

Northern Arizona Vineyard Chino Valley, Arizona



Offered for sale by:

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Location

The property is located in the Prescott Quad-City area in the Town of Chino Valley at 2515 Road 1 East, Chino Valley, Arizona 86323. Access from Highway 89 is from Road 3 North ¼ mile east to Road 1 East ½ mile north to the winery. Prescott the Yavapai County seat is about 15 miles south on 89. Downtown Phoenix, the State capital, is about 110 miles south via Hwy 89 to Hwy 69 to Interstate 17.

Description

This is the State's only Certified Organic Estate Winery. The vineyard was established in 1974 and was Arizona's first Certified Organic farm and to this day is one of a handful of wineries in the United States that produce 100% organic wine without sulfites. The winery has been owned and operated by the same family for 35 years, prior to the winery this property was a historic farm homestead.

Acreage

The property consists of 18.41± gross acres with approximately 12± acres being planted to the vineyard. Approximately 6± acres of the vineyard are mature and producing while the remaining 6± are soon to be mature, the last 2± acres were just planted in May 2009. The remaining acreage consists of building sites with several large lawn areas for entertaining customers, a large garden, an orchard with peach and apple trees and a large cement pond. The entire property has some of the oldest and mature growth cottonwood, sycamore and willow trees in the area. There is also parking capable of holding 75 cars.

Building Improvements

This northern Arizona Vineyard is elegantly improved with several historic homestead buildings from the early 1900s, an owners home, guest home, log cabin and winery buildings all with mature landscaping on a automatic sprinkler system.

Owner's Home – A 2,200 sf passive solar designed adobe home with rammed earth walls and vaulted viga pole ceilings, built in 1981. The home has three bedrooms and two baths, an office, sun room and a private underground wine cellar, flooring is a mix of Saltillo tile in the living and kitchen areas and carpet in the bedrooms. Owner's home also has a detached storage building.

Retreat/Guest Home – A 1,672 sf passive solar designed adobe home with rammed earth walls and vaulted viga pole ceilings, built in 1981. Retreat has two bedrooms and two baths, two fireplaces and three 10' arched windows, flooring is a mix of Saltillo tile in the living and kitchen areas and carpet in the bedrooms. Dwelling also has a large pond and sauna outside.

Log Home – A 993 sf two bedroom, one bath log home with vaulted ceilings and wood floors, a loft and fireplace, built in 1958.

Winery Structure – 1,125 sf with wood siding and rolling doors, metal roof, all on a concrete pad, built in 2000. The winery has a temperature and humidity controlled barrel room, fermentation tank storage room with glycol chilling and heating of jacketed tanks, a tank and barrel room with a capacity of 7,500 gallons.

Tasting Room – Part of the original homestead built in the early 1950s, the 600 sf tasting room was remodeled in 2004.

Winery Office – Part of the original homestead built in the early 1900s, the 600 sf winery office was remodeled in 2006 with all new electrical, insulation, air conditioning and high speed internet.

Cold Room – The cold room has storage for 1,000 cases and also houses the labeling machine and foil spinner, has sanitary walls and ceilings.

Original Homestead – Built in 1916 and consists of a one bedroom home which currently serves as a museum with period furnishings, the floors are from Jerome Junction's train depot. The antique furnishings and items on display in the museum do not convey.

Barn – Part of the original homestead, built in 1916 and is 1,500 sf, currently used for equipment storage.

Outbuilding with Gas Pump – The first gas pump in Chino Valley still standing in its original location, this historic tin shed and gas pump were added to the property in the 1930s.

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Water

The property is located within the Prescott AMA and has Grandfathered Groundwater Right No. 58-106251 for 17.5 irrigated acres of land. The right allows for pumping of 58.63 acre feet annually with a 3.35 acre foot water duty allotment. The property is not in an irrigation district. Water sources are from one irrigation well (registration #55-602747 - 100 gpm) and three domestic wells (registration #: 55-524225 - 35 gpm; 55-525200 - 32 gpm; 55-635293 - 35 gpm). Water quality is excellent for both domestic and vineyard uses.

The property has historically been irrigated since it was homesteaded in 1911. When the vineyard was started in 1974 it was flood irrigated. In 2007 the vineyard was converted to a drip irrigation system, however it is still possible to flood irrigate if desired. In 2011 a new submersible pump was installed in the irrigation well. The drip system irrigates the vineyard directly from the well, however it is possible to fill the pond and flood irrigate.

Utilities

Telephone, electric and natural gas services are to the property. Water is from one irrigation well and three domestic wells, sewer is by three septic tanks. Each residence has one well and one septic tank. Municipal water and sewer lines are south of the property. Propane, trash and television/high speed internet are by private provider.

Soils

Approximately 92% of the subject consists of Wineg and Poley soils and 8% of Abra gravelly sandy loam, both with an irrigation class 3e. The Wineg series consists of very deep, well drained soils that formed in mixed alluvium dominantly from granite, basalt, schist and sandstone on alluvial fans and plains. The Poley series consists of very deep, well drained soils that formed in mixed alluvium from sandstone and limestone. The Abra series consists of very deep, well drained soils formed in alluvium from mixed sources.

Elevation and Climate

The elevation of the vineyard is 4,600' which provides for an excellent microclimate for vineyard production. Climatic information from the Western Regional Climate Center from 1948 through 2005 for Chino Valley shows the average January low of 21.5° and the high is 52.2°, the average July low is 58.7° and the high is 92.3°. Average rainfall is 11.8" and total snowfall is 6.9". Summer and winter's are typically relatively mild.

Taxes & Zoning

The property consists of the following three assessor parcel numbers: 306-17-007, 306-17-007J and 306-17-081. 2009 property taxes were \$5,083.18. The property is zoned by the Town of Chino Valley AR-5, which allows for agriculture and residential uses with a five acre minimum site.

Vineyard

The vineyard is planted on roughly 12± acres. 6 acres of concord grapes have been producing for 30+ years with approximately 3,400± vines planted with 10' by 7' spacing. The other half or 6 acres with 3,400± vines is planted on 10' by 5' spacing and is coming into production currently and in the next several years, the last 2 acres were planted in May 2009. Vine varieties planted include syrah, cabernet sauvignon, zinfandel, lambrusca, cabernet dore and a few other small stands that add the award-winning estate blend. A Tropic Breeze frost prevention fan was installed in 2003 to help minimize freezing risk to the spring bloom in the vineyard. The vineyard also has a weather station that electronically transmits weather data to a computer at the office in the owners home.

Irrigation is by a drip system that was installed in 2007, the vineyard is irrigated usually once a week. Production of the vineyard averages 3 tons per acre. Average expected annual production once all 12 acres are producing is 36 tons.

Any labrusca grapes not used for making wine are sold as table grapes. Fresh grapes are sold annually, as the table grapes are highly sought for and sell very fast in season to producers that need organic grapes for products such as juice or jam and to big retailers as fresh eating table grapes.

Winery and Label

The vineyard was established in 1974 and has been Certified Organic since 1989 when it was the first agricultural operation in the state to get this classification. The winery has a growing case club currently with 900 members. The winery grounds also are a very popular venue for weddings and family or corporate gatherings where bands and catering services bring in music and food.

The grapes are grown on site, processed and aged on site. Then wine is custom bottled and sold right from the tasting room. Harvest time comes in the fall, grapes used for wine are taken to the winery where they are automatically stemmed, crushed and placed in the storage tanks for 10 months to 2 years depending on variety. Once the proper aging has occurred the wine is then bottled. The bottled wine goes to the cold room near the tasting room where they are labeled, foiled and ready for sale. The winery has been making and selling 800 to 1,000 cases per year. The wines sell from about \$25 to \$35 per bottle in the Estate Tasting Room, older vintages have been bringing \$70 per bottle.

Equipment and Personal Property

The farm equipment is included with the real estate at the current asking price, the farm equipment consists of a John Deere 2010 tractor plus numerous farm implements and all well and pump equipment.

The bottled wine and the winery equipment are also available separately. The winery equipment consists of a stainless steel crushing-stemming machine, tanks and vats in the winery, harvesting baskets, the 900 member case membership list and the website.

Comments

This is an exceptional opportunity for the discerning buyer. If desired, an owner can step into production should you choose to also acquire the winery equipment and bottled wine inventory. This is one of only a handful of Certified Organic wineries in the United States and the only winery in the Prescott Quad-City area with a population of over 120,000 people. There is a lot of future potential for new business opportunities, for example the newest venture of the estate is the Wine by the Fireside Winter Music Series in the historic log cabin. Regardless of future endeavors by an owner, the estate provides the lifestyle that is so highly sought after.

Price

REDUCED to \$1,600,000 cash for the real estate and farm equipment. The winery equipment and bottled wine inventory are also available.

SHOWN BY APPOINTMENT ONLY TO QUALIFIED BUYERS

Contact

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Photographs



Owner's Home



Resort/ Guest Home.



Estate Syrah



Fall Vineyard Colors



Estate Vegetable Garden



2nd Leaf Cabernet Dore

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Photographs



Interior of Guest Home



Interior of Owner's Home



Homestead Red Barn



Winery Office & Cold Room



Interior of Log Cabin



Winery Building

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Photographs



Log Cabin



Tasting Room



Original Homestead



View of the vineyard from cabin.



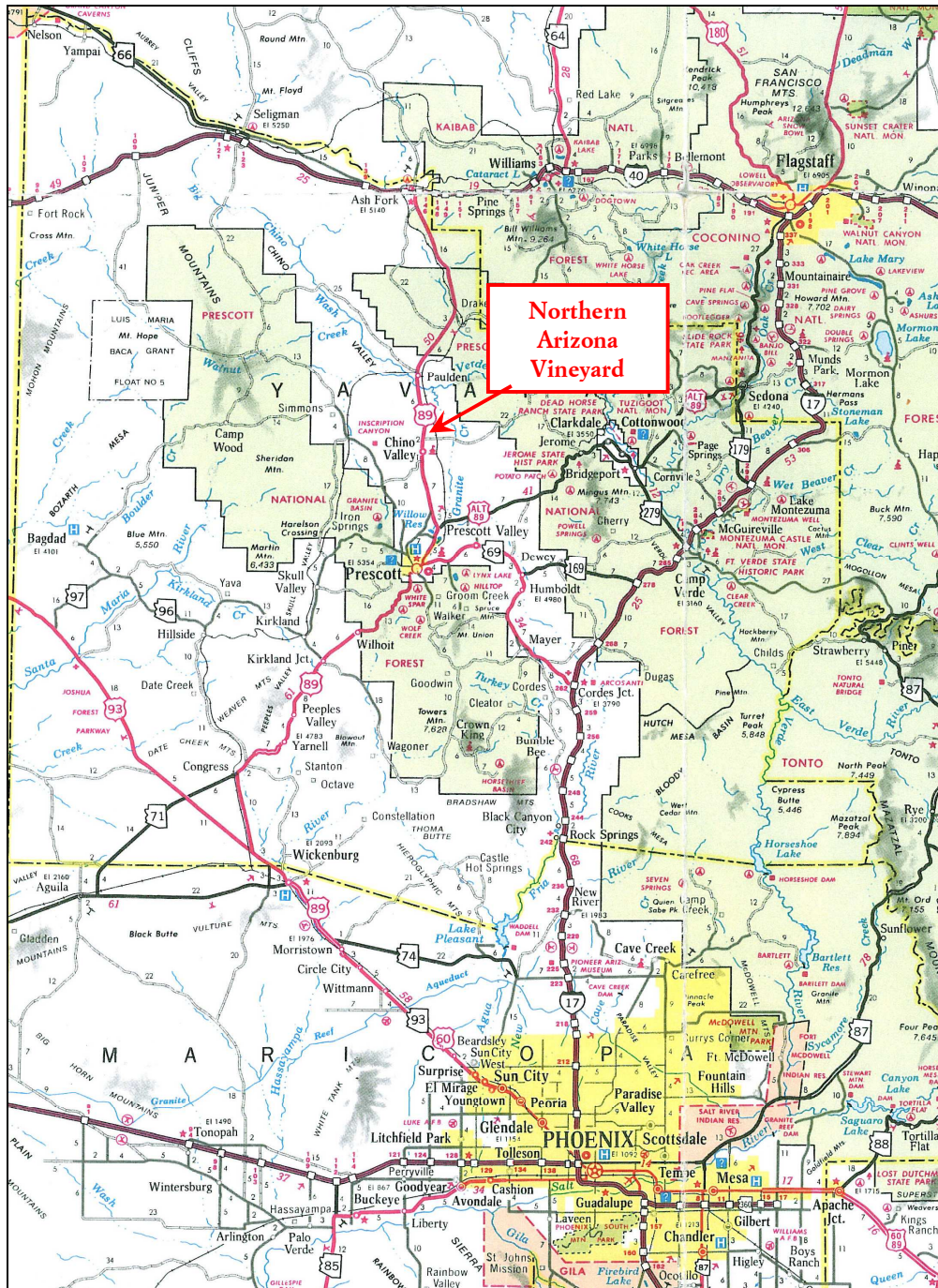
View of the vineyard from lawn.



View of vineyard from winery.

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Location Map



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Aerial Map
Taken 2009



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