



# FOR SALE BY OWNERS: \$1,800,000

We are Selling our Beautiful Vineyard, Winery and Living Quarters.  
It's a ready to go operation!

Our Plan is to sell the Vineyard, Winery and Living Quarters (except for personal belongings).



*Photo courtesy of Mitch Clinton, Mitchell Clinton Photography*

The whole property consists of 40 acres and approx. 1 acre of structures which includes: Original House, Ranch House, Winery, Barn, Shop, Storage, and steel pipe corral. Approx. 4 acres of Wine Grape Vineyard, with an 8' high Deer Fence with Hog wire.

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. This permit also allows to divert 3 acre feet from the Domestic Well water to be used for irrigation. 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. There is one Natural spring on the property.

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 bird 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.

**Winery Inventory: Approximately 1000 Cases of Wine and Approximately 300 gallons of Wine.**

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





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The major Winery Equipment consists of:

- Crusher/Destemmer
- 80 gallon water bladder wine press
- 5 HP Must pump
- Pneumatic Corker and Bottling equipment
- 24 Stainless Steel Wine Tanks with lids:
  - One 1,000 Liters.
  - Eight 800 Liters
  - Two 600 Liters
  - Five 500 Liters
  - Six 300 liters
  - Two new 150 Liters
  - (Several of the tanks have a stainless steel stands)
- Other miscellaneous pumps, hoses, clamps, gaskets, etc...
- Approximately one hundred 5 gallon plastic buckets
- Two 1,000 pound capacity wine grape bins
- Ten 55 gallon food grade plastic barrels with lids
- One old 80 gallon ratchet type Antiquw Wine Press from Italy.



The Ranch House is about 1,600 sq. ft. It has 2 bedrooms, kitchen, living room, formal dining room, 3 full bathrooms, wash room, veranda, and covered porch. In-floor heating and evaporated AC with duct system.

Vineyard Ranch equipment consists of:

24 HP New Kabota Compact Tractor. New 36" rotary tiller, New 48" rotary tiller, disks, blade, post hole digger, brush hog.

25 HP John Deere tractor with backhoe and front end bucket, disks, blade etc...

Two axle Livestock Trailer, Power Plant/Welder on trailer.

There are 4 Fruit Trees and over 100 trees on the property (Oak, Juniper, Alligator Juniper, Cedar and Cotton Wood)



## La Esperanza Vineyard and Winery FOR SALE BY OWNERS

Please call David Gurule 505-259-9523, (alt #505-238-6252)  
for more information, or email: [dgurule1027@gmail.com](mailto:dgurule1027@gmail.com)  
Please only those that are seriously interested.

More info: [LaEsperanzaVineyard.com](http://LaEsperanzaVineyard.com)