



## Three Rivers AG INVESTMENTS

For further information,  
please contact:

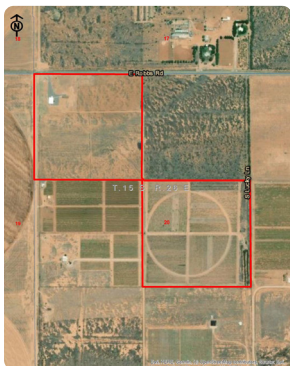
### Jack Doughty

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## ROLLING VIEW VINEYARD

Cochise County, Arizona

78.5 +/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



### LOCATION

One of Arizona Wine Country's premier production vineyards, located in the Willcox AVA. The property lies on the Willcox Bench along the south side of Robbs Road, two miles east of its intersection with Kansas Settlement Road approximately 15 miles southeast of Willcox, Arizona.

### ACREAGE

Total Acres: 78.5 +/-  
Vineyard Acres: 32.5 +/-  
Expansion Acres: 30.0 +/-

### 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 irrigation wells serve the vineyard's above-ground drip irrigation system and support an additional 30+ acres recently cleared for future expansion. The system is anchored by a new production well drilled in 2022 to 1,000' depth with 8" casing, complimented by the original 600' deep vineyard well equipped with a 25 hp submersible pump producing 125 gpm. A separate 178' deep domestic well with 6" casing equipped with a 5 hp submersible pump services the building improvements.

### 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. 3-phase power is available directly to the structure.

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

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

### VINEYARD

A total of 32.5 acres with 27.25 acres planted in eight vineyard blocks encompassing 18 separate Bordeaux, Burgundy, Rhone, Spanish and Italian varietals. Additional 5.25 acres ready to plant.

### ELEVATION

Approximately 4,255' – 4,280'

### FLOOD ZONE

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

### ZONING

RU-4, Cochise County, Arizona. Minimum 4-acre lot size per residence.

### TAXES

\$5,327.88 annually per 2024 property tax statement.

### PRICE

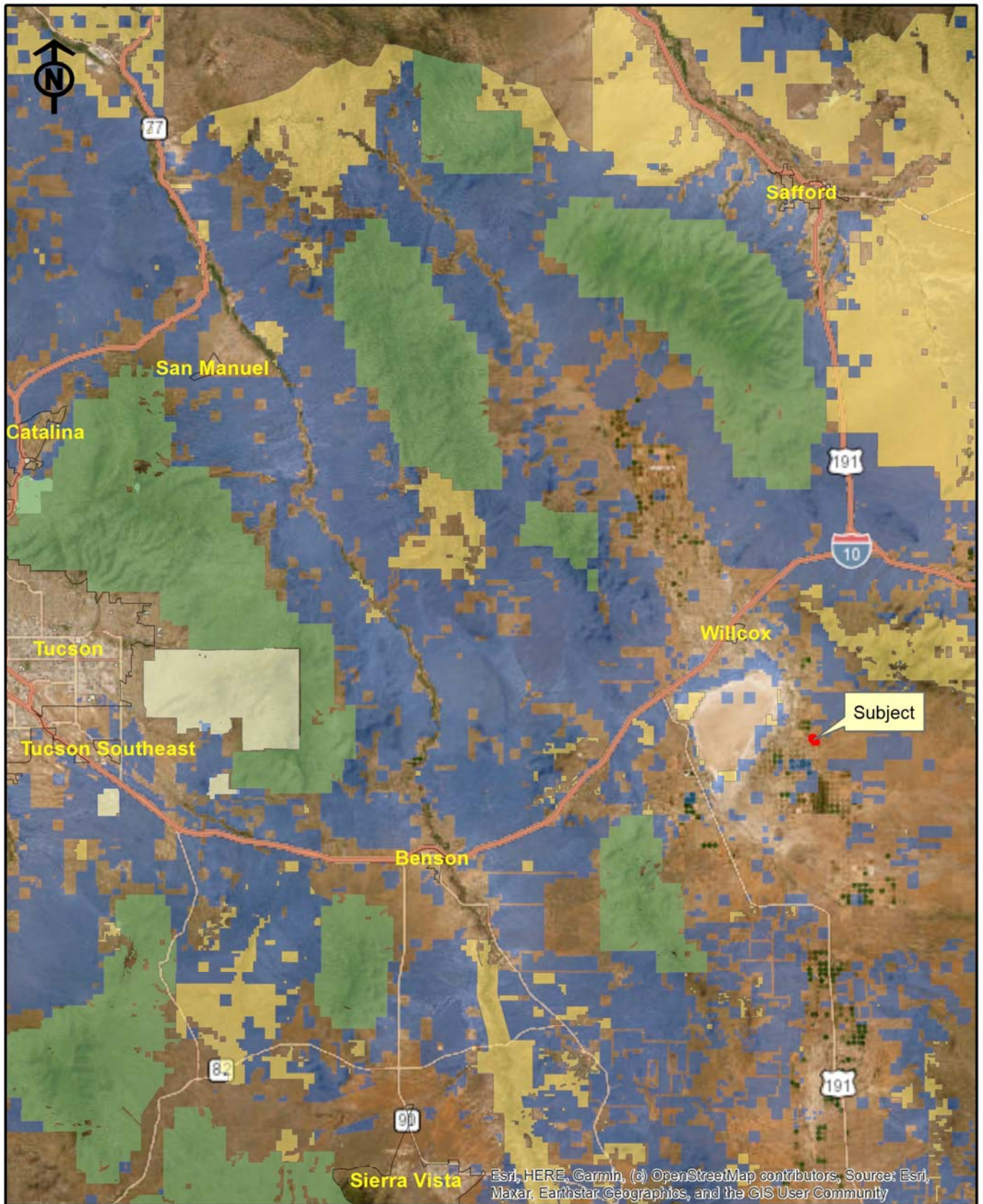
\$1,950,000

### TERMS

Cash

### COMMENTS

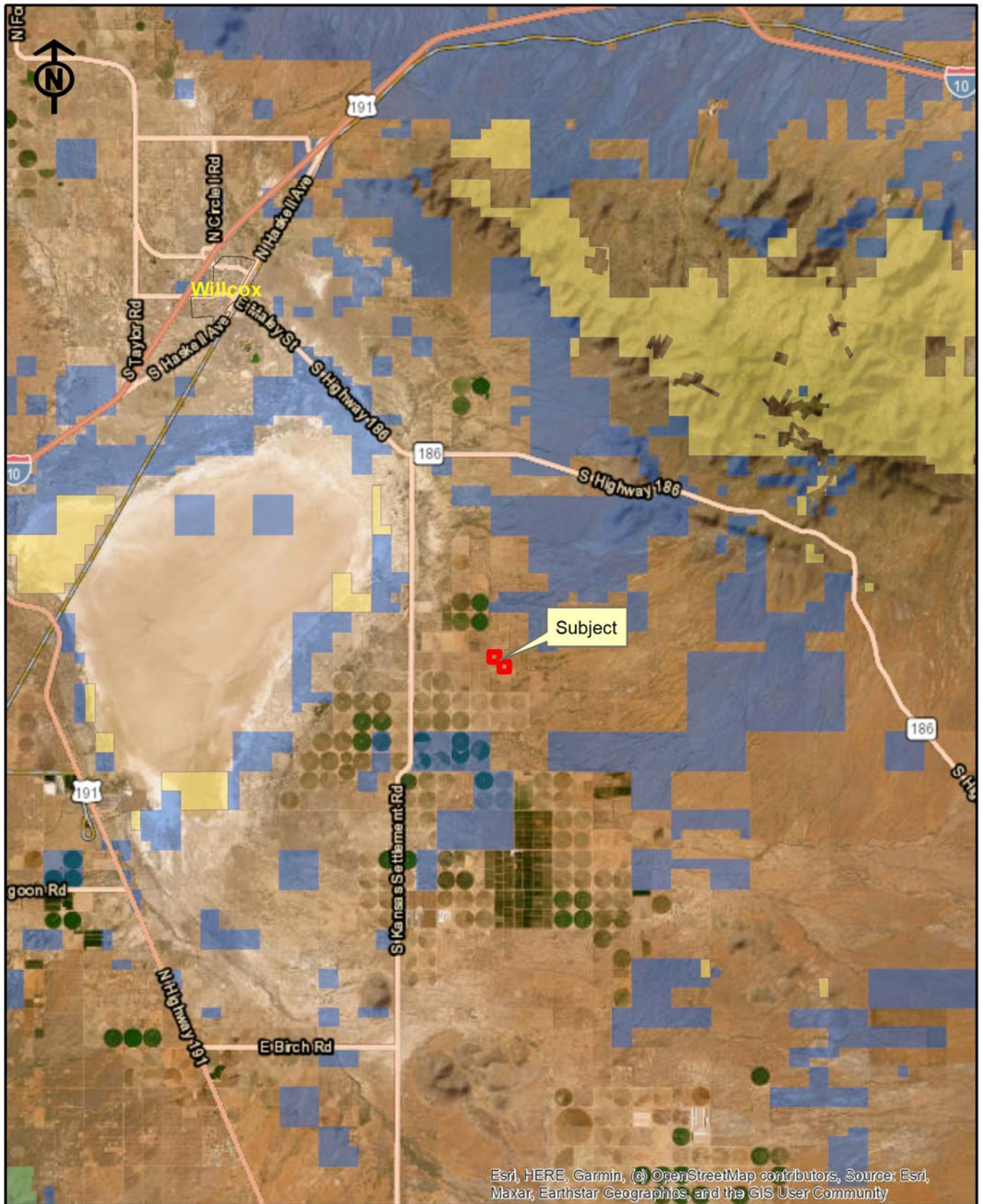
- Intensively managed for world-class fruit quality, Rolling View Vineyard has supplied the family's Bodega Pierce Winery and Saeculum Cellars' labels since 2011. Fruit is frequently sourced by other top Arizona winemakers as well.
- Wines made exclusively from Rolling View's grapes have consistently garnered gold, "double gold" and silver awards, as well as numerous "Arizona's Best" designations in the state's most widely recognized rankings and competitions.



# Three Rivers Ag Investments

Rolling View Vineyard 78.5 Acres  
Location Map

Jack M. Doughty  
(480) 802-2305 (Office)

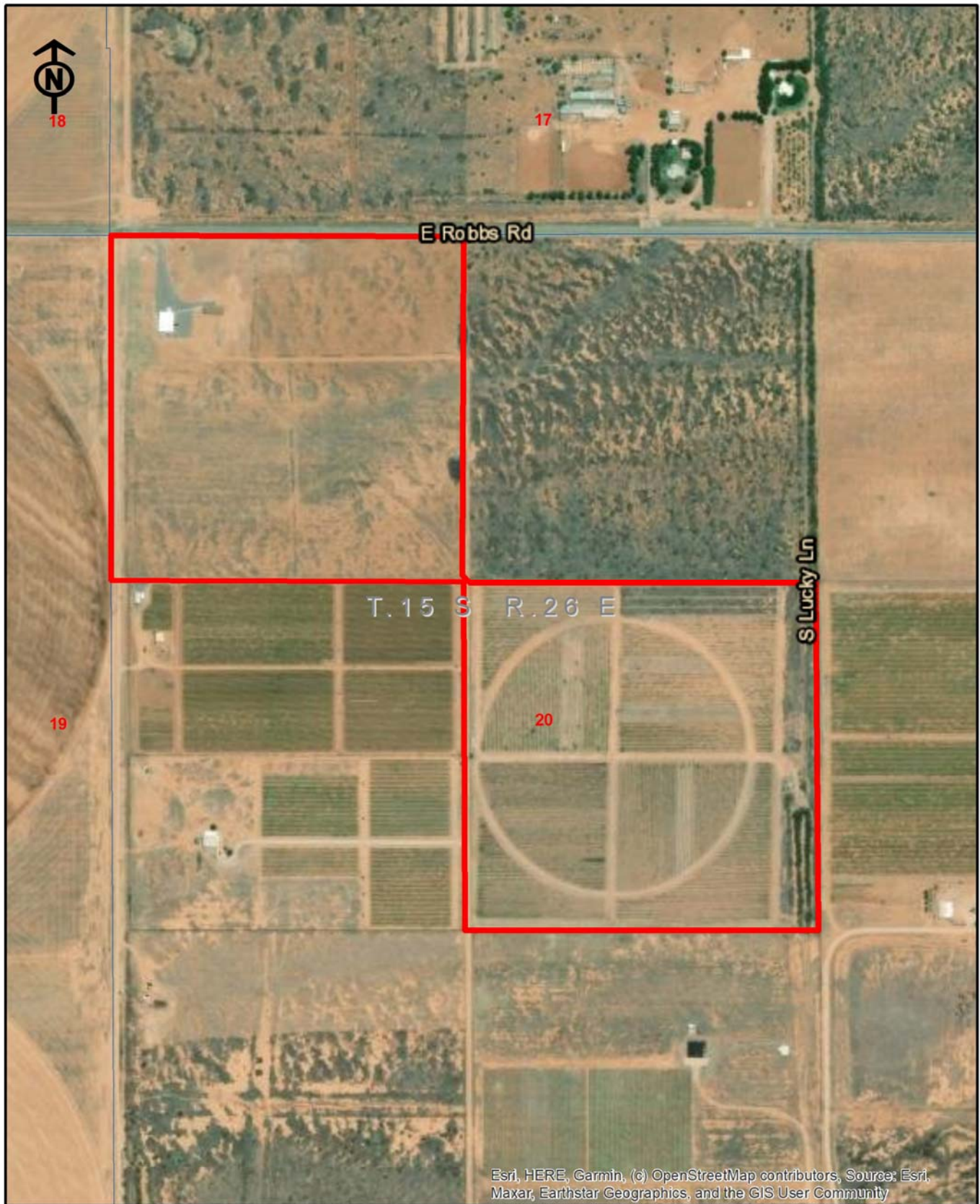


# Three Rivers Ag Investments

## Rolling View Vineyard 78.5 Acres

### Area Map

Jack M. Doughty  
(480) 802-2305 (Office)



# Three Rivers Ag Investments

Rolling View Vineyard 78.5 Acres  
Aerial Map

Jack M. Doughty  
(480) 802-2305 (Office)

## 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 operation since 2011.

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

