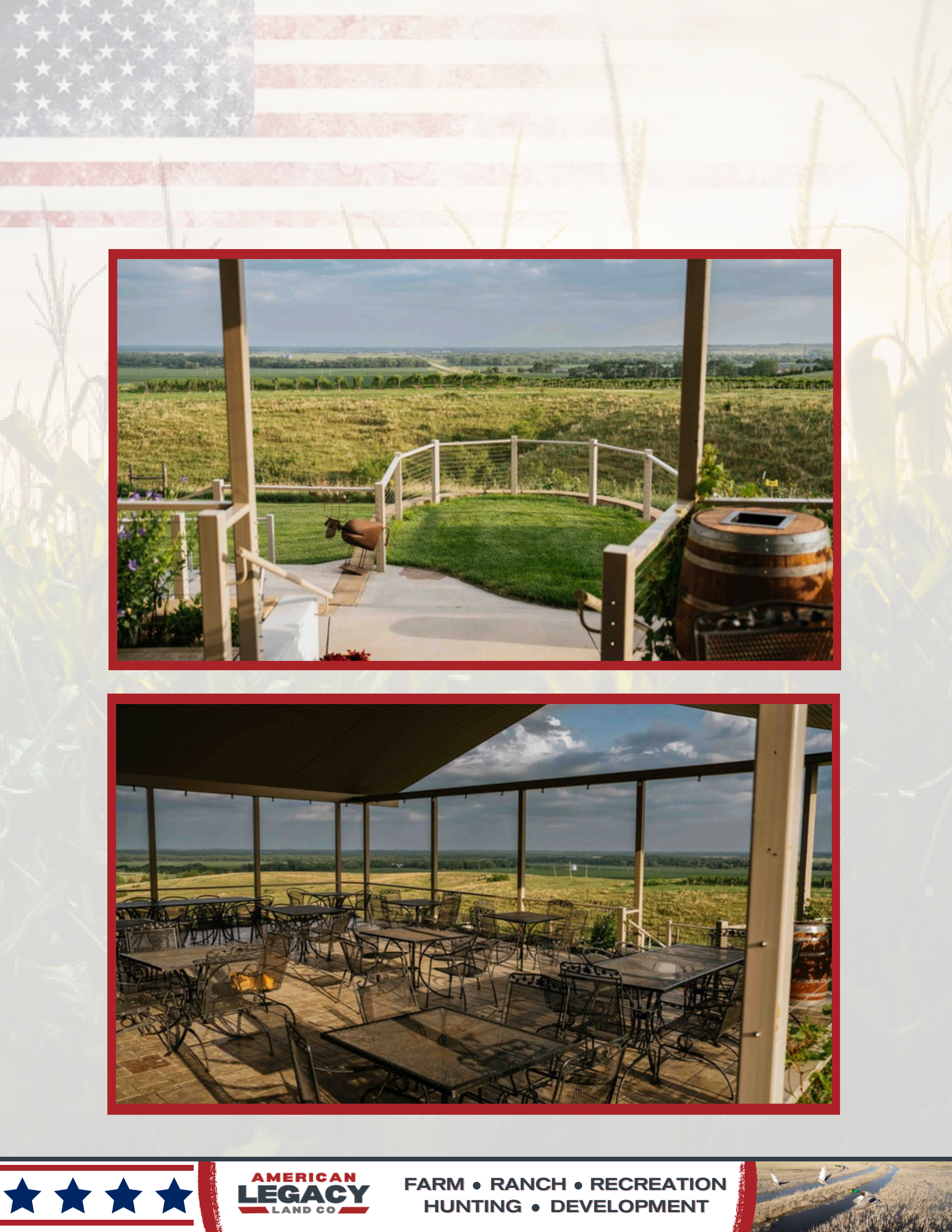


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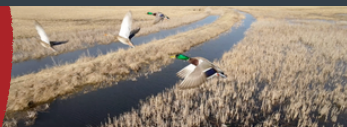






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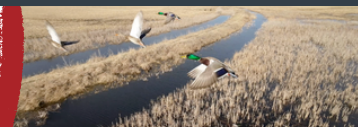
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**AMERICAN
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LAND CO**

**BUYING • SELLING
AUCTIONS**





Listing Agents:

Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



Nick Wells

VICE PRESIDENT
AMERICAN LEGACY LAND CO.
308-991-9544
Nick@AmericanLegacyLandCo.com

Bryan is the President of American Legacy Land Co Brokerage. He is a Born and raised Rural Nebraskan. Bryan grew up on a farm in North Central Nebraska and graduated from O'Neill Public High School in 1996. He then graduated from Nebraska College of Technical Agriculture in Curtis Nebraska in 1998 with a Diversified Agriculture and Business Degree.

Bryan has been in the Ag Industry for over 20 years in seed, fertilizer, farm equipment, and cattle industries and has both managed multiple businesses as well as owned a few successful Ag Businesses of his own. He is a true entrepreneur at heart. Bryan joined Lashley Land in 2018 as a farm, ranch and recreational land specialist and he then knew real estate was his true calling!

He thoroughly enjoys helping people to buy and sell land and giving his best advice on life changing acquisitions and sales. He also enjoys helping people learn and is always happy sharing some of the knowledge he has learned through some great mentors he's had along the way.



Bryan North

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