

Marcus & Millichap  
THE HEFNER TEAM



HILLENBRAND FARMHAUS BREWERY FOR SALE  
GREATER SACRAMENTO AREA, CA

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# THE OPPORTUNITY



THRIVING DESTINATION BREWERY & MORE



± 12.9 ACRES OF LAND AREA



\$7,950,000 PURCHASE PRICE

A thriving brewery/food venue, a built-out events destination supported by one Airbnb and one guest residence, and a private foothill estate: one property, one sale, one of a kind.

Offered at \$7,950,000, Hillenbrand Farmhaus Brewery is a rare opportunity to acquire a thriving destination brewery, with the business, the brand, and the real estate offered together, on ± 12.9 picturesque acres in the Sierra foothills of Newcastle, California. This is

a true going concern of a sale: an established operation with a loyal regional following, award-winning beer, and a reputation as one of Placer County's premier gathering places, transferring to new ownership as a complete, revenue-generating enterprise from day one. The grounds are spectacular in their own right: rolling foothill terrain, working hop and fruit plantings, and the Auburn Ravine stream meandering through the south side of the Property year round.

At the center of the Property is a 3,000 SF brewery building housing a 12-tap taproom and a 5-BBL Portland Kettleworks brewhouse, backed by a full production package: a 20-BBL fermentor, five 10-BBL fermentors, four 10-BBL serving tanks, mill and grist system, steam boiler, multi-stage chiller, and keg washer, plus indoor and outdoor cold storage and a fully equipped kitchen trailer serving the brewery's Farmhaus-to-Fork menu. Beer is brewed on site in small batches with **CONT.**



GUEST HOUSE/AIRBNB



BIERGARTEN



*\* FINANCIALS FOR THE BUSINESS ARE AVAILABLE UPON SIGNED NDA.*



GUEST HOUSE/AIRBNB



BREWERY/BIERGARTEN SEATING



MAIN HOUSE

mineral-rich artesian water, and the farm grows its own hops and fruit. Complete FF&E inventory is available upon request.

Beyond production, the Property is a built-out hospitality/corporate retreat campus with multiple income streams: a 1,200 SF pavilion with music stage, a 2,400 SF covered biergarten, a dedicated wedding/event venue with a 12,000 SF lawn and 420 SF stage, and a standalone five-tap bar building. Together, they support a diversified events business already in motion, spanning taproom operations, live music, private events, weddings, and corporate gatherings for groups of up to 500, with major holidays such as Mother's Day

and Father's Day drawing as many as 2,000 people.

The offering is rounded out by a 3,100 SF main residence with three bedrooms, two baths, in-ground pool, commercial-grade steam room, Wolf and Sub-Zero appliances, and a Tesla solar system with three Powerwalls, plus a 2,075 SF two-structure guest house currently configured for Airbnb income. Live where you work, host guests on site, or capture additional rental revenue. Simply put, this is a one-of-one: an established brand, a proven business, a built-out events destination, and a private estate on 13 foothill acres, assembled in a way that could not be easily recreated at

any price. Properties like this rarely come to market twice.

**INCLUDED IN THE SALE:**

- The real estate: fee simple interest in 12.9 acres and all improvements
- Brewery, kitchen, taproom & event FF&E
- Beer inventory and raw materials on hand at close
- Licenses and permits, subject to customary regulatory transfer approvals
- The Hillenbrand brand: trademarks, recipes, website & social media accounts

THE DETAILS

PROPERTY DETAILS:

Address: 5100 Virginiatown Road, Newcastle, CA 95658 (Greater Sacramento)  
APN: 031-292-044  
County: Placer  
Parcel Size: ± 12.9 acres / 561,924 SF  
Year Built: 2010 - Current

UTILITY DETAILS:

Electricity: PG&E  
Gas: PG&E  
Water: Well #1: 4GPM 250FT  
Well #2: 3GPM 175FT  
Waste: Septic

IRRIGATION:

Riparian Rights

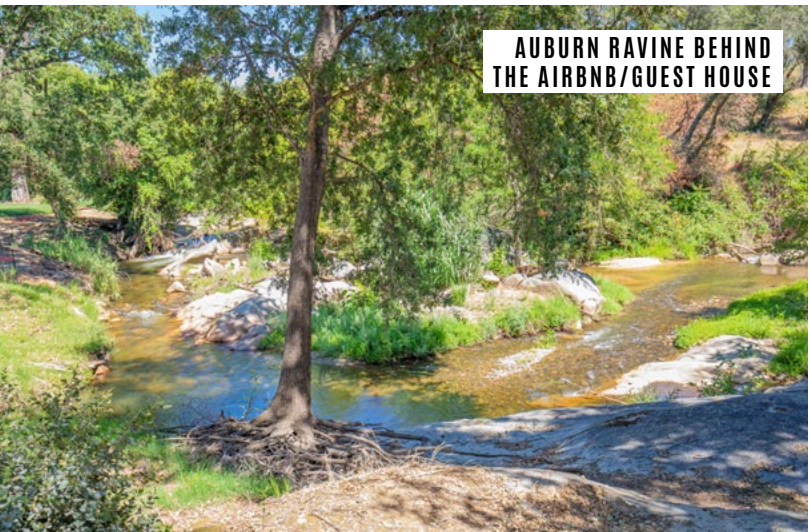
SEISMIC/FLOOD:

Fault Zone: N/A Per Department of Conservation  
Flood Zone: Zone X, FEMA Map 06061C0740H

ELECTRICAL SPECS:

Boiler is run on propane  
Brewhouse is run on steam  
The stage is wood - no electrical  
200 amp residential meter (single phase); 200 amp agricultural meter (single phase)

| IMPROVEMENT                                           | SIZE                    | HIGHLIGHTS                                                                                                                                                                                                                                             |
|-------------------------------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Brewery Building                                      | ± 3,000 SF              | 12-tap taproom; 5-BBL brewhouse; indoor cooler for serving tanks; outdoor walk-in cooler; 2 restrooms                                                                                                                                                  |
| Brewery Equipment                                     | Included                | Portland Kettleworks 5-BBL brewhouse; (1) 20-BBL and (5) 10-BBL fermentors; (4) 10-BBL serving tanks; mill & grist system; Rite Engineering ‘42” steam boiler; G&D multi-stage chiller; Premier two-station keg washer; Chiller 230v 1 Phase 50-80 AMP |
| Kitchen Trailer (Manufacturer: Golden State Trailers) | Included                | Stove/oven; sandwich press; deep fryer; smoker; reach-in refrigerator; sandwich prep table refrigerator                                                                                                                                                |
| Conditioned Dry Storage                               | 350 SF                  | Climate-controlled storage building                                                                                                                                                                                                                    |
| Pavilion                                              | 1,200 SF                | Music stage; seating area                                                                                                                                                                                                                              |
| Biergarten Shade Structure                            | 2,400 SF                | Covered outdoor seating                                                                                                                                                                                                                                |
| Wedding Venue                                         | 12,000 SF Lawn          | 420 SF stage                                                                                                                                                                                                                                           |
| Stand-alone Bar Building                              | 100 SF                  | 5 taps                                                                                                                                                                                                                                                 |
| Main House                                            | 3,100 SF                | 3 bed / 2 bath; in-ground pool; commercial-grade steam room; Wolf range/oven; Sub-Zero refrigerator; wood-burning fireplace; granite and imported Italian clay pizza oven; Tesla solar with (3) Powerwalls and EV charger                              |
| Guest House / Airbnb                                  | 2,075 SF (2 structures) | 2 bed / 2 bath; full kitchen; laundry; (2) wood-burning stoves; hot tub; outdoor shower; (3) redwood decks; fire pit                                                                                                                                   |



AUBURN RAVINE BEHIND THE AIRBNB/GUEST HOUSE



KITCHEN TRAILER



GUEST HOUSE/AIRBNB



BREWERY/BIERGARTEN SEATING

# A CLOSER LOOK AT THE SITE

- 1 Wedding Venue and Stand-Alone Bar
- 2 Guest House/Airbnb
- 3 Main House
- 4 Brewery Building, Pavilion, Biergarten Shade Structure



**FUN FACT:** VISITORS CAN  
DISCOVER NATIVE AMERICAN  
MORTAR CUPS ALONG THE  
AUBURN RAVINE!

## THE BREWERY BUILDING / BIERGARTEN SEATING

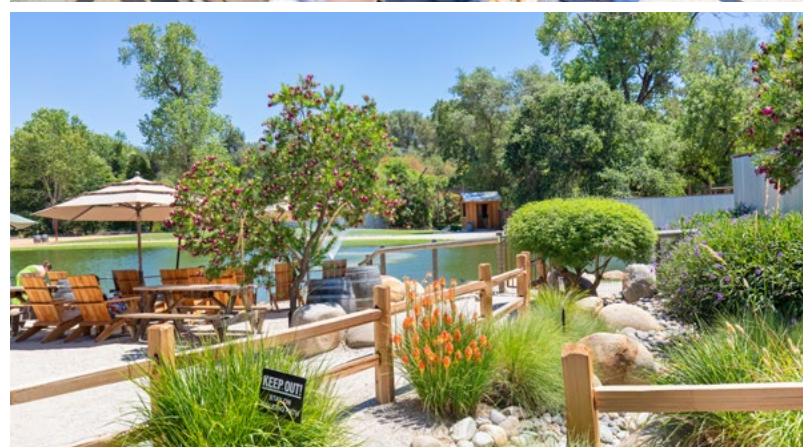
The Brewery Building is the working heart of Hillenbrand Farmhaus. Under one 3,000 SF roof, guests order from a 12-tap lineup poured steps from where it was brewed, with the 5-BBL Portland Kettleworks brewhouse in view and the operation's small-batch character on full display. Beer travels from the dedicated indoor cooler, where four 10-BBL serving tanks feed the taps directly, delivering exceptional freshness that customers can taste in every glass. Steps away, the 2,400 SF biergarten shade structure extends the taproom outdoors, giving guests covered open-air seating with a pint in hand and the farm in view. A 100 SF standalone bar building with five taps keeps beer flowing outdoors on peak afternoons and event days, so the crowd on the lawn never has to leave its seat for long. Food keeps pace with the beer: a fully equipped kitchen trailer, with stove and oven, smoker, deep fryer, sandwich press, and dual refrigeration, turns out the brewery's Farmhaus-to-Fork menu just steps from the taps.

For an operator, the Brewery Building is equally compelling as infrastructure: a purpose-built production facility with an efficient floor plan, indoor and outdoor cold storage, a 350 SF climate-controlled dry storage building for grain and supplies, and two customer restrooms supporting high-volume taproom days. Paired with the mineral-rich artesian well water that defines the house beer styles, the Brewery Building gives a new owner a complete brew-and-serve engine that is operating, licensed for guests, and generating revenue today.

The sale includes a complete, professional-grade brewing package anchored by a 5-BBL Portland Kettleworks brewhouse, one of the most respected names in small-batch systems. Seventy barrels of fermentation capacity, spread across a 20-BBL fermentor and five 10-BBL fermentors, give the brewer room to run flagship beers in volume while rotating seasonal and specialty batches, and four 10-BBL serving tanks keep the taproom pouring without interruption.

Supporting infrastructure is equally dialed in: an on-site mill and grist system for fresh-milled grain, a Rite Engineering steam boiler, a G&D multi-stage chiller, and a Premier two-station keg washer. Every piece conveys with the sale, sparing a new owner the long lead times and capital outlay of a from-scratch build. This is a proven production line that is brewing, fermenting, and serving today, ready to hand over with the keys.

- 3,000 SF production and taproom building
  - 80 Pavilion seats (heated by propane heaters & cooled by HP mister system)
  - 40 adjacent seats in Pavilion
  - 150 seats at the Biergarten
  - 70 seats at the Pond
- 12-tap taproom pouring the Hillenbrand lineup
- 5-BBL Portland Kettleworks brewhouse
- Indoor cooler housing (4) 10-BBL serving tanks
- Outdoor walk-in cooler
- 350 sq ft climate-controlled dry storage building
- 2,400 sq ft biergarten shade structure with covered outdoor seating
- 100 sq ft standalone bar building with (5) taps
- Fully equipped kitchen trailer serving the Farmhaus-to-Fork menu
- Two restrooms
- Portland Kettleworks 5-BBL brewhouse
- (1) 20-BBL and (5) 10-BBL fermentors
- (4) 10-BBL serving tanks
- Mill & grist system
- Rite Engineering '42" steam boiler
- G&D multi-stage chiller
- Premier two-station keg washer



## THE PAVILION

The 1,200 SF pavilion is where Hillenbrand comes alive on weekend afternoons. With its built-in stage, the structure anchors the brewery's live music calendar and gives guests a shaded front-row seat with a beer in hand, whether it is an acoustic set on a summer evening or a full band drawing a crowd across the lawn. It is the kind of space that turns a taproom visit into an afternoon, and first-time visitors into regulars.

As a business asset, the Pavilion is a proven draw that extends dwell time, lifts per-visit spend, and gives the events side of the operation a covered, programmable venue in any season. It hosts everything from weekly music programming to private parties and corporate gatherings, and it does so with the infrastructure already in place: stage, seating, and sightlines across the Property's 13 acres.

- 1,200 SF covered pavilion
- Built-in music stage
- Open-air seating for taproom and event guests
- Anchor venue for the brewery's live music calendar



## THE WEDDING & EVENT VENUE

Set against the rolling Sierra foothills, the dedicated wedding venue is one of the property's signature spaces: a 12,000 SF manicured lawn with a pond and a 420 SF stage, framed by the working farm around it. Couples exchange vows against sweeping foothill views, guests move from ceremony to reception without leaving the property, and the brewery's own beer and Farmhaus-to-Fork kitchen handle the celebration from first toast to last call.

For the operator, this is the highest-value booking on the property. The venue accommodates groups of up to 500 and already hosts weddings, corporate events, and fundraisers, with the bar, kitchen, stage, and grounds all in-house, so every dollar of a private event stays on site. It is an established, photogenic venue with a built-in hospitality engine behind it, and considerable room to grow the events calendar under new ownership.

- 1,200 SF covered pavilion
- 420 SF ceremony and performance stage
- Hosts weddings, corporate events & fundraisers
- Accommodates groups of up to 500 guests



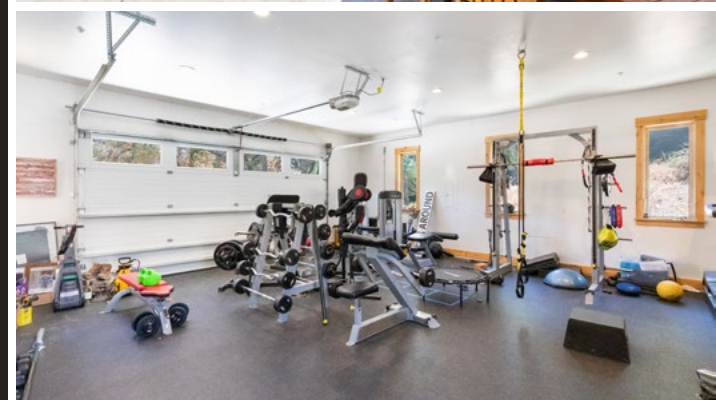
# THE MAIN HOUSE

The 3,100 SF main residence makes this offering a lifestyle, not just a business. Alternatively, it could serve as a revenue-generating addition to the other two lodging assets.

Three bedrooms and two baths surround a chef's kitchen equipped with a Wolf range and Sub-Zero refrigeration, while the grounds deliver resort-level amenities: an in-ground pool, a commercial-grade steam room, and an outdoor pizza oven of granite and imported Italian clay. A wood-burning fireplace anchors the living space through foothill winters, and the property's best views are reserved for the owner.

The main residence is also built for self-sufficiency. A Tesla solar system with three Powerwalls and an EV charger keeps energy costs low and the residence running through outages, a meaningful advantage in the foothills. Live steps from the Brewery and manage the business from home, house family and visiting talent, or treat the residence as a premium rental: the flexibility is the point, and few commercial offerings include it.

- 3,100 SF residence: 3 bedrooms, 2 baths
- Chef's kitchen with Wolf range/oven and Sub-Zero refrigerator
- In-ground pool and commercial-grade steam room
- Wood-burning fireplace
- Granite and imported Italian clay pizza oven
- Tesla solar system with (3) Powerwalls and EV charger





## THE GUEST HOUSE/ AIRBNB

Tucked on the Property near the Auburn Ravine creek (a wild salmon habitat) is a 2,075 SF guest compound spread across two structures, with two bedrooms, two baths, a full kitchen, and laundry. This is not a spare room over the garage: guests get three redwood decks, a hot tub, an outdoor shower, a fire pit, and a pair of wood-burning stoves, the full foothill-retreat experience with a working farm brewery outside the front door.

Currently configured as an Airbnb, the two guest houses are a revenue stream in its own right and a natural extension of the destination business: wedding parties, out-of-town guests, corporate retreats and craft beer travelers arrive with a reason to stay on site. A new owner can keep the short-term rental running, house family or key staff, or fold overnight stays into event packages. However it is used, it deepens the Property's income mix and rounds out a truly complete offering.

- 2,075 SF across two (2) structures: 2 bedrooms, 2 baths
- Full kitchen and laundry
- (2) wood-burning stoves
- Hot tub and outdoor shower
- (3) redwood decks and fire pit
- Currently configured for Airbnb income





# NEWCASTLE, CA



SIERRA FOOTHILLS OF PLACER COUNTY



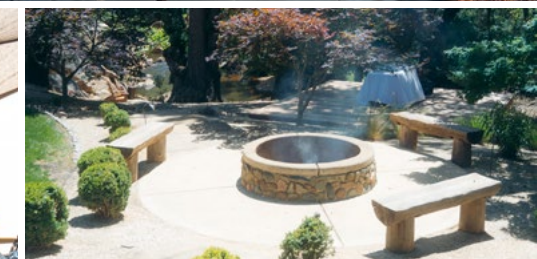
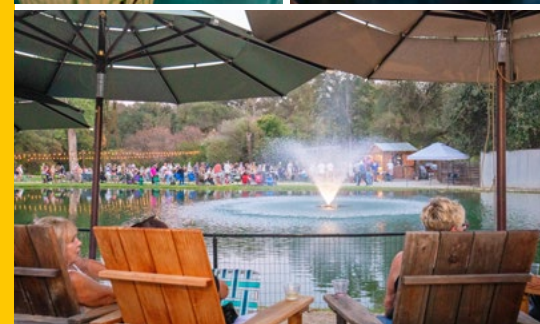
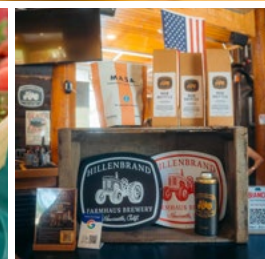
I-80 CORRIDOR (31 MILES NE OF SACRAMENTO)



DIRECT INTERSTATE ROUTE TO LAKE TAHOE



PLACER COUNTY'S FARM-TO-FORK AND AGRITOURISM COUNTRY



Newcastle sits in the sweet spot of the Sierra foothills: a historic Gold Country orchard town on the I-80 corridor, 31 miles northeast of Sacramento and the last stop before Auburn. The customer base is already at the door. The fast-growing suburbs of Roseville, Rocklin, and Lincoln are minutes down the hill, the greater Sacramento region puts more than two million people within an easy drive, and I-80 carries a steady stream of Tahoe-bound

travelers past the property year-round. For day-trippers, the area is a destination in its own right, known for its mandarin farms, historic packing sheds, and country roads that draw weekend visitors up from the valley.

For a buyer, the market fundamentals are just as attractive. Placer County is business friendly and one of California's fastest-growing counties, with affluent suburban growth pushing steadily toward

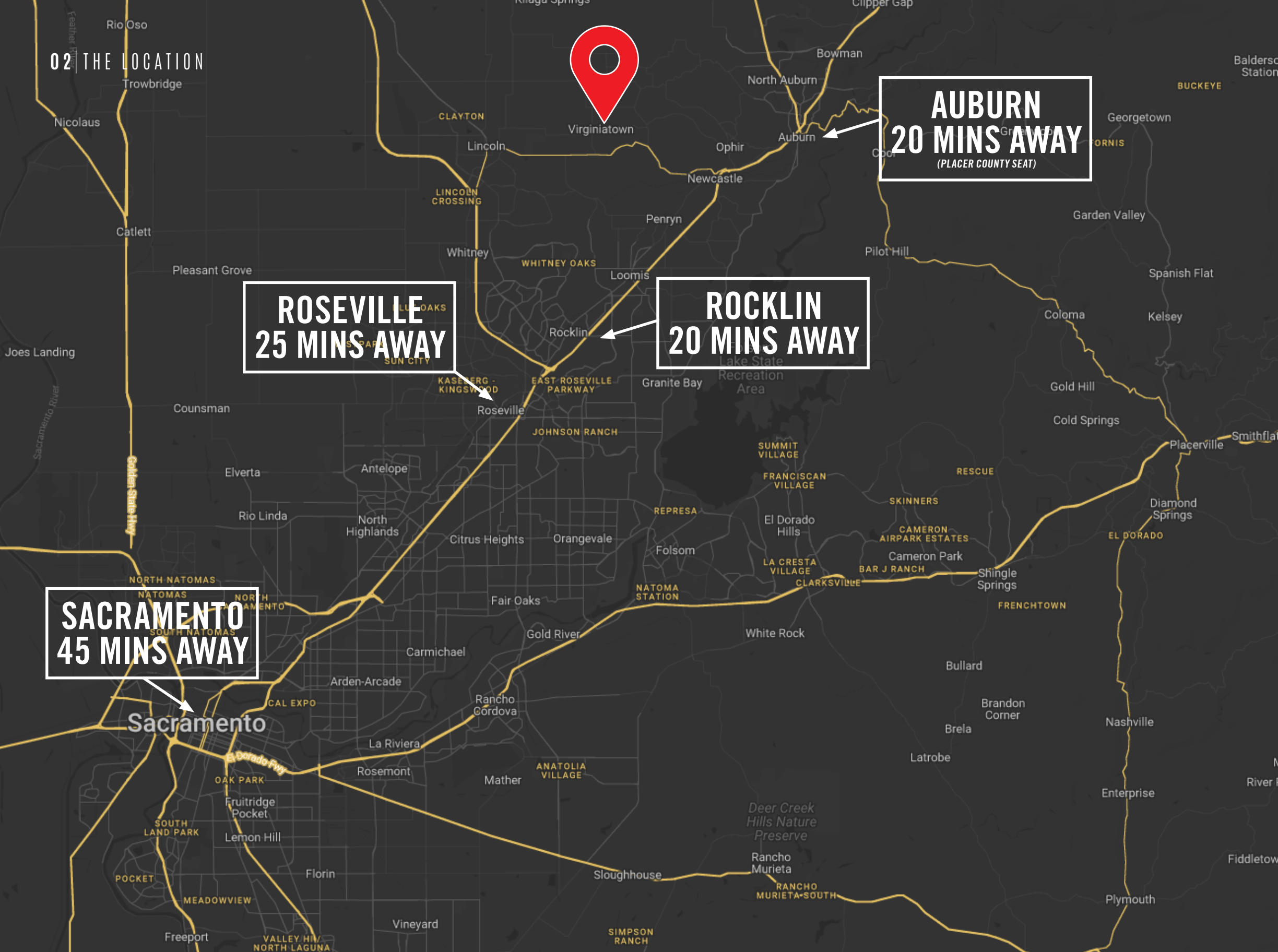
the foothills, and the Sacramento region's celebrated farm-to-fork culture has built a loyal audience for exactly what Hillenbrand offers: craft beer, on-farm dining, and agritourism experiences. Destination venues of this scale are scarce in the foothills, weddings and events draw from the entire valley, and Sacramento International Airport is under an hour away. The region is growing into this property, and a new owner inherits that tailwind.

The town itself is part of the charm. Newcastle's historic center is built around its Gold Rush and orchard heritage, with century-old packing sheds repurposed into restaurants, antique shops, and food purveyors, and a beloved farm-to-fork produce market right downtown. Vintage homes line winding streets that give way to country roads, orchards, and horse properties, with hilltop vistas across the Sacramento Valley to the Sutter Buttes. It is the kind

of authentic small town that visitors seek out on purpose, and it sits just eight miles from the full conveniences of Rocklin, with Auburn's farmers market, concert series, hospital, and Amtrak station a few minutes up the highway.

Just as important, the draw is four seasons deep. Spring and summer bring weddings, live music, and farm-trail visitors; fall is harvest season in a county famous for its mandarins and agritourism;

and winter puts Hillenbrand on the road to Tahoe, with ski traffic streaming past on I-80 and the outdoor recreation of the American River canyons around Auburn drawing visitors year-round. Few breweries anywhere can claim this combination: a genuine working-farm setting, a storybook Gold Country town, and a two-million-person metro within easy reach. Hillenbrand Farmhaus is positioned exactly where those worlds meet.



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