



**DRAGOON MOUNTAIN VINEYARD –
WILLCOX, AZ
MARKETING PACKAGE**

CAMBRIDGE
PROPERTIES

DRAGON MOUNTAIN VINEYARD – WILLCOX, AZ

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section 1

Offering Highlights, Summary and Pricing

OFFERING HIGHLIGHTS AND SUMMARY

HIGHLIGHTS

- ❑ Seasoned Vineyard – 25 Year History of Cultivation, Production and Refinement
- ❑ One of Only Three Regions in the State with Ideal Vineyard Conditions - Substantial Unplanted Acreage for Future Upside
- ❑ Award Winning Operation – Inquire with Agent for Details
- ❑ 196 Miles from Phoenix, Arizona's Largest City and the Nation's 6th Fastest Growing MSA
- ❑ 86 Miles from Tucson, Arizona's Second Largest City with More than 5.5 Million Visitors Per Year
- ❑ Substantial Unplanted Acreage for Future Upside



SUMMARY

The subject property offers the unique opportunity to purchase approximately 318 Acres, approximately 90 of which make up Arizona's largest & most diverse vineyard thriving in Southeast Arizona. Current ownership has worked tirelessly to cultivate the distinctive characteristics of each grape brought forth from the land's rich soils in one of the world's most unique and truly special growing regions, Willcox, Arizona.

PRICING AND PARCEL INFO

OFFERING SUMMARY

Property	Acres Under Mature Vine and Agricultural
APN	305-43-00309
Price	\$3,390,000
Price/Acre Under Vine : Price/Acre	\$25,000 : \$5,000
Type of Ownership	Fee Simple



PROPERTY DETAILS

Year Planted	1972/2019
Lot Size (Acres)	318.8
Acres Under Vine	90 +/-
Zoning	RU-4
2023 Taxes	\$1,264.34

ADDITIONAL PROPERTY DETAILS

Soils	Class I, II and III Loam, Sandy Loam and Sandy Clay Loam
Elevation	4,200 +/-
Irrigation	3, 16' Agricultural Wells – 600' Deep * Currently Two Operational Wells and One Being Used From the Dairy – Inquire with Agent for Details
Grapes	51 Varietals with Clones – NDA Req'd
Infrastructure	Processing Facility, Additional Business Operation Available – Call Agent to Discuss



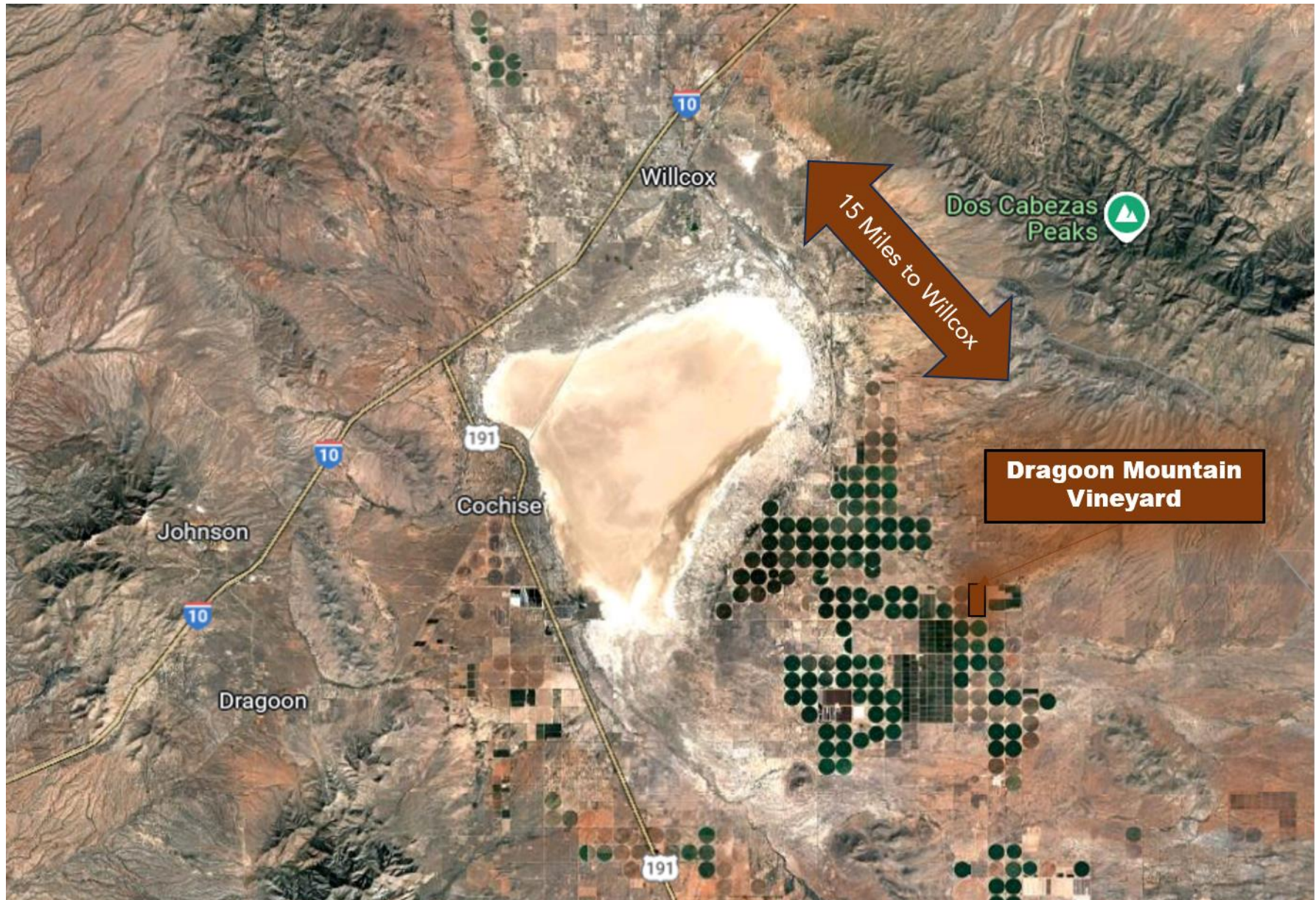
section 2
Aerial Maps

REGIONAL AERIAL MAP



Link to Google Maps: [Click Here](#)

LOCAL AERIAL MAP



Link to Google Maps: [Click Here](#)



section 3

Location Overview

LOCATION OVERVIEW

Willcox, ARIZONA

WILLCOX, AZ

Willcox, Arizona, is located about ±80 miles east of Tucson and is known for its agricultural significance, particularly as one of the state's premier wine regions. The town's vineyards and wineries produce award-winning wines, attracting visitors for tastings and events like the annual Willcox Wine Country Festival. The local wine industry plays a significant role in the town's identity, drawing both casual tourists and serious wine enthusiasts.

Outdoor activities are plentiful in the Willcox area. Nature lovers flock to the nearby Chiricahua National Monument, famous for its towering rock formations and scenic hiking trails. The Willcox Playa, a large dry lakebed, is another key attraction, especially for birdwatchers who come to witness the sandhill crane migration in the winter. These outdoor destinations provide ample opportunities for hiking, birdwatching, and photography, enhancing the town's appeal to visitors seeking adventure.

Culturally, Willcox maintains strong ties to its Western roots. The Rex Allen Arizona Cowboy Museum celebrates the life of the famous actor and country singer who was born in the town, while the Willcox Historic Theater offers a variety of performances and events. These attractions, along with the town's proximity to Tucson, make Willcox a convenient and enriching rural escape with a blend of historical, cultural, and natural experiences.

CHIRICAHUA NATIONAL MONUMENT





Tucson MSA Market Overview



**5.8M
+/-**

Annual Visitors



12.5%

Mining and Lodging
Jobs Increase 23'-24'



350+

Sunny Days Per Year



\$57k+

Median Household
Income

BROKER OVERVIEW

HENRY KERSON



Designated Broker

Henry focuses on commercial real estate dispositions, acquisitions, and tenant representation in Arizona and throughout the country. His clients include private investors, family real estate companies, and larger institutions. Henry also represents local, regional, and soon-to-be national tenants. Henry began his commercial real estate career at Marcus and Millichap in 2011 and joined Chris “Oz” Osborn at Real Companies in 2021. He is committed to consistently adding value to his clients and the Cambridge team. Henry has sold and leased more than \$300M in more than 150 transactions in 18 States.

Henry developed a passion for service and relationship-building during his upbringing in NYC’s tri-state area, which is the most densely populated MSA in the country. He began working at age 12 in a deli and has been either an employee or an employer ever since. He is also a committed and consistent contributor to his family and his community. His wife Alicia, 8-year-old daughter Cassidy and identical 5-year-old twin sons David and Michael fill his days with joy. He is an active participant at his temple where he regularly serves on the facilities and community service subcommittees. He remains involved with the alumni organization of his ASU fraternity, Pi Kappa Alpha, and is an Open Spaces volunteer in Flagstaff. His favorite activities include running, calisthenics, biking, swimming, golf, and snowboarding, among others. From NY to Arizona, and in his family, his community, and the commercial real estate business, Henry’s work ethic and adventurous nature are the tools he leans on for success.

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Business Broker / M&A Advisor

Starting out as an auditor with KPMG International and then joining the ND Department of Banking as a Bank Examiner, Barry has a profound understanding of accounting, finance, and banking. He took this knowledge and experience and began a 20-year career in private industry specializing in various business types and complexities. He was involved in many successful land transactions, restaurants, hotels, and other commercial real estate deals before joining First Choice Business Brokers.



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