

Santa Rosa Rd. Ranch

3925 SANTA ROSA ROAD, LOMPOC, CALIFORNIA

173+/- Acres, with residence, former cooler, numerous outbuildings



Offered at \$7,750,000

Presented by:



Property Information

Purchase Price: \$7,750,000
Property tours are by appointment only, please contact Rincon Corporation for an appointment.

Size: 173± deeded acres, Lompoc, California, County of Santa Barbara (the Property)

Location: The Property is located at 3925 Santa Rosa Road, approximately 5 miles west of Lompoc and 9 miles west of Buellton. Driving time is approximately 13 minutes to Lompoc and 18 minutes to Buellton and Highway 101. The Property is located on the north side of Santa Rosa Road and is bounded by the Santa Ynez River to the north.

Description: The site of the former Santa Rosa Cooler, the Property consists of approximately 173 acres, of which 116 +/- acres are irrigated farming, approximately 6 acres are a fenced in area comprised of a cold storage facility (former cooler) a single family residence and several buildings. Additionally there are approximately 51 acres located in the river area. Some of this land is in the river bed and some is useable but in flood zone area, which historically have been used for small livestock and poultry production.

Structural Improvements: There are numerous structures on the Property, located on a six acre parcel of which approximately half is paved.

STRUCTURE	APPROX. SQUARE FEET	APPROX. AGE
Single-Family Residence (2 Bd/2Ba)	2,700	15
Attached Garage	600	15
Cold Storage (former cooler)	6,000	35
Semi-Enclosed Shed	1,200	35
Warehouse Storage	7,300	25
Storage	400	25
Dry Utility Storage	2,700	25

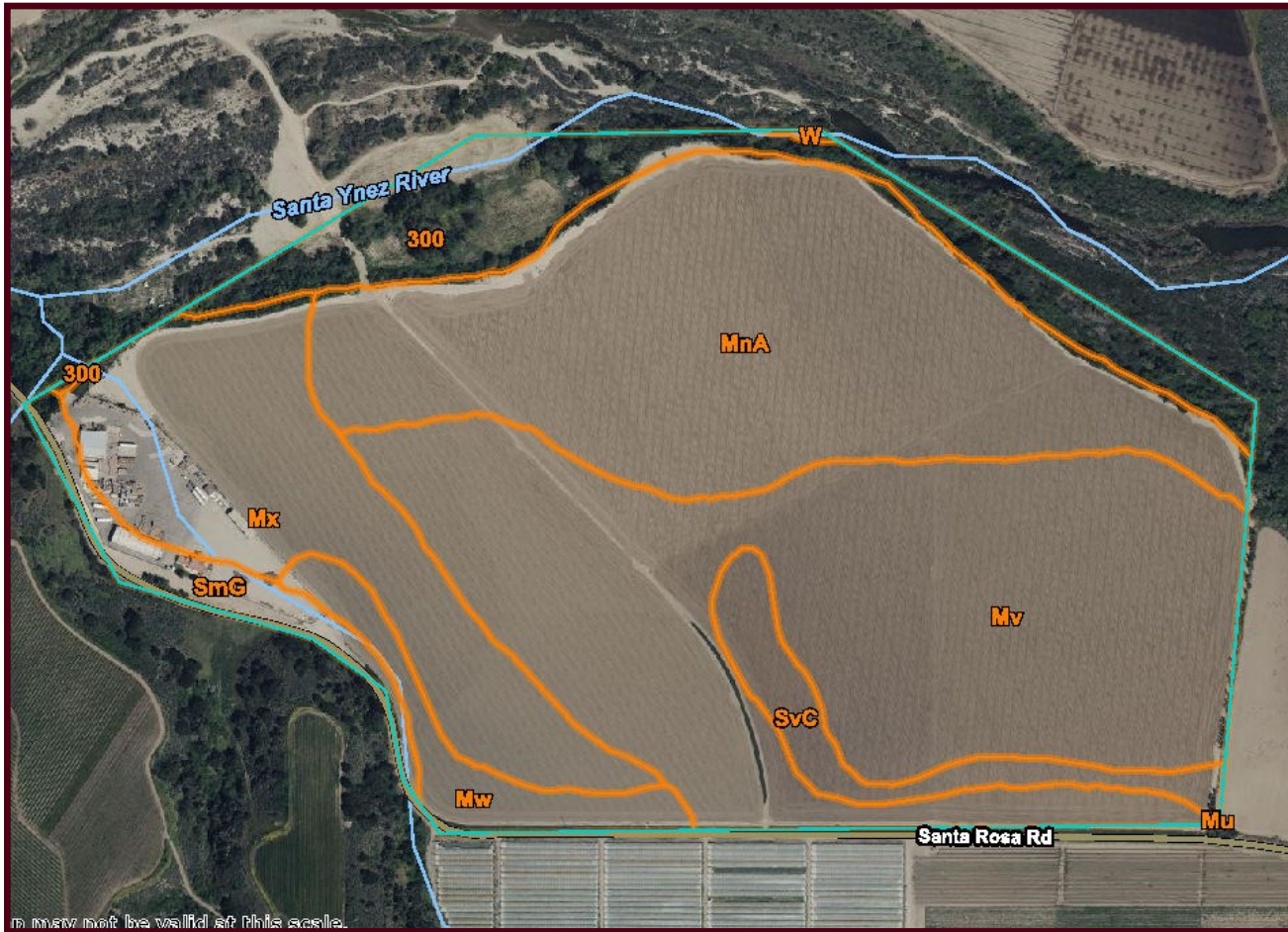


Property Information (Continued)

- Present Use:** The Property is currently farmed to vegetables, with the residence used by a farm manager. 66 acres of farm ground is leased to a pea grower, which said lease expires 12/31/24. The cold storage building is used to hold harvested produce which is then delivered by reefers to a cooler in Santa Maria.
- Water Source:** Water is provided by two irrigation wells, with a reported total production of approximately 1,000 GPM. Located adjacent to the Santa Ynez River water is considered easily obtained and more than adequate for the irrigated acreage. Water is distributed by a pressurized underground system.
- Site Improvements:** Site improvements include a fenced yard of approximately 6 acres, of which about 3.5 acres is paved and the balance is all weather yard storage.
- Soils:** The soils are excellent and consist primarily of Mocho Loam, Metz Loamy Sand, and Mocho Silty Clay Loam. For more details see soil map on page 4.
- Topography:** The Property is level and well drained, with primary drainage to the north towards the Santa Ynez River.
- Zoning:** The Property is located in an unincorporated area of Santa Barbara County: *Zoned Agriculture (AG II-100)*
- Utilities:** Major public utility companies to the property include telephone and electricity. Domestic water is by private well and sewage is by septic tank. No natural gas is available; however, liquid propane gas is available via private commercial vendors.
- Assessor's Parcel Number:** 083-140-012
- Agricultural Preserve:** This Property is subject to a Land Conservation Contract per the Williamson Act (Ag Preserve)
- Property Taxes:** 2023 Taxes are \$28,841.04 annually



Soil Map

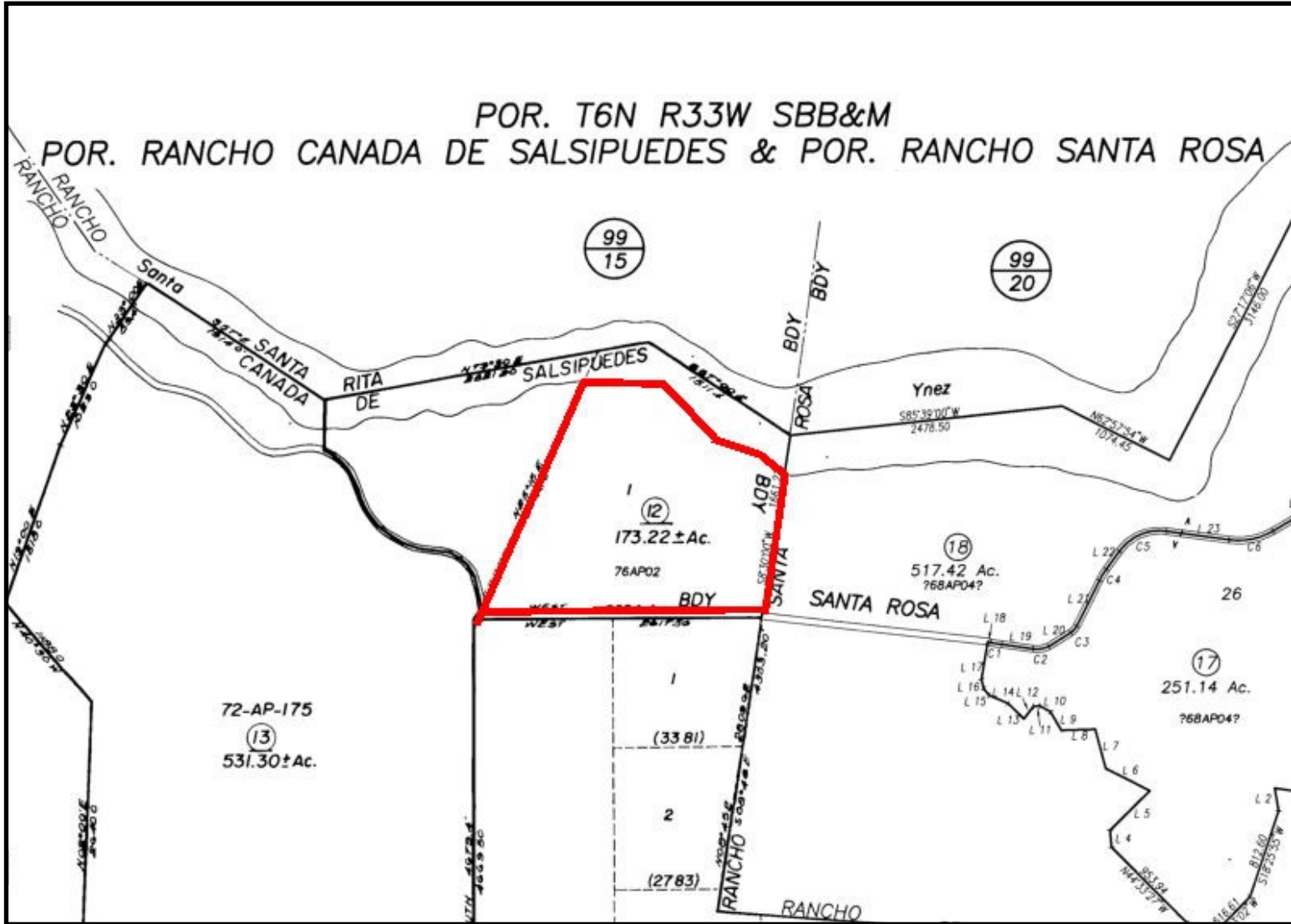


MAP LEGEND	
300	Corducci and Typic Xerofluvents, 0 to 5 percent slopes, occasionally flooded, MLRA 14
MnA	Metz loamy sand, 0 to 2 percent slopes
Mu	Mocho fine sandy loam, 0 to 2 percent slopes, MLRA
Mv	Mocho loam, 0 to 2 percent slopes, MLRA 14
Mw	Mocho loam, overflow
Mx	Mocho silty clay loam, 0 to 2 percent slopes, MLRA 14
SmG	Santa Lucia shaly clay loam, 45 to 75 percent slopes
SvC	Sorrento loam, 2 to 9 percent slopes, MLRA 14
W	Water



ALL INFORMATION CONTAINED IN THIS MEMORANDUM, AND ALL SUBSEQUENT INFORMATION PROVIDED, IS DEEMED RELIABLE BUT NOT GUARANTEED BY EITHER SELLER OR RINCON CORPORATION, AND SHOULD BE VERIFIED BY PROSPECTIVE PURCHASER (RECIPIENT) AND THEIR REPRESENTATIVES.

Parcel Map



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