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**Exclusively Presented By:**



**"Coronado Vineyards,  
Willcox Arizona"**

Location: 2909 E. Country Club Drive, Willcox, AZ. Immediately southeast of the I-10/Old Stewart Road Interchange #344. Visible from I-10. Located in the Willcox AVA.

Zoning: Combination RU-2, (2 acre); SR-8, (8,000 sf lot), MH-36.

Size: 41.73± acres.

Price: \$795,000.

Terms: Cash.



**P.O. Box 5700 Goodyear, AZ 85338 Phone: (623) 882-8880 Website: [www.southwestlandassociates.com](http://www.southwestlandassociates.com)**

*This information is subject to change at any time. This information is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to verify it.*

Plantings: 5± acres, 6 to 12 years old, consisting of approximately 1 acre each of Cabernet Sauvignon, Sarah, Sangiovese, Riesling and Malbec. (Additional land and water available to enlarge vineyard.)

Elevation: Located at the foot of the Dos Cabezas Mountains between 4,240 to 4,280 foot.

Wine: Un-bottled and bottled wine can be purchased via separate agreement

Growing Crop: 2018 crop can be purchased via separate agreement.

Rolling Stock: Can be acquired via separate agreement



Wine equipment: Barrels, tanks, bottling and labeling equipment included.

Kitchen equipment: included.

Buildings: Large retail, tasting, commercial kitchen, meeting room, office and bottling building; separate metal storage shed

Furnishings: Store/tasting room furnishings and kitchen equipment included.

Utilities: Electric, Telephone, Propane and septic.



## CORONADO VINEYARDS SOILS

Map Unit Symbol	Map Unit Name	Acres	Percent
CmA	Comoro sandy loam, 0 to 2 percent slopes	0.5	1.1%
LuD	Luzena gravelly clay loam, 5 to 15 percent slopes	1.5	3.5%
SnA	Sonoita sandy loam, 0 to 2 percent slopes	39.7	95.4%
<b>Totals</b>		<b>41.7</b>	<b>100.0%</b>

Irrigation: Shared well, (60% interest), drip irrigation lines and filter system.



Showings: Shown by appointment only.

