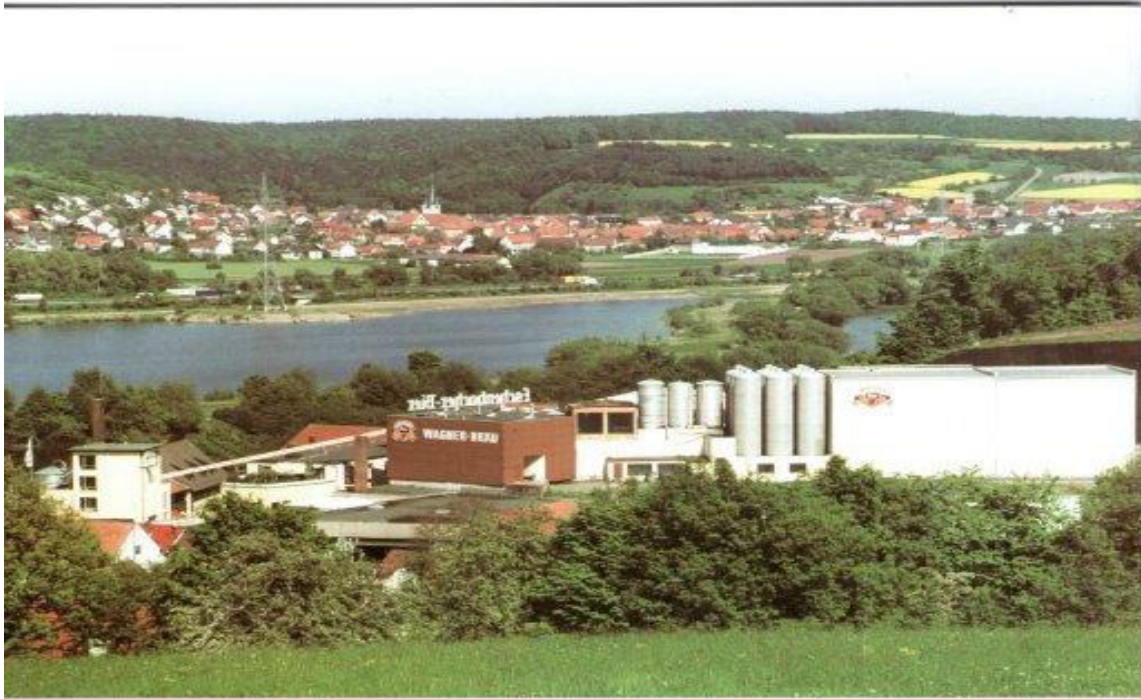


Brewery in northern Bavaria



Eschenbacher Privatbrauerei
Eltmanner Straße 12
97483 Eltmann
Telefon 09522 - 288
Telefax 09522 - 287

Location

At the small town "Eltmann" at the Main River. About 3 km to the motorway A70.
Distance to:
Bamberg 23 km, Würzburg 75 km, Nürnberg 93 km, Frankfurt Airport 200 km.





Brewery

All technical requirements are in place, in good shape and well organized.

Brewhouse:

Fully automatic, daily capacity 900 hl.

Fermentation cellar:

Fermentation tanks 13 a 73,000 l and 3 a 45,000 l including cooling zones, 3 Yeast tanks a 3,200 l. CIP-systems for automatic cleaning.

Cool cellar:

Automatic space cooling, 27 storage (ZKL) tanks a 65,000 l.

Filter cellar:

Fully automatic kieselguhr filters including PVPP filtration and Trapp filter. CIP-system. Capacity: 160 hl / h.

Filling:

Barrels (30 l and 50 l):

Fully automatic cleaning and filling. Capacity: 75 KEG / h and 40 KEY-KEG / h

Bottles

(0,5 l NRW and 0,33 l Vichy and 0,5 l screw cap for non-alcoholic drinks):

Fully automatic cleaning, filling and labelling. Capacity: 32,000 bottles / h.

Packing:

Automatic palletising. Capacity: 1,800 cases / h.

Capacity

Currently: 70,000 hl beer and 3,000 hl non-alcoholic drinks per year.

Six beer varieties: Pilsner, Weizen, Dark, Märzen, Urtyp, Export (Lager).

Without new investments the capacity could expand to 170,000 hl per year.



Particularities

200 years family tradition. The owner's family name is Wagner. Mr. Karl Werner Wagner is the head of the family. His son has a disability. Therefore Mr. Wagner endows the assets to a foundation. Investors can buy all assets from the foundation.

The owner will stay as technical manager for 5 years. An operations manager is available. Currently there are 8 employees.

Home-Page: www.eschenbacher.de

Purchase price: 5.2 Mio. € plus 3.57% fee incl. statutory VAT.

The information and documents on the object and the operation are based on information provided by third parties to the Wine-Land team verbally and in writing. However, no liability can be assumed for their correctness and completeness.



