



## Yellow Farm House - \$599,000

6.99 Acres Located in Defiance, MO.

2.5 Acres in Norton Grapes

Known as Yellow Farm House Winery



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# Yellow Farm House - \$599,000

6.99 Acres Located in the town of Defiance, MO.  
2.5 Acres in Norton Grapes  
Known as Yellow Farm House Winery (Presently Closed)

*Many possibilities with this property. Great Banquet and Wedding Venue, Bed Breakfast, Brewery and Restaurant.*

## 100 Defiance - Yellow Farm House

Heating and Cooling - two units approx. 15 years old  
One bedroom - Two Bathrooms One Main Floor and Upper  
Fireplace in Master Suite  
Large outside deck  
Zoned C-2  
Property has total of 3 Septics  
Public Water - Water District #2  
Church uses property for excess parking  
40 parking places back by church to expand

\*Yellow Farm House and Tasting Room are Zoned Commercial T

## 120 Defiance - Catering Kitchen House

Furnace and Air Approx. 12 Years old  
Hot Water Heater Approx. 9 Years Old

## 140 Defiance - Home on the Hill

Remodel  
Outside Paint Has Warranty  
Two Smoke Houses  
Central Air and Heat 7 years old  
Metal Roof  
New Kitchen  
Newly Painted Inside  
Large Front Porch With a View of the Bottoms



Tasting Room & Storage



Public Restrooms



Wine Making Area



Barn



*Home on the Hill*  
*140 Defiance Rd*

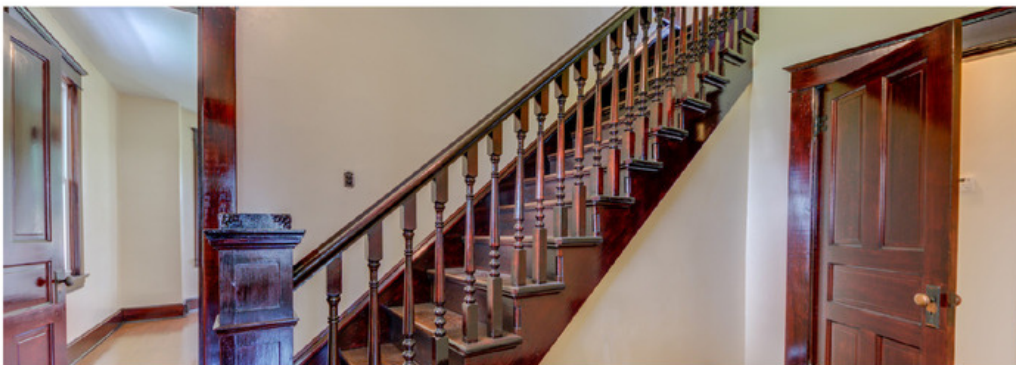
Great View Of Bottoms · 3 Bedrooms Up · 1 Bathroom · Dining Room  
Sun Porch · 2/3 Bedrooms Possible on Main Floor · Kitchen Newly Remodeled  
Outside Paint has a Warranty · Two Smoke Houses · Central Air and Heat 7 Years Old · Metal Roof



Bedroom or Living Room

Bathroom

Kitchen



Staircase



Sun Porch



Kitchen



# Yellow Farm House 100 Defiance Rd

Zoned Heating & Cooling · Basement Dirt Floor · Two Bathrooms · Fireplace in Master upstairs  
One Bedroom Home · Large Outside Deck · Zoned C-2 · Public Water · Water District #2 · 3 Total Septics



Yellow Farm House sits on 6.99 Acres



Living Room



Master Bedroom



Dining Room



Sitting Area



Kitchen



# Pavilion

Seats 100 People w/ Round Tables · Propane/Wood Fireplace · Stage Lighting · Heavy Electric



Banquet & Catering Home - Massive Stone Fireplace



Banquet Area with Heavy Electric & Outdoor Lighting  
Beautiful Landscaping for those Special Pictures



Vineyards



Catering Home and Yard





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