



Three Rivers AG INVESTMENTS

For further information,
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ROLLING VIEW VINEYARD

Cochise County, Arizona

78.5+/- Acres

Offered by: Bruce Burger, Three Rivers Ag Investments



LOCATION

Renowned estate vineyard located in the Willcox AVA, recognized for world-class wine grape production supplying top Arizona winemakers. The property lies on the Willcox Bench, along the south side of Robbs Road two miles east of its intersection with Kansas Settlement Road, 15 miles southeast of Willcox.

ACREAGE

Total Acres 78.5+/-

LEGAL

Generally described as the NW quarter of the NW quarter; and the SE quarter of the NW quarter of Section 20, T15S, R26E, G&SRB&M, Cochise County, Arizona.

APN

305-32-019C

IRRIGATION

Two wells serve the property. The vineyard irrigation well is 500' to 600' deep with a 16" casing to 400' and a 6" liner to its remaining depth. An electric-powered 25 hp submersible pump is set at 485', delivering up to 125 gpm to an above-ground drip irrigation system. The domestic well serving the building improvements is 178' deep with a 6" casing, operated via a 5 hp submersible pump set at 173'. Development of a new +/- 1,000' irrigation well supportive of current operations and future expansion is scheduled for April / May 2022.

SOILS

Class I and II series loam and sandy loam (~80%); Class III sandy clay loam (~20%).

IMPROVEMENTS

Service Building: Approximately 3,000 s.f. I-beam construction with insulated walls and concrete floor, metal-sided with metal roof and attached 1,125 s.f. awning.

Tasting Room: Approximately 325 s.f. of finished space within the service building footprint; 13'x25' with commercial grade fixtures.

Manager's Residence: 2005 Cavco Sun Villa modular home; approximately 2,015 s.f. on a permanent foundation and outfitted with cold-room storage.

VINEYARD

Consisting of 32.5 acres, with 27.25 acres of vines and 5.25 acres ready to plant. An estimated 12,450 plants ranging from 4 to 16 years of age comprise eight vineyard blocks encompassing 18 separate Bordeaux, Burgundy, Rhone, Spanish and Italian varietals. Approximately 2,200 new plant and/or replacement vines are being added in 2022.

ELEVATION

Approximately 4,255' – 4,280'

ZONING

RU-4, minimum 4-acre lot size per residence.

FLOOD ZONE

100% FEMA Zone X (unshaded); an area of minimal flood hazard determined to be outside of the 0.2 percent annual-chance floodplain.

TAXES

\$12,130.58 per year, based on 2021 property taxes.

PRICE

\$1,950,000

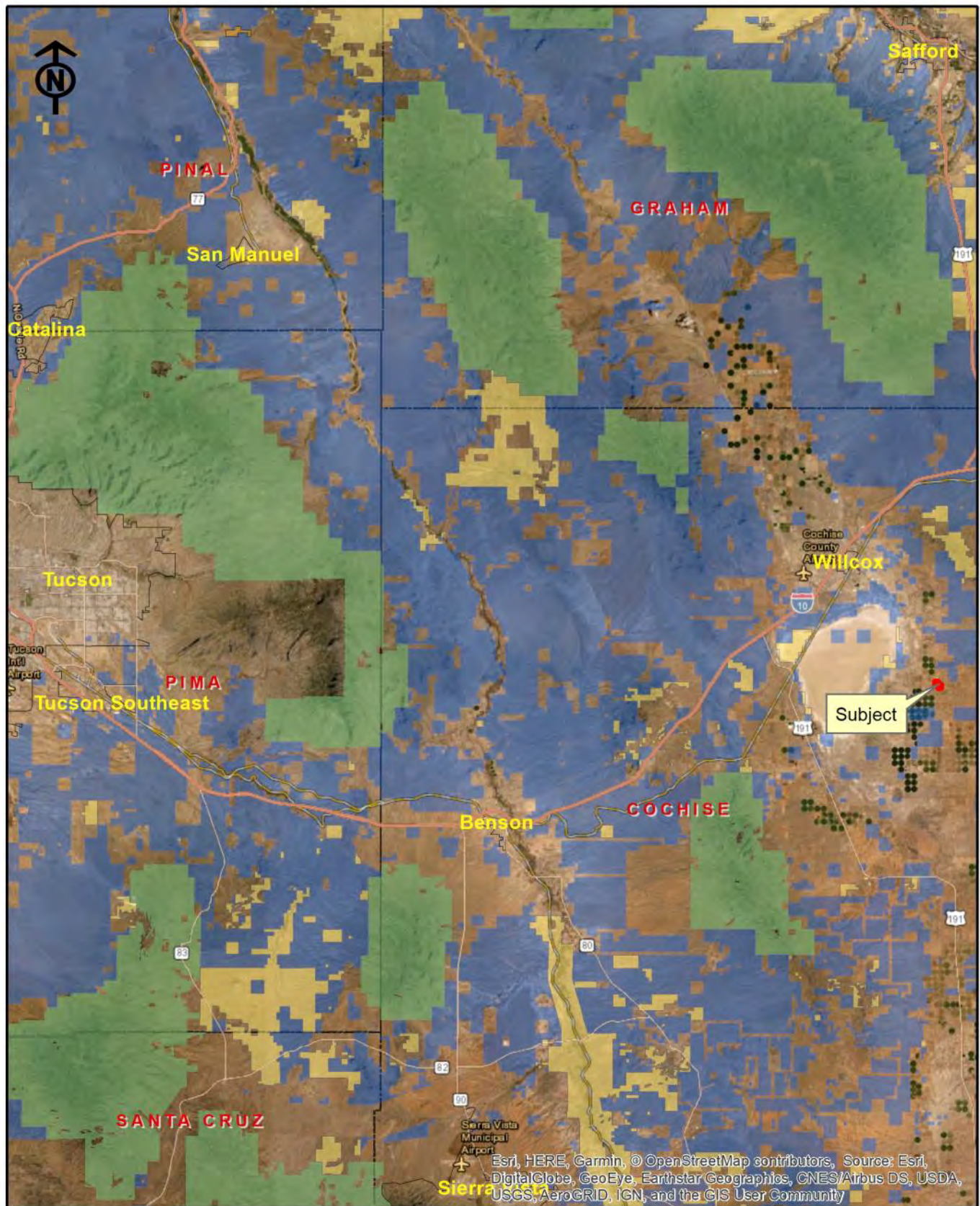
TERMS

Cash or cash equivalent

COMMENTS

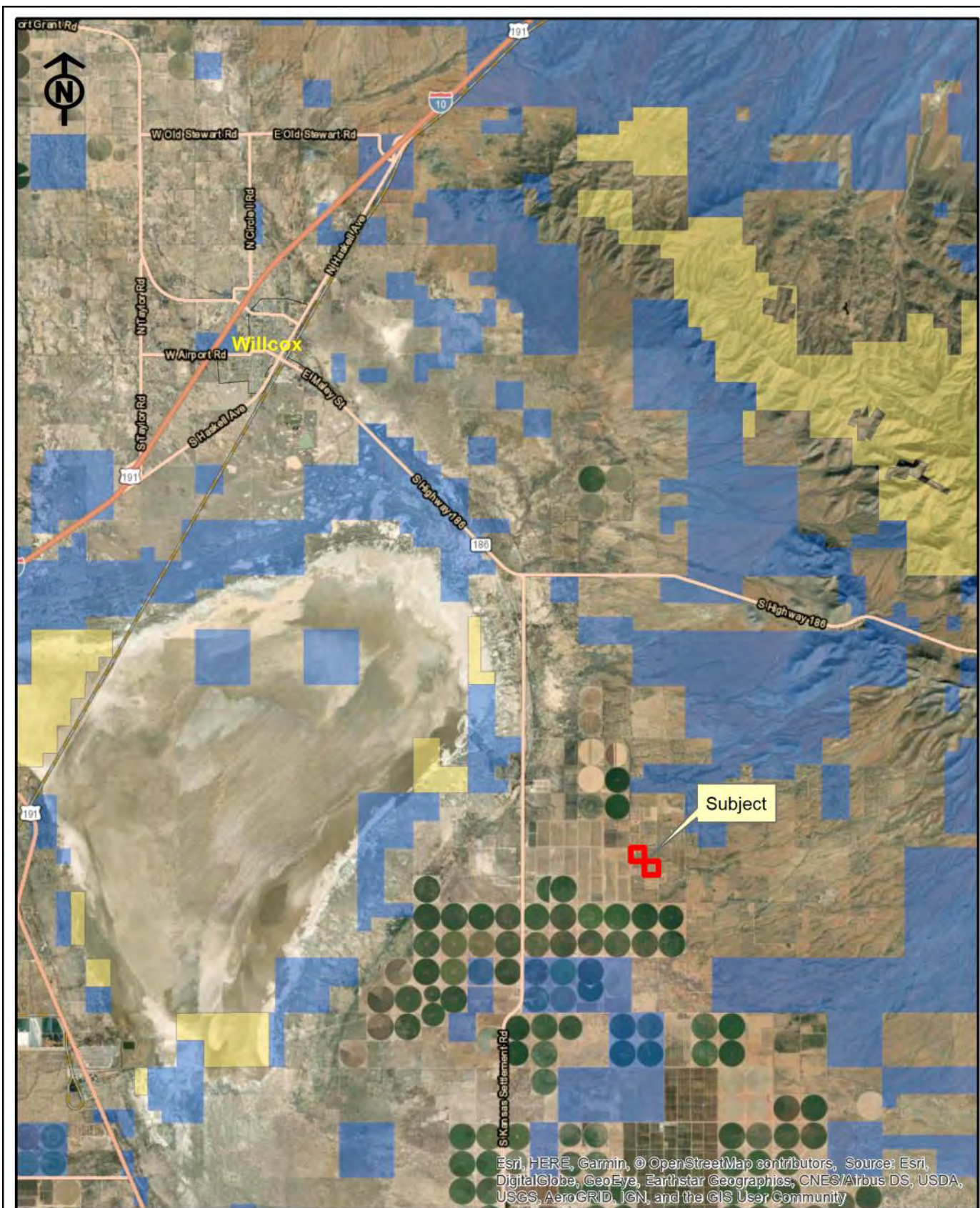
- Intensively managed for world-class fruit quality for over ten years, Rolling View Vineyard has supplied Bodega Pierce Winery and Saeculum Cellars' award-winning winemaking operation (currently based in Clarkdale, Arizona) since 2011. A number of varietals are sourced by other top Arizona winemakers as well.
- Wines made exclusively from Rolling View's harvested grapes have been awarded Arizona's Best Rosé Wine (4 times) and Best White Wine (7 times) and have consistently garnered gold, "double gold," and silver awards in the state's most widely recognized rankings and competitions.
- Rolling View Vineyard represents a proven Arizona wine industry asset combining reputation, performance, capacity and expandability.





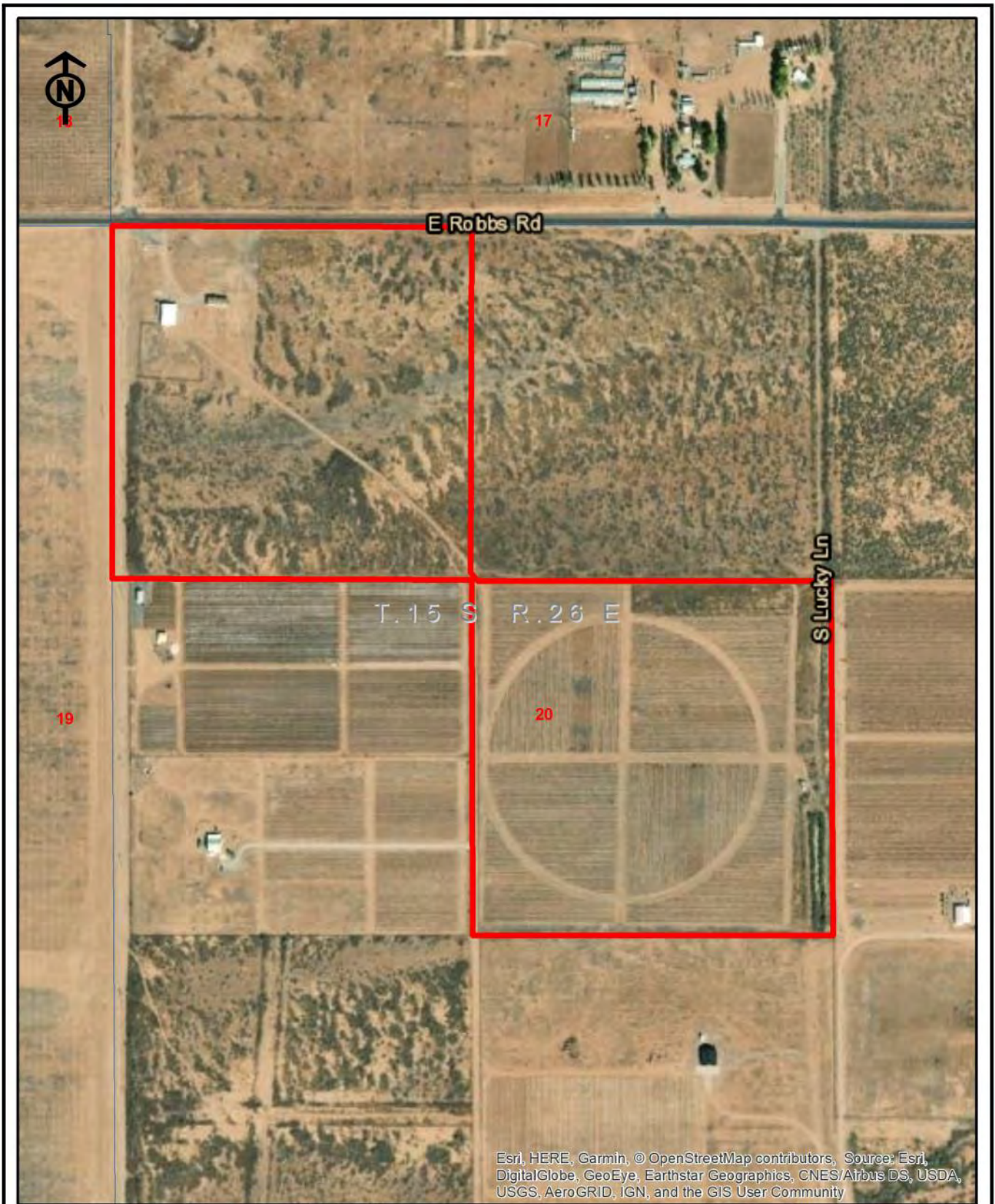
Three Rivers Ag Investments Rolling View Vineyard 78.5 Acres Location Map

Bruce Burger
 (406) 671-6174 (Cell)



Three Rivers Ag Investments Rolling View Vineyard 78.5 Acres Area Map

Bruce Burger
(406) 671-6174 (Cell)



Three Rivers Ag Investments

Rolling View Vineyard 78.5 Acres
Aerial Map

Bruce Burger
(406) 671-6174 (Cell)

ROLLING VIEW VINEYARD, COCHISE COUNTY, ARIZONA



Pinot Noir (Block #8 - 2021).



Pinot Noir (Block #8 - 2017).

ROLLING VIEW VINEYARD, COCHISE COUNTY, ARIZONA



Graciano (Block #7 - 2021).



Sauvignon Blanc (Block #7 - 2021).

ROLLING VIEW VINEYARD, COCHISE COUNTY, ARIZONA



Tasting room; approximately 325 sq ft with restroom and commercial grade fixtures.



Tasting room patio.

ROLLING VIEW VINEYARD, COCHISE COUNTY, ARIZONA



Multipurpose service building; approximately 3,000 sq ft with 1,125 sq ft awning.



Private party facilities accommodated within service building footprint.

ROLLING VIEW VINEYARD, COCHISE COUNTY, ARIZONA



Rolling View Vineyard has consistently delivered world-class fruit quality across its 18 varietals utilized in Bodega Pierce and Saeculum Cellars' award-winning winemaking operations since 2011.

The vineyard's harvested grapes are also regularly sourced by other leading Arizona winemakers.

