

Gurule Ranch and LaEsperanza Vineyard & Winery For sale by Owners!

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FSBO \$2,500,000

Our Plan is to sell Lock, Stock and Barrel (ALL, Total and Everything except for Personnel Belongings). The whole property consists of 110 acres:

Approx. 105 acres of grazing land with a 5-strand bard wire fence with steel corner posts. There are over 400 trees (oak, ceder, juniper, alligator juniper, elm and cotton wood.

Approx. 1 acre of structures which include: Remodeled 1,600 sq. ft. Ranch House (14 inch adobe walls, plastered exterior, new shingle pitched roof, in-floor heating, evaporative AC, new double insulated pane windows, Kiva Fireplace, remodeled Kitchen with new

appliances, kitchen island, new oak cabinets, 3 full bathrooms, 2 bedrooms, living room with formal dining area, clothes washer and dryer, one walk in closet, covered porch, veranda, grass front yard with concrete pad, rock wall and several fruit trees (apricot, apple and pomegranate).



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GURULE: Contact Info!**

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Located in Sherman NM, about
35 miles East of Silver City NM



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Original Homestead, 350 sq. ft. Adobe walls/Log Cabin with Vega interior roof and corrugated metal pitch roof with outside plaster, 2 doors, 3 windows.

600 sq. ft. Machine Shop and Storage Building (12-inch adobe walls, with Vega interior roof in shop and high bay storage area, new shingle pitched roof, concrete flooring, storage shelves, work bench and wood burning stove in shop and plastered exterior.

1,500 sq. ft. Barn, 12-inch adobe walls with corrugated pitch roof. Steel pipe corral, calve shoot and metal gate.

There are Two Water Wells on the Property.

One Domestic Well. Permitted by the Office of the State Engineer for 3-acre feet per year. The approved permit is for Domestic, Livestock, Drinking and Sanitary, (covers the ranch house, and winery usage. This permit also allows to divert up to 3 acre feet to be used for irrigation.

One Commercial Well. Permitted by the Office of the State Engineer for Domestic, Livestock, Irrigation of wine grape vineyard and winery.

There are two natural springs on the property and the original cistern well.

The Ranch and Vineyard Equipment consists of:

NEW 22HP Kubota Tractor, with New 36" rotary tiller, New 48" rotary tiller, disks, blade, post hole digger, brush hog, front end bucket and other ancillary equipment.

25 HP John Deere tractor with Backhoe and Front-end bucket, disks, blade and other ancillary equipment.

Two Axle Stock Trailer, Power Plant/Welder on one axle trailer.

The Wine Grape Vineyard consists of approx. 4-acres with an eight-foot-high deer fence, with approx. 3,500 plants. The wine grape varietals are Chardonnay, Pinot Noir, Merlot, Syrah, Golden Muscat, St Vincent, Concord and Mission. The vineyard is irrigated from the top of the hill (gravity feed) to 3 Zones and 22 valves for 22 individual separate sections. The vineyard is irrigated through an underground PVC piping system with risers and mushroom bubblers. There are about 4 miles of netting.

The Winery Building is about 1,600 sq. ft. with a 9' by 9' cellar. The Winery also includes a 400 sq. ft. Tasting Room. It has two kitchen areas with regular sinks and deep sinks, two refrigerators, one chest freezer, numerous shelves, and all associated hot and cold water piping and floor drains. The winery equipment consists of: One ton Crusher/Distemer, New 80 gallon Wine Press, New 5HP Must pump, Pneumatic Corker, and Bottling equipment. 24 Stainless Steel Wine Tanks (Various capacities). 2 ea. 1,000-pound bins, 100 ea. 5-gallon buckets and 10 ea. 55 gallon food grade plastic barrels with lids.



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