

HEADQUARTERS WEST LTD.

CATTLE RANCHES - HORSE PROPERTIES - RURAL REAL ESTATE

Rancho Rossa Vineyards Estate, Elgin, Santa Cruz County, Arizona



Rancho Rossa Vineyards Grapes

Offered for sale exclusively by:

Sandy Ruppel

Headquarters West, Ltd.

PO BOX 542

Sonoita, AZ 85637

Phone (520) 444-1745

sandy@headquarterswest.com

www.headquarterswest.com

Sandy Ruppel • 520-444-1745 • PO Box 542, Sonoita, AZ 85637 • sandy@headquarterswest.com

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Mustang Mountains, Elgin, AZ

Location

Rancho Rossa Vineyards is located in Elgin, AZ, a small rural town in southern Arizona which is often linked to the adjoining town of Sonoita. At just under 5,000' in elevation, the region is considered semi-desert grasslands. Historically run as ranchland - with cattle ranching still a major local industry - the Sonoita/Elgin area has also developed into one of Arizona's prime wine producing locations. The climate and soils are considered ideal for growing grapes. Though there are several developing wine-grape growing regions in Arizona, the Sonoita/Elgin area is the only one that holds the AVA (American Viticultural Area) designation. The local vineyards are active and draw tourists for wine tasting tours and festivals throughout the year.

The Santa Cruz County Fairgrounds is set in Sonoita and has an active calendar which includes the county fair; a PRCA rodeo; live and simulcast horse racing on the weekend of the Kentucky Derby; and other festivals, activities, and equine events throughout the year. With the edge of Tucson located approximately 40 miles to the northwest of the main intersection, the Sonoita/Elgin area has drawn retired professionals and commuters to the community seeking the relaxed, rural lifestyle not available in the city. Tucson is the second largest city in Arizona and offers easy access to major medical services, the University of Arizona, Tucson International Airport, museums, Davis-Monthan Airbase, shopping, and a variety of entertainment and restaurant options.

Southeastern Arizona is a region steeped in history and western lore – from the famous shootout between the Earps and Cowboys at the OK Corral in Tombstone; to the conflicts with the Apaches, including Cochise and Geronimo, which flowed into the surrounding

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mountain ranges; to the documented travels of Father Kino as he made his way across the southwest. The area is also rich with natural wonders, including Cochise Stronghold; Texas Canyon; multiple mountain ranges; and Kartchner Caverns, a spectacular living cave.

With a mild climate, the area offers year round opportunities for a variety of outdoor activities including horseback riding, hiking, bicycle riding, motorcycling, and more. The average high temperature in Elgin reaches the low 90's in June, with mornings in the 60's. The average low temperature drops to the low 30's in January, but the afternoons warm to the 50's and low 60's. The average rainfall in the area is around 12 to 15 inches, with most of the moisture coming during the monsoon season, typically lasting from early July to mid-September. Morning clouds build to beautiful afternoon/evening storms.



Rancho Rossa Vineyard Entrance

Property Description

Vineyard/Winery

Rancho Rossa Vineyards is a productive, working vineyard/winery. With 17.02 deeded acres and an additional 293.92 acres of Arizona State Agricultural Land Lease, the property offers room to expand the existing 24± acres of planted vineyard operation. Rancho Rossa Vineyards is one of the largest family owned wineries in the Sonoita/Elgin and, by only processing the grapes grown on the property, is the only winery in the area that has always been 100% estate. Annual production reaches on average approximately 1100 cases of wine.

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Constructed in 2004, the 4,017 square foot insulated metal building houses the winery, 1,000 square foot tasting room, and a large built-in cool room. Included in the tasting room are a serving/selling bar, a 300 gallon salt-water reef tank set into the wall behind the bar, two handicap-accessible restrooms, and plenty of extra room for sitting and visiting while enjoying a glass of wine. A large porch runs the width of the building in front of the tasting room, providing additional area for seating with beautiful views of the Mustang and Huachuca Mountains. All equipment involved with the growing, harvesting, producing, and marketing of the Rancho Rossa wines are included with the purchase of the property. (List of Equipment available upon Request)

Rancho Rossa Vineyards currently specializes in ultra-premium dry varietal wines. Current planted wine grape varieties include; Viognier #1, Merlot #181, Petit Verdot #400, Touriga National, Cabernet Sauvignon #4 and #337, Chardonnay #95, Grenache Noir, Syrah #877/174, Primitivo #3, Grenache #362, Mourvedre #247, Orange Muscat, and Malbec #180. (See attached maps of planted fields for approximate percentages.)

Included with the sale of the property will be the extent of the inventory of wine at the time of the sale. As of 8/6/2016, this inventory includes 2,200+ cases of wine and 4,000 gallons of wine in barrel or tank. Sellers plan to continue production at current rate until final sale of the property.



Rancho Rossa Winery and Tasting Room

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Home with Rose Garden

House

Built in 2002, the 2,556 square foot, 3 bedroom/2½ bath, frame and stucco home is spacious and comfortable. The roomy Master Suite includes a corner fireplace, jetted tub and separate shower in the bathroom, a large walk-in closet, and sliding glass doors to a patio with the hot tub for relaxing after a day of working in the vineyard. In addition to the three bedrooms, the home includes a spacious room for a home office near the front entry and living area. The open floor plan, with a wall of windows and sliding glass doors leading to the covered patio, allows for easy year-round entertaining. An impressive fireplace is central to the living area, providing warmth and ambiance in the cooler months, while a large built-in barbeque draws the entertainment outside to enjoy the views of surrounding mountains and cooling breezes of the summer evenings. The kitchen includes stainless steel appliances with a commercial series, double oven, Royal Range stove/oven. Located just off the kitchen, the over-sized laundry room includes a half bath and ample room for additional kitchen storage.

With polished concrete floors throughout the home, a metal roof, tankless water heaters, and supplemental solar panels, the home was built for efficiency and minimal maintenance. The three-car attached garage includes a temperature controlled storage room.

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Exterior Features

In addition to the vineyards, there are multiple fruit trees on the property including varieties of peaches, apples, pears, nectarines, plums, and pomegranate. A large, fenced garden plot is set near the greenhouse and chicken coop. Several additional fenced yards are available for other small farm animals or dogs. A 20 foot metal container offers additional secure storage.



Chicken Coop

Utilities

The utilities include electric from SSVEC, supplemental solar panels, propane, a private domestic and irrigation well, and private septic.

Comments

Rancho Rossa Vineyard offers the opportunity to purchase a true turn-key vineyard/winery estate. With equipment and available bottled inventory included, marketing and production of wine can continue without interruption.

Taxes

2015 Property Taxes - \$4,399.96

Price

\$1,700,000.00

Contact

For more information, or to schedule a time to visit the property, contact:

Sandy Ruppel, 520-444-1745 Associate Broker, AZ & NM, Headquarters West, Ltd.

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Front View of House



Open Floor Plan



Kitchen



Dining Room to Kitchen



Dining Room



Living Room Fireplace

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Master Bedroom



Master Bathroom



Guest Bedroom



Guest Bathroom



Office



Built-in BBQ

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Winery with Tasting Room



Tasting Room



Tasting Room



300 Gallon Saltwater Reef Tank



Wine Inventory



View of the Mustang Mountains through the Tasting Room Doors

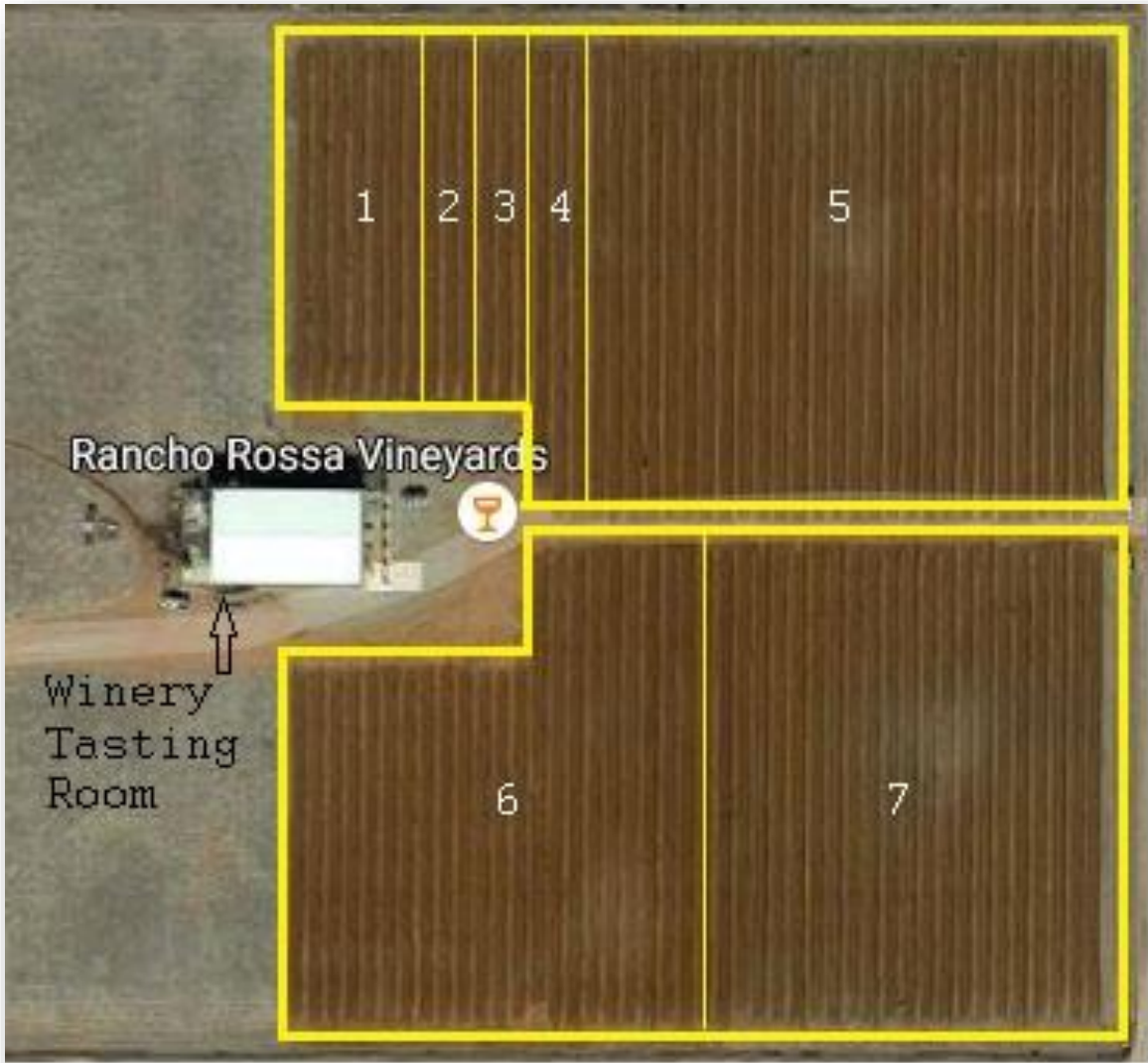
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Private Property Vineyard Layout

Grape Varieties

- 1 – Viognier #1
- 2 – Merlot #181
- 3 – Petit Verdot #400
- 4 – Touriga National
- 5 – Cabernet Sauvignon #338
- 6 – Cabernet Sauvignon #4
- 7 – Chardonnay #95



Capacity Tank

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State Lease Vineyard Layout #1

Grape Varieties

- 1 – Primitivo #3
- 2 – Grenache #362
- 3 – Petit Verdot #400
- 4 – Touriga National
- 5 – Mourvedre #247
- 6 – Orange Muscat
- 7 – Malbec #180



Vines

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State Lease Vineyard Layout #2

Grape Varieties

- 1 – Grenache Noir
- 2 – Cabernet Sauvignon #337
- 3 – Syrah #877/174
- 4 – Merlot #181



Rancho Rossa Vineyard and Winery

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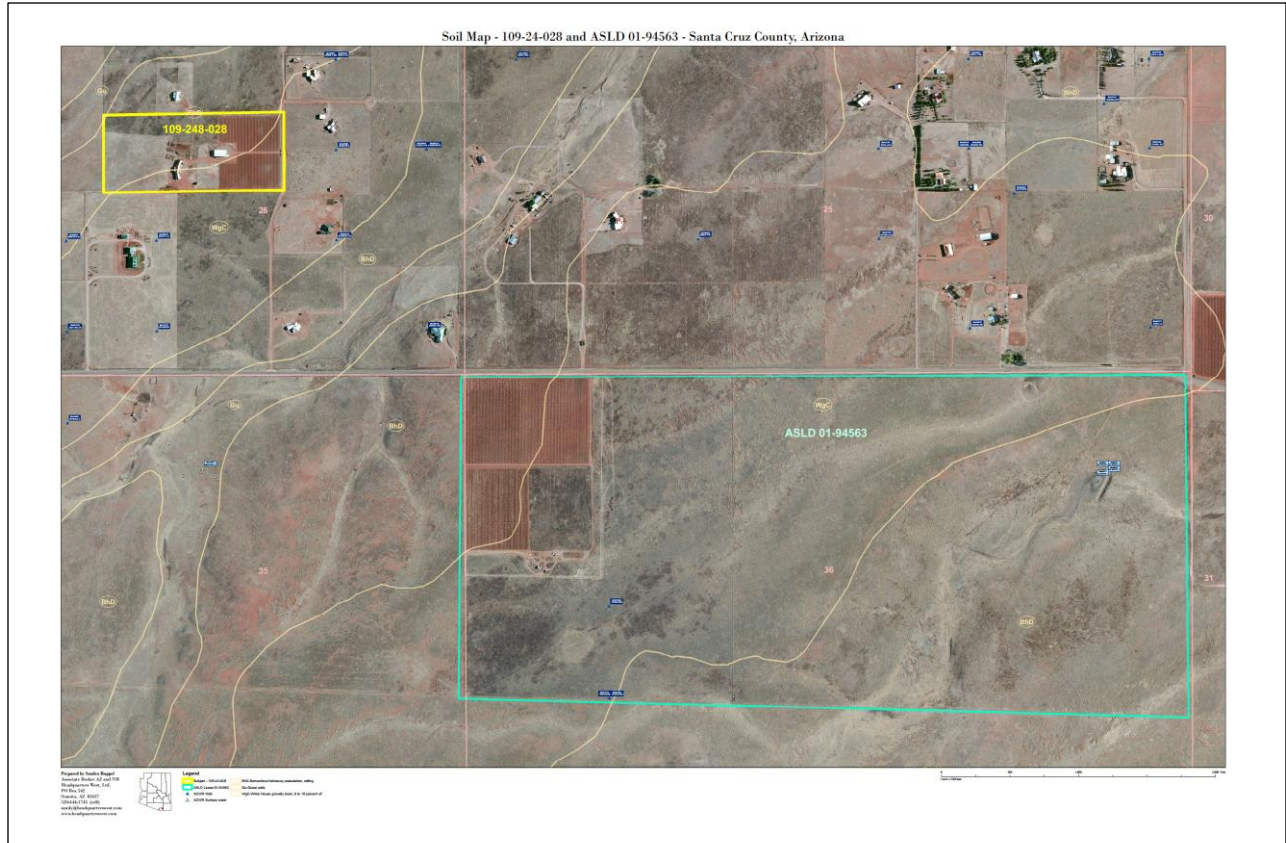
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Rancho Rossa Parcel & Soils Map



Yellow Outline – Private Property
Green Outline – State Agricultural Lease #1-94563

Close-up of Private Property



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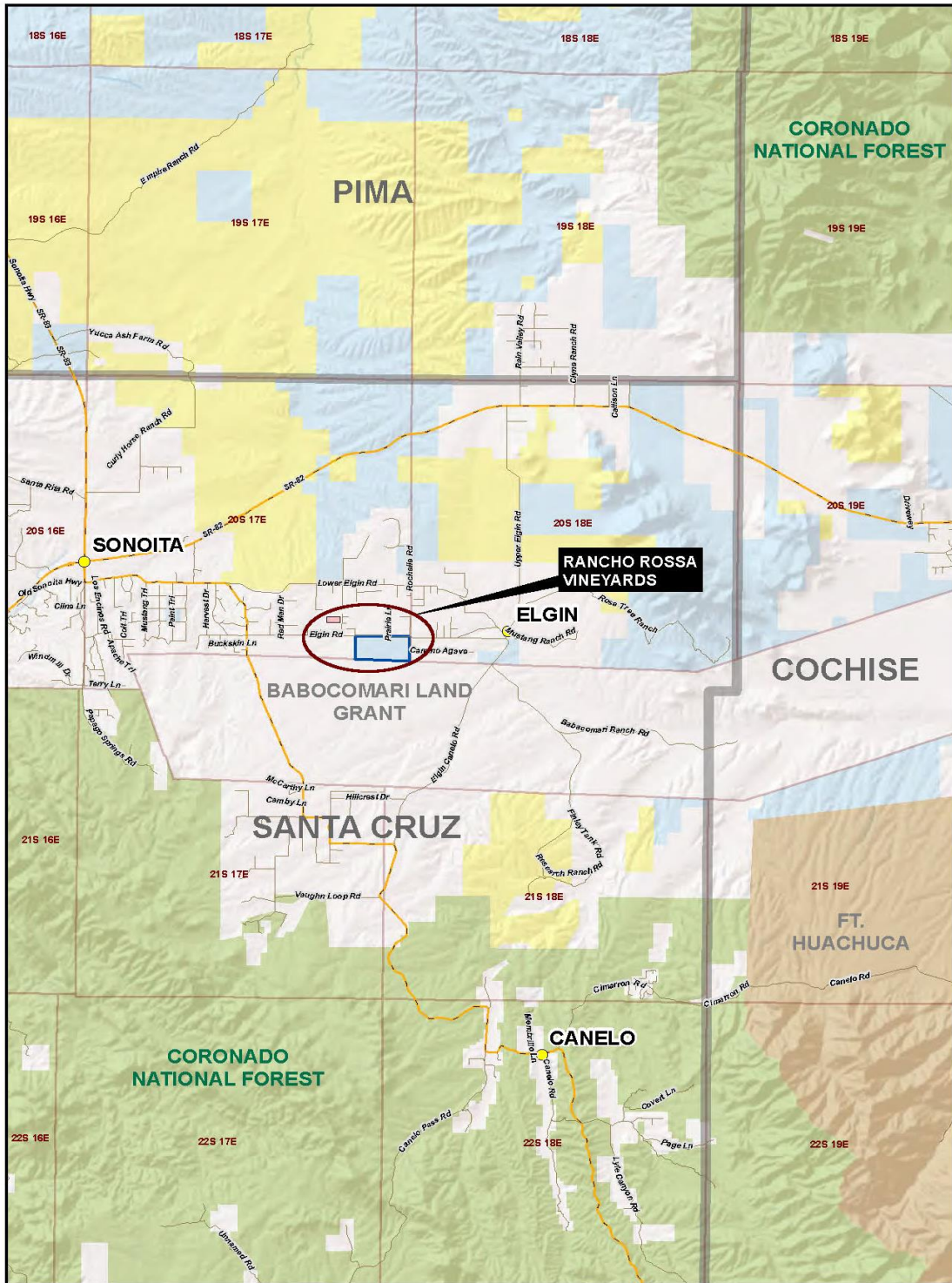
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Rancho Rossa Neighborhood Map



Legend
BLM
Military
Private
State
State Wildlife Area
USFS

0 1.25 2.5 5 Miles
1 inch = 3 miles

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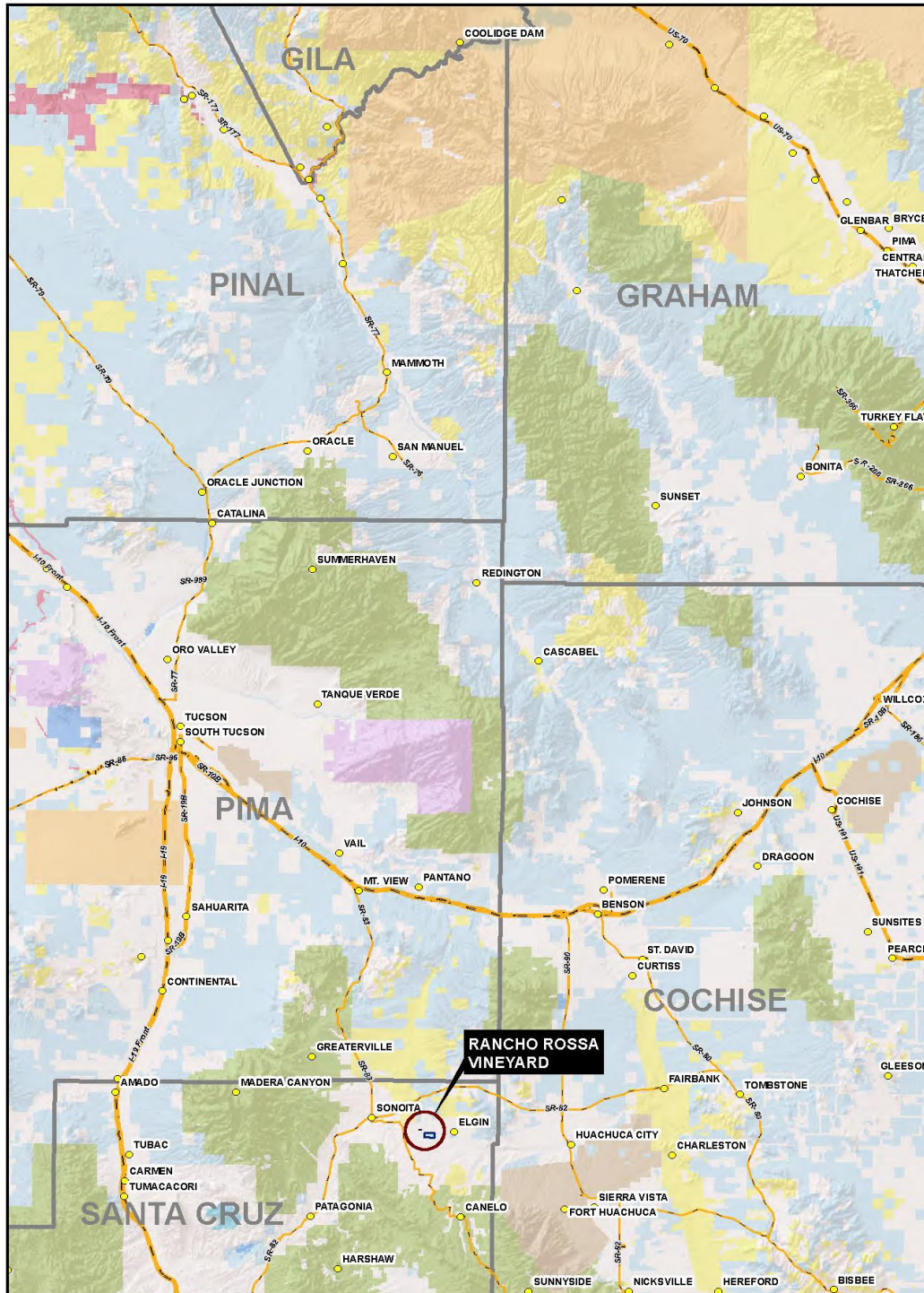
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Rancho Rossa Location Map



Legend	
ASLD Lease 01-94963	BLM
Subject- 109-24-029	BR
County	Indian Lands
Local or State Parks	State
Military	State Wildlife Area
NPS	USFS
Other	USFWS
Private	

0 5 10 20 Miles
1 inch = 14 miles

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