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BETTER HOMES AND GARDENS REAL ESTATE

BLOOMTREE REALTY

Del Rio Springs Vineyard, Winery & Tasting Room

Vineyard & Winery: 974 Grandview Paulden, AZ 86334

Tasting Room: 220 W. Goodwin St., Prescott, AZ 86301



In Conjunction With:

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974 Grandview
Paulden, AZ 86334

Property Description

Treat yourself to the good life at Del Rio Springs Vineyards. This home and business combination is perfect for anyone with a love of wine, nature, views for miles and the chance to own and operate a growing boutique winery. The six-acre property features three acres of high-density grape vines in a mix of varieties, and a lovely two-story, 2,016 square foot home.

First planted in 2009, this high elevation, (Winkler Cool Region 2) vineyard sits high on an east-facing bench overlooking the Big Chino Valley with views of the Mingus, Bradshaw and Juniper Mountains. Beginning with Pinot Noir, Pommard and Martine clones, the owners added additional varieties, leading up to its first crush in 2013. This sale, brought on by the owners' desire to retire, includes an array of equipment including fermentation tanks, a bladder press, destemmer and more, and also comes with an existing tasting room lease in a downtown Prescott shopping center.

Operating on a zoned drip irrigation system comprising eight zones, Del Rio Springs still has room to expand, with approximately three acres waiting to be planted, and an entire wholesale market to be explored as a new owner/operator works to expand the existing annual yield of approximately 625 cases, produced on-site in a converted, 986 square foot garage.

Northern Arizona and more specifically the Big Chino Valley is fast becoming a desirable area for wine production, with its temperate weather and affordable land prices. Del Rio Springs is a testament to the truth of this new adage.

The home itself features three bedrooms, two bathrooms, main level living with a walkout basement. Granite countertops in the kitchen, and some nice upgrades, not overdone, invite a new owner to add additional touches. This is the perfect place to work from home and enjoy cool Northern Arizona in rural Paulden, Arizona.



**BLOOMTREE
REALTY**

Property Details

PRICE

\$975,000.00

LOCATION

Vineyard & Winery

974 Grandview

Paulden, AZ 86334

Tasting Room

Old Firehouse Plaza

220 W. Goodwin St.

Prescott, AZ 86301

LAND AREA

Parcel 306-40-046R contains 6 acres of land (261,330 square feet)

BUILDING AREA

The three-bedroom, 2 bath home contains 2,016 square feet.

The on-site winery contains 896 square feet.

BUILT

The home and garage/winery were built in 1992..

2020 Taxes

Taxes from 2020 were \$2,019.00.

SITE

Paulden, Arizona is an unincorporated area in Yavapai County, with a 2021 population of 5,189. Prescott is the County Seat for Yavapai County.





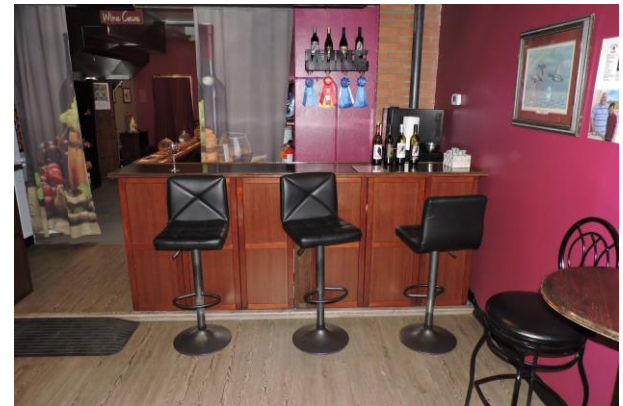
Del Rio Springs Vineyard & Winery
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Winery Residence
974 Grandview
Paulden, AZ 86334



Del Rio Springs Vineyard Tasting Room
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Paulden Wine Country

