



# FOR SALE BY OWNERS: \$2,700,000

We are Selling our Beautiful Vineyard, Winery and Ranch.  
It's a ready to go operations: Lock, Stock and Barrel!



*Photo courtesy of Mitch Clinton, Mitchell Clinton Photography*

Our Plan is to sell lock, stock and barrel (all, total and everything except for personal belongings) with no piecemeal approach.

The whole property consists of 110 acres: Approx. 1 acre of structures which includes: Original House, Ranch House, Winery, Barn, Shop, Storage and steel pipe corral. Appros. 4 acres of Wine Grape Vineyard, with an 8' high Deer Fence, and a 4' high Hog wire. Approx. 105 acres of grazing land, with a 5 strand barb wire fence.

There are Two Water Wells on the property: One Domestic Well. Permitted by Office of the State Engineer (OSE) for 3 acre feet per Year. The approved permit is for Domestic, Livestock, Drinking and Sanitary, (covers the ranch house, tasting room and winery usage).



One Commercial Well. Permitted by OSE for 3 acre feet per year. The approved permit is for irrigation of wine grape vineyard and winery. This permit also allows to divert 3 acre feet from the Domestic Well water to be used for irrigation. There are two Natural springs on the property and original cistern well.

The Wine Grape Vineyard consists of approx. 4 acres with approx. 3,500 Plants. The wine grape varieties and approx. number of plants are: Chardonnay (200 plants), Golden Muscat (550 plants), Saint Vincent (1,000 plants), Pinot Noir (460 Plants), Merlot 580 plants), Syrah (700 plants), Concord (15 plants) and 12 plants of the original Mission grapes.

The vineyard is irrigated from the top of the hill (gravity feed) to 3 separate Zones and 22 valves for 22 individual separate sections. All of the vineyard is irrigated through an underground PVC piping system with risers and mushroom bubblers. The first plants (test plot) of 10 each of 10 varieties were planted in 1998 and by 2001 we had approx. 2,500 plants. We have about 4 miles of netting.

The Winery is about 1,600 square feet with a 9' by 9' cellar. The winery also includes a 400 sq. ft. Tasting Room. It has two kitchen areas with regular sinks and deep sinks and all associated hot and cold water piping and floor drains.

Our wines are sold at the Winery, Wine Festivals and Commercially at Beverage Company in Silver City (9 varieties), Peppers in Deming (6 varieties) and Bullocks in T or C (6 varieties).

OVER

