



**FOR SALE**

# 15875 S. Walnut Grove Road | Hassayampa Ranch & Vineyards

15875 S. Walnut Grove Road | Hassayampa Ranch & Vineyards ,  
Kirkland, AZ 86332

A.T. Pancrazi Real Estate Services, Inc.  
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### LOCATION DESCRIPTION

APN 205-18-00803

Parcel Size: 40 Acres

APN 205-18-116F1

Parcel Size: .19 Acres

APN 205-18-009Z4

Parcel Size: 98.17 Acres

APN 205-18-0084A

Parcel Size: .19 Acres

Total Parcel Size : 140.26 Acres

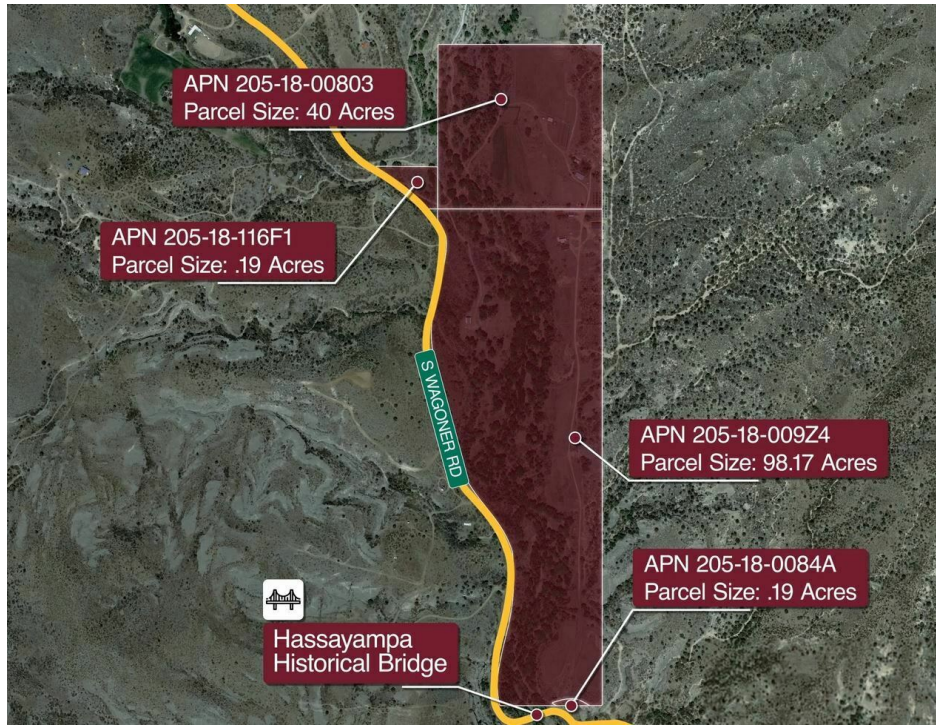
### PROPERTY HIGHLIGHTS

- Shop
- Shade Structure
- Creamery and Milking Parlor
- Small Storage Shop
- Main House
- Irrigated Pasture
- Tack Room/Hay Storage
- Green House Area
- Office/Residence

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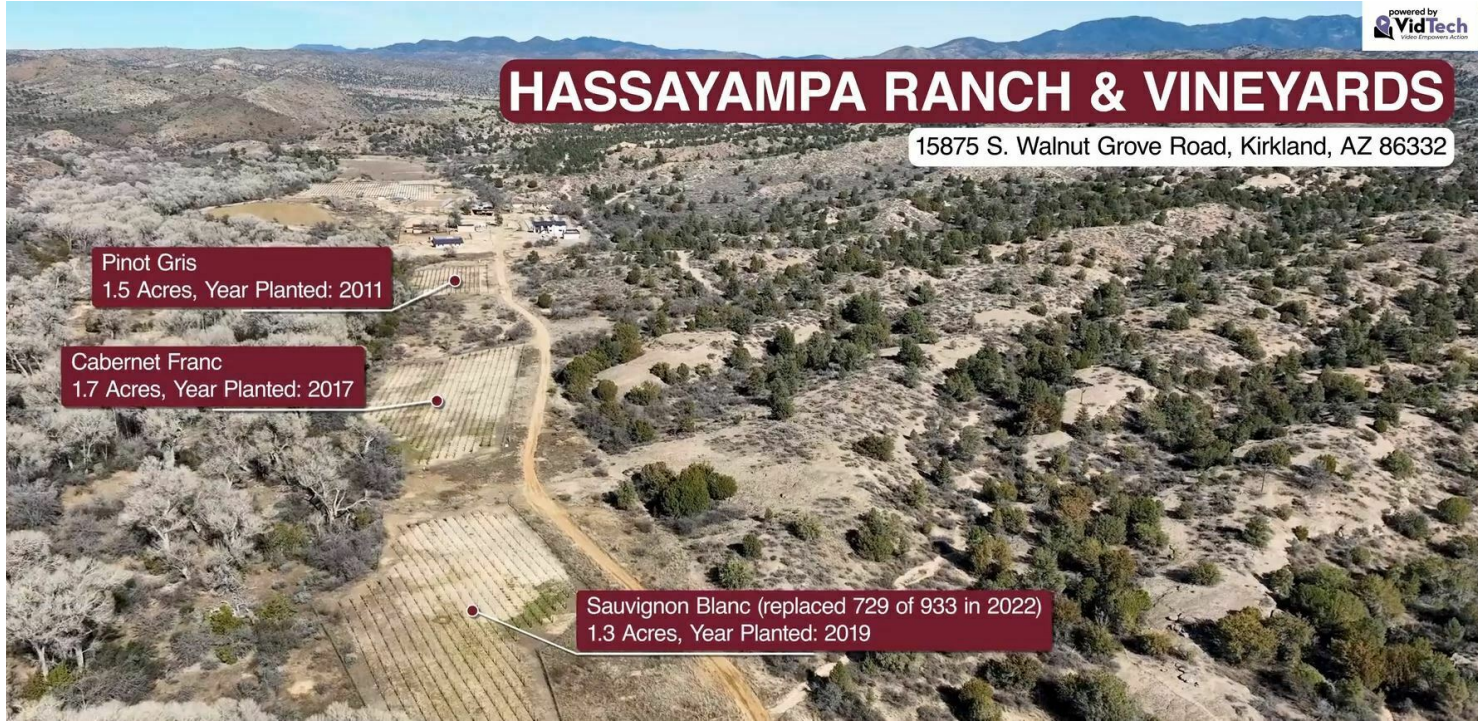
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES	OFFERING SUMMARY	
Total Households	15	289	1,030	Sale Price:	\$3,200,000
Total Population	27	500	1,608	Lot Size:	140.28 Acres
Average HH Income	\$39,070	\$40,393	\$40,720		

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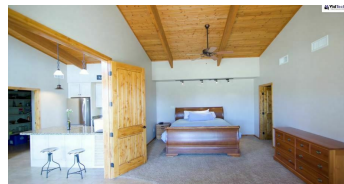
**INCLUDES THE FOLLOWING PLANTED ON VINEYARD:**

	YEAR PLANTED	ACRES
Cabernet Sauvignon	2011	1.5
Merlot	2011	1.8
	2019	1.3
Sauvignon Blanc		
	2011	1.5
Pinot Gris		
	2013	1.1
Barbera	2013	1.6
Cabernet Sauvignon		

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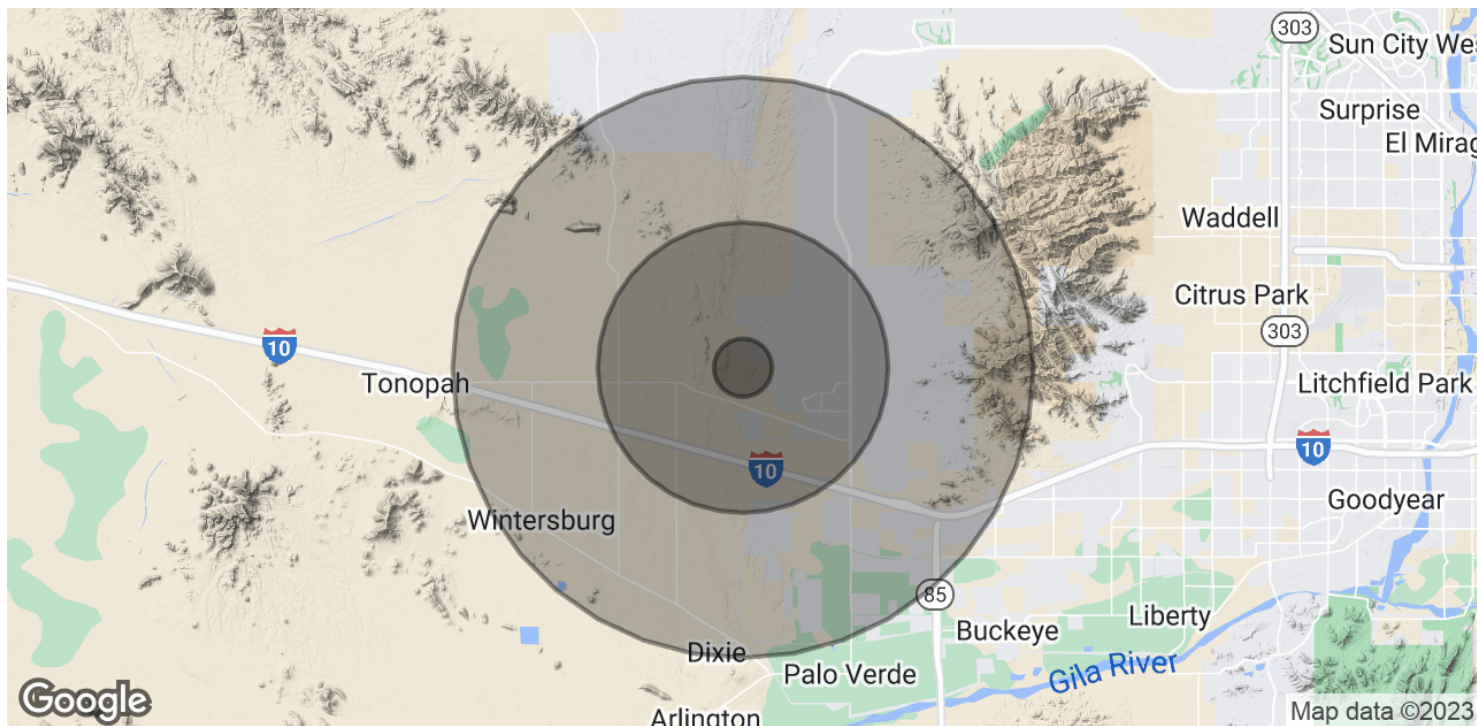
The image shows a Vimeo video player interface. The video title is "Hassayampa Ranch & Vineyards" with a "NOT YET RATED" badge. The video description includes the address "15875 S. Walnut Grove Road, Kirkland, AZ 86332". The video is uploaded by "VidTech". The player shows 64 views, 0 likes, 5 comments, and 0 shares. The video is available for download and sharing. The video content shows an aerial view of a large, arid landscape with a dirt road and some structures. The video is part of a series, with "More from VidTech" suggested below, including "Hassayampa Ran..." and "Southfork Gateway".

Scan to watch on:

vimeo



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**POPULATION**

	1 MILE	5 MILES	10 MILES
Total Population	27	500	1,608
Average Age	56.2	56.8	60.9
Average Age (Male)	59.1	59.4	62.9
Average Age (Female)	54.9	55.6	59.5

*\* Demographic data derived from 2020 ACS - US Census*

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