



**Bus Tour Announcement:** We have scheduled another Bus Tour of available land in and around the vineyard area, south of Willcox, Arizona for **Saturday, October 13, 2007**. Please contact Cari @ 480-503-0777 or [Cari@arizonalandbaron.com](mailto:Cari@arizonalandbaron.com) for details and to reserve your seat(s) today.

## Land Baron Newsletter

Hello All,

I just wanted to give you all an update on the land biz down in Willcox as these last few weeks have been very busy and exciting.

Since our last bus tour, we have sold 5 parcels:

**1** – August 23rd, we closed on 20 acres in the vineyard area for \$5,500 per acre. This one had a very good vineyard suitability report.

**2** – August 30th, we closed on a 160 acre parcel at \$3,800 per acre. This was part of the large 1920 acre piece we acquired in August. We are now offering 1600 acres as a package deal @ \$3000/acre, and we are still offering 160-640 parcels from the 1920 at \$3250-\$3750/acre. All parcels have power, some have irrigation wells.

**3** – September 13th, we closed on 20 acres just a mile and a half north of our 1920 acres for \$6,000 per acre. This one had power on 2 sides and an irrigation well.

**4** – September 13th, we also closed on 30 acres in the Vineyard Area at \$6,500 per acre. This one was just off the paved road, had power and a very favorable vineyard suitability report.

**5** – September 21st, we closed on 40 acres also in the vineyard area for \$5,750 per acre. This one had power and a very good vineyard suitability report.

We still have 3 parcels in the vineyard area ranging from \$5,000 to \$7,000 per acre, and we are in the process of acquiring several more properties in the Kansas Settlement area.

We have a new website!! [www.arizonalandbaron.com](http://www.arizonalandbaron.com), same address, **completely redesigned**. Be sure to check out the [Vineyards and B&Bs](#) section, which has a list of all of the **vineyards and B&Bs** in the area, as well as some great new articles including a news video! The [Growth](#) section has **new links to** the websites of some of **the developments** going on in the area. The [Comparable Sales](#) section is new and **has satellite images with an overlay of some of our recent sales**. The [Maps and Useful Links](#) section has some really neat additions, like a link to a site that will give you **soil maps for land anywhere in the USA, or the 11MB Cochise County Land Jurisdiction Map**. And, of course, our [Properties For Sale](#) page, where **you can download brochures for all of our properties, including a very large and informative package on the 1600 acres**.

On a personal note, I had the opportunity to participate in the harvest at one of the local vineyards, "Sweet Sunrise Vineyards". It was a lot of fun!! We are anxiously awaiting the bottling in April of our blend of 75% Sangiovese and 25% Zinfandel.

Also, I am going to be giving a land investment presentation to an investment group in Tucson on October 2nd. We are keeping busy!

So, to wrap things up, Business is good!! The old adage of finding out what everyone else is doing, and doing the opposite is proving very successful for many of our investors!! The real investors are out there finding good deals and buying right now.

To your success!

Thanks,

Josh Moffitt

[www.ArizonaLandBaron.com](http://www.ArizonaLandBaron.com)



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