

Bolinger

REAL ESTATE & AUCTION



An 18-Year Kentucky Craft Distillery-Ownership Retiring and Seeking a New Steward



6534 Pembroke Oak Grove Road
Pembroke, KY 42266

Business & Real Estate Offered Together - 26 Total Acres

A Turnkey Distillery With Room to Run

After 18 years of hand-building one of Kentucky's most respected craft distilleries, the owners of MB Roland are retiring and bringing the business — together with the full 26-acre real estate holding — to market. This is a rare chance to acquire an established, grain-to-glass brand with real distribution, a loyal following, and a highly visible site on the Kentucky Bourbon Trail — positioned to continue as a working distillery, or to be reimagined for other hospitality, agricultural, or commercial use.

✓ 18 Years in Business

✓ 9 Distributors/17 Markets

✓ 26 Total Acres Included

✓ 45 States Reached Online



Why Buyers Should Look Twice

- Established regional & national brand with **18 years of goodwill and awards**
- Full **26-acre real estate holding** included — 10-acre distillery and 16-acre tract of undeveloped land
- High-traffic I-24 site with pending **Buc-ee's development** nearby
- **Flexible outcome:** continue distilling, or repurpose the land and facility
- Owners will support a smooth transition for up to **6 months**
- **Less than 60 miles from Nashville, TN**



A Founder-Built Kentucky Icon

Founded in 2009

Built by husband-and-wife team Paul and Merry Beth Tomaszewski on a former farm site in Christian County — one of Kentucky's original modern grain-to-glass craft distilleries.

Hand-Made, Full-Flavor Spirits

Local white corn and grains, barrel-proof bourbons and whiskeys, agave spirits, and multiple flavored spirits crafted entirely on site.

Trusted Trail Membership

Founding member of the Kentucky Bourbon Trail Craft Tour (KBT) and the Stateline Whiskey Tour.

Stavesman Membership Club

Loyalty program with more than 300 members who make year-round purchases, receive exclusive updates, attend private events, and receive special promotions.

Exceptional Guest Ratings

Consistently rated 4.6–4.9 stars across Google, Yelp, and TripAdvisor, with hundreds of enthusiastic reviews and repeat visitors.

MB Roland Distillery
6534 Pembroke Oak Grove Rd, Pembroke, KY 42266, United States

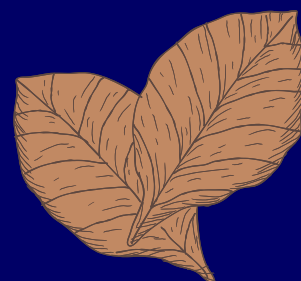
4.9 ★★★★★ 609 reviews



18

Years of
Grain-To-
Glass

Craftsmanship



B

A Highly Visible, Growth-Ready Site

26 Total Acres Offered Together
10- Acre Distillery Adjoining + 16 Acres of Undeveloped land

Just off I-24 Exit 89, one mile from the interstate, in one of western Kentucky's fastest-growing corridors.



Interstate Visibility

Brown interstate signage on I-24 & I-169 plus wayfinding signs positioned throughout the county to drive consistent visitor traffic.



Traffic Tailwind Coming

A Buc-ee's travel center is under construction within sight of the campus, expected to bring significant additional highway traffic to the area. Added electrical and sewage infrastructure is being installed along the property.



Room to Expand

The adjoining 16-acre tract, combined with no restrictive zoning and utility improvements already in place, leaves substantial room for on-site growth.



Population Growth

Strong and sustained local and regional population growth supports tourism visitation, resident customer base, quality staffing, and a military population that provides an ongoing influx of new customers



Site Proximity

A closer look at the distillery's position relative to I-24, Nashville TN, and the incoming Buc-ee's site.

MB Roland Distillery — Proximity to Nashville, TN

Pembroke, Christian County, Kentucky



WHY THE BROWN SIGNS MATTER

These aren't roadside billboards - they're official brown interstate wayfinding signs, branded with the Kentucky Bourbon Trail and owned by MB Roland, a distinction unique to Kentucky among bourbon-producing states. Bourbon tourists specifically watch the road for this branding, making it one of the most trusted and effective draws to the property, far more so than a paid billboard could ever be.



SEE FOR YOURSELF

The “Resurrecting History” mural on MB Roland’s main production building- one of the property’s most photographed features.



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A Protected Portfolio of Recipes & Trademarks



**Registered
Trademarks &
Proprietary Recipes**

MB Roland

Barker's Mill

Kentucky Pink Lemonde

Dark Fired (DF)

Old 2nd District

St. Elmo's Fire

Barrel Program Upside

Barrels have a proven history of use across multiple blends and have consistently sold at a premium. A new owner has an opportunity to fully leverage Dark Fired (DF) production within months of taking over.

Experienced, Trained Team

A highly experienced and trained staff supports day-to-day production, tours, and tasting room operations — core institutional knowledge that transfers with the sale.



A Brand Already on Shelves and Screens

9

Active Distributor
Relationships

17

Markets
Served

45

States Reached through
Online Sales



Self-Distribution Flexibility



Added flexibility to self-distribute directly within Kentucky, reducing reliance on third-party distributors.

National Online Footprint



Direct-to-consumer online sales already reach customers in 45 states, with room to grow further.



A Complete Visitor & Production Operation

Turnkey Operation

Distillery, primary tasting rooms, and a secondary tasting room are **fully built out and operational** from day one.

Harvest Host Location

Designated Harvest Host site, delivering an ongoing stream of **free marketing** and visiting overnight guests.

Live Events & Programming

Proven record of hosting **6,000+ people on-site** during festival events.



Fully Trained Team in Place

Highly experienced staff across production and hospitality supports a **seamless day-one handoff**.

Trail & Association Membership

Years of membership in KDA/KBT and the Stateline Whiskey Tour continues to drive quality visitor traffic.

Outstanding Online Reputation

Very high ratings on **Google, Yelp, and TripAdvisor** reflect nearly two decades of guest goodwill.



Built for More Than One Buyer

The property, brand, and land each stand on their own- giving prospective buyers several credible ways to create value.



Continue as a Distillery

Step into an established, awarded brand with **existing distribution, trademarks, recipes**, trained staff, and tourism traffic already in place.



Reposition for Hospitality

Leverage the high-visibility I-24 site, existing tasting rooms, and **Harvest Host status** for an events venue, hospitality, or agritourism concept.



Return to Farm or Land Use

With **26 total acres**, unrestricted zoning, and utility infrastructure in place, the adjoining 16-acre tract alone supports redevelopment for farm, agricultural, or other commercial use.



Ownership Is Ready to Help You Succeed

After 18 years building MB Roland by hand, the current owners are retiring — not walking away. They are committed to a responsible transition and have offered hands-on support for up to six months post-close to help a new owner learn the recipes, relationships, and rhythms of the business.



Up to 6 months of direct owner support and knowledge transfer, if needed



Experienced, trained staff already in place across production and hospitality



Turnkey systems: recipes, supplier relationships, and processes documented and ready



*"Retiring, not
replaced overnight."*

The founding owners are personally invested in seeing MB Roland's legacy continue — whatever form the next chapter takes.

Why Now Is the Right Time to Move

Tourism Grant Window Open

A \$500k+ state tourism grant remains available for up to two years without needing an extension, a funded runway for a new owner's plans.

Traffic & Growth Converging

Strong regional population growth plus the pending Buc-ee's development nearby point to rising visitor and customer volume.

Untapped Barrel Value

The Dark Fired (DF) barrel program can be fully leveraged within months, with barrels & bottlings that have historically commanded premium pricing.

Motivated, Cooperative Seller

Ownership is retiring and prioritizing a clean transition over maximizing every negotiating point, creating room for a favorable deal structure.

Video Tours

Take a closer look before you tour in person — five short videos from the property. Click Links below.

1

[Origin Story](#)

2

[A Rickhouse That Really Tells A Story](#)

3

[Tasting Barker's Mill BiB](#)

4

[Tasting 2nd Distirct BiB](#)

5

[The Smell of Biscuits and Gravy](#)

6

[Tasting St. Elmo's Fire](#)

7

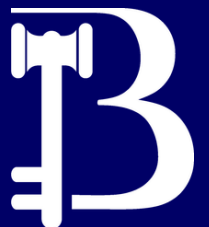
[Tasting Pink Lemonade](#)

8

[Tasting the Single Barrel](#)

9

[Tasting Corn Whiskey](#)





Let's Start the Conversation

Detailed financials, production data, and a full information package are available to qualified buyers after a signed NDA. Reach out to Bolinger Real Estate & Auction for more information.

1. Sign a mutual NDA to receive the full information package
2. Review sales and marketing financials, production, and asset data
3. Schedule a confidential on-site tour of the distillery
4. Sign a mutual NDA to receive the full information package



**Ben Bolinger, Principal Broker Auctioneer
Bolinger Real Estate & Auction**

Realtor/Auctioneer: Kelvin Deberry, 270-604-2536

**526 Country Club Lane, Hopkinsville, KY
270-632-8882 | info@bolingerrealestate.com**

