

SALE

BIG BARN BREWERY & ESTATE

Greenbluff



SALE PRICE \$3,000,000

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SUMMARY

BIG BARN BREWERY & ESTATE

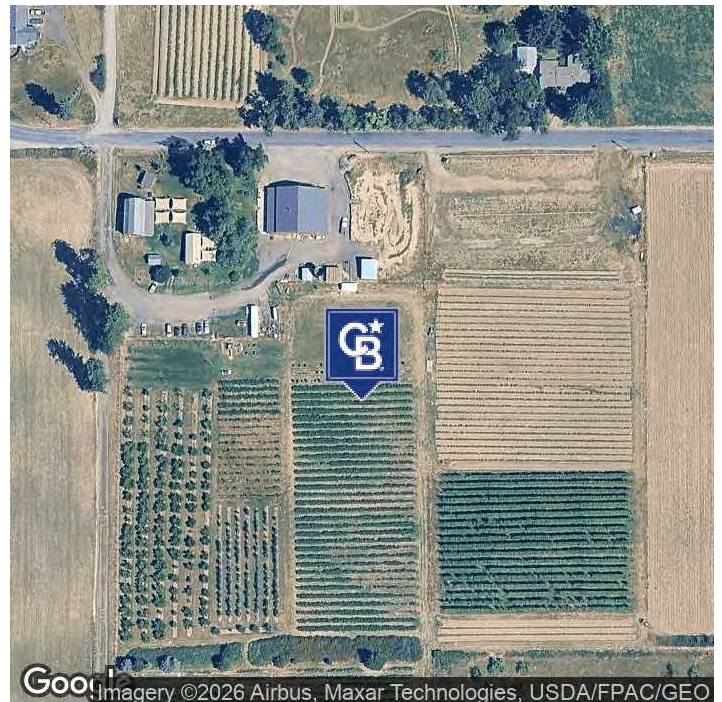
Greenbluff



VIDEO

OFFERING SUMMARY

Sale Price:	\$3,000,000
Big Barn Brewery Size:	4,200 SF
Residential Home Size:	3,510 SF
Total Lot Size:	33 Acres (Approx.)
Year Built:	2012 / 1999
Zoning:	STA
Market:	Craft Beverage & AG Venue
Submarket:	Agriculture
APN:	47294.9088, 47294.9087, 47326.9063



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Discover Big Barn Brewing Where Farm & Flavor Meet!

Big Barn Brewing Company invites you into a unique craft-beer experience rooted in the land, the farm, and the community. Nestled on a working farm, Big Barn is a family-owned, farm-based brewery that grows much of its own hops and produce right here in the region. With a rustic “big barn” setting, the mission is simple—to brew exceptional beers, honor the farming traditions of this land, and preserve open space for generations to come.

From our fields to your glass, we make craft beer using natural ingredients, well water, and no additives.

Expect fresh takes like our Lone Pilsner, Mead Honey Lager, and Rusty Red Ale alongside seasonal specials that celebrate farm fruit and hops. Families, friends, dogs, and kids are all welcome to share the patio, play a game of cornhole, sip a pint, and relax under the wide-open skies. Regular events like live bands, food truck visits, and even yoga-on-the-lawn create an atmosphere that’s as social as it is laid-back.

Escape the city-buzz without even leaving the Spokane-Mead area—enjoy fresh air, farmland views, and craft beer. Sample a beer-flight of unique styles: from crisp legers to bold IPAs, each brewed with care and connection to the land.

Bring the whole crew: whether it’s a relaxed afternoon with friends or a lively weekend gathering with music and food, Big Barn fits.

Support local agriculture & craft beer culture: every sip supports a sustainable, farm-forward brewery rooted in community.

****Sale to include all 3 parcels and Business Opportunity****



- Stunning territorial views of Mt. Spokane and the surrounding Selkirk Mountain Range
- Big Barn Brewery and outbuildings situated on 9.11 agricultural acres (APN: 47294.9087), home to the well-known Big Barn Brewing Company, operated under Bodacious Berries, Fruits & Brews
- Agricultural land consisting of 9.88 acres (APN: 47294.9087)
- Exceptional 3,510 SF home built in 1999, situated on 13 agricultural acres (APN: 47326.9063)
- Features 5 bedrooms, 3 bathrooms, cathedral ceilings, and floor-to-ceiling windows capturing breathtaking views.
- Daylight basement and expansive 850 SF covered deck with composite decking
- Attached 2-car garage and thoughtfully designed layout ideal for full-time living or short-term rental potential.
- Approximately 9.88 acres of prime farmland under Deitz Farms, LLC featuring rich soils and stunning territorial views
- Equipped with high-output well supporting both agricultural and residential needs
- A rare opportunity to own a destination farm, residence, and brewery operation - all in one of Spokane County’s most picturesque and productive areas

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HIGHLIGHTS

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BIG BARN BREWERY HIGHLIGHTS

- Established craft brewery and agri-tourism destination located in Spokane County's Green Bluff farming community
- Rustic brewery building featuring a welcoming retail / tasting area
- Expansive finished loft with restroom overlooking retail / tasting area
- Separate "Fruit Barn" structure used for seasonal produce, storage, or event support operations
- Outdoor event stage ideal for live music, weddings, and community gatherings
- Expansive grounds include a pumpkin patch, picnic lawns, and open space for festivals and private events
- Locally grown and U-Pick produce - berries, fruit, and pumpkins - creating an authentic farm-to-glass experience
- Small-batch craft beer production on-site under Bodacious Berries, Fruits & Brews, emphasizing locally sourced ingredients
- Live entertainment and community events held regularly, drawing strong regional visitation
- Ample parking and scenic rural views of Mt. Spokane and the surrounding Selkirk Mountain Range

RESIDENTIAL HOME HIGHLIGHTS

- ±3,510 SF custom residence built in 1999, situated on ±13 acres with sweeping territorial views
- Architectural highlights include soaring cathedral ceilings, expansive windows that fill the home with natural light, rustic hardwood and slate flooring, and a striking copper backsplash accenting the gourmet kitchen
- Spacious open-concept living areas ideal for entertaining or multi-generational living
- Five (5) bedrooms and three (3) bathrooms, including a primary suite with private deck access and scenic vistas
- Daylight basement with walk-out access to landscaped grounds and surrounding farmland
- Expansive ±850 SF covered deck with composite decking, perfect for outdoor dining and relaxation
- Attached two-car garage plus ample exterior parking for guests and equipment
- High-output well water and modern utilities support both residential and agricultural use
- Private setting with panoramic views of Mt. Spokane and the Selkirk Mountain Range, offering the best of rural living near Spokane

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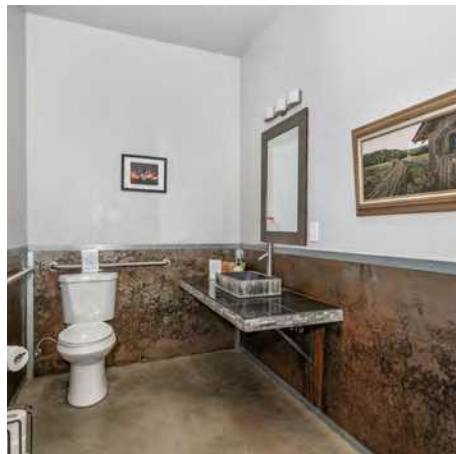


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EXTERIOR PHOTOS

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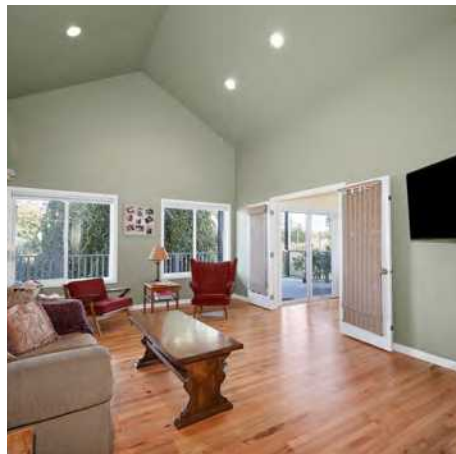


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RESIDENTIAL HOME

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AERIAL VIEWS

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