

# 3145 E. HWY 246

LOMPOC CA 93436

±514 Acres Offered at

**\$13,000,000**

Santa Barbara County &  
Santa Rita Hills AVA

Includes 2 Wells - Zoned AG II-100 &  
Not Enrolled in Williamson Act



LA PURISIMA  
GOLF COURSE

LA PURISIMA  
MISSION STATE  
HISTORIC PARK

CEBADA CANYON ROAD

246

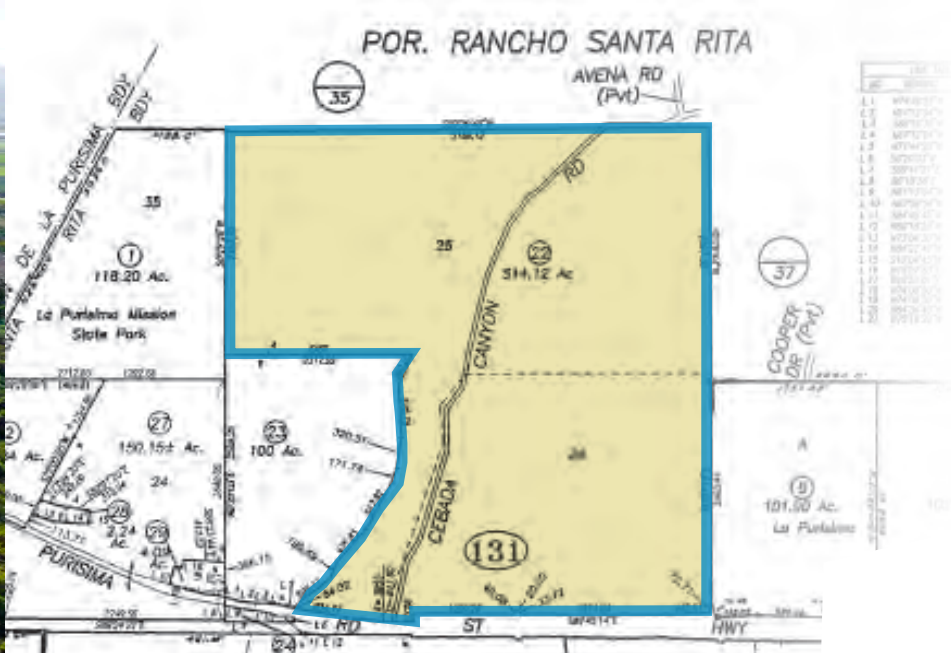
JON OHLGREN  
805.689.7839  
[joblgren@radiusgroup.com](mailto:joblgren@radiusgroup.com)  
CA LIC. 01464358

 **RADIUS**<sup>®</sup>  
Ranch, Vineyard & Ag





# 514.12 ACRES FOR SALE IN SANTA BARBARA COUNTY & SANTA RITA HILLS AVA CHRISTY & WISE PARCEL



Approximately 37 acres of vineyard planted in 2016, ±14 acres of vineyards planted in 2019 which are in Sta. Rita Hills AVA, ±45 acres of row crop, and ±300 additional plantable acres of vineyard potential. The vineyard also includes a couple acres each of Graciano, Chardonnay and Viognier. Contact Listing Agent for details.

**AEO/Agricultural Enterprise Ordinance:** on Tuesday December 10, 2024 the Santa Barbara County Board of Supervisors officially and unanimously passed the Agricultural Enterprise Ordinance.

<https://www.countyofsb.org/728/Agricultural-Enterprise-Ordinance>

<https://www.sbcrecplan.com/>

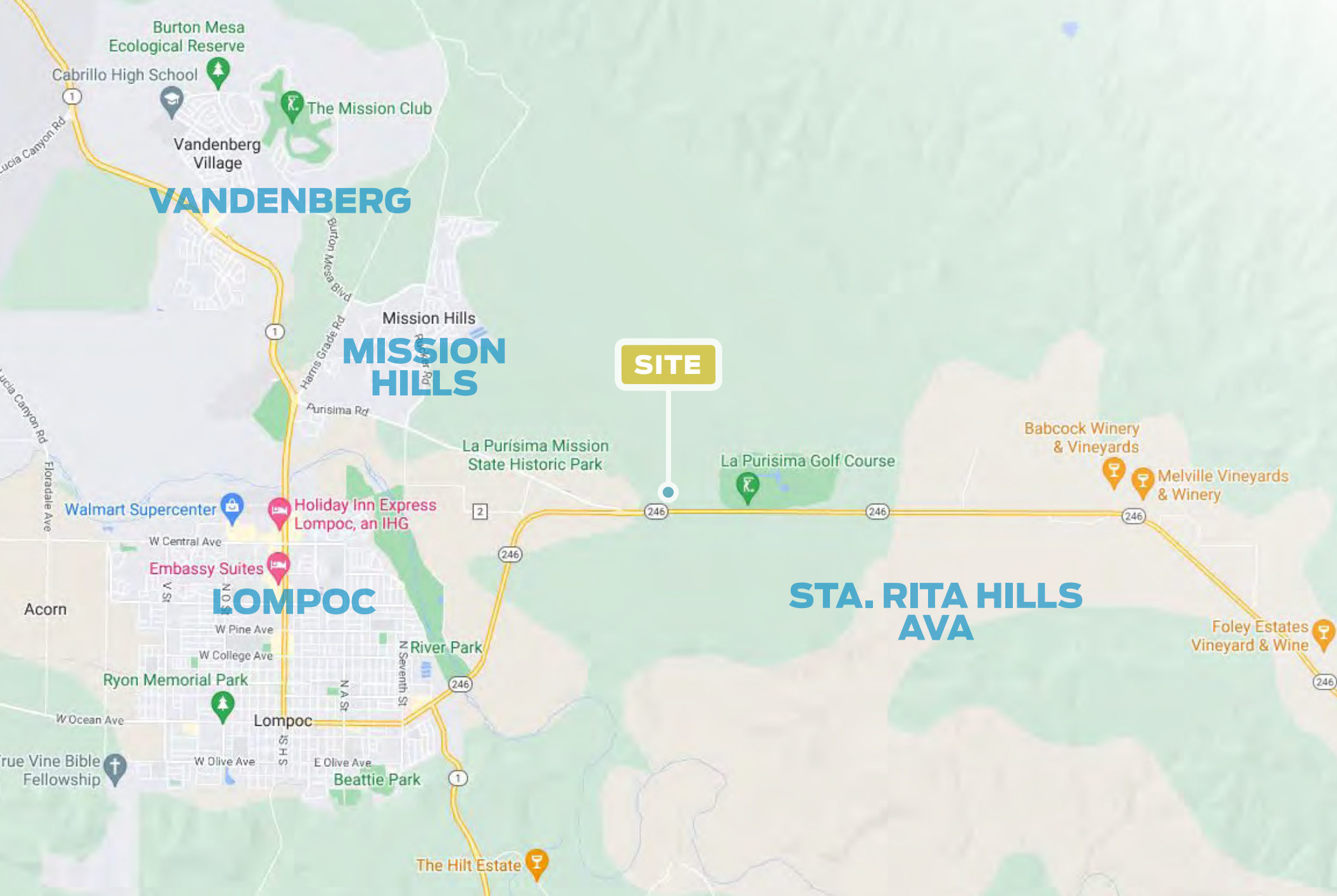
*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

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## Offering Specifics

Offered at	\$13,000,000
APN	099-131-022
Land Size	±514.12 Acres
Vines	±16 AC Syrah; ±11 AC Pinot Noir; ±14 AC Grenache; ±5 AC Mourvèdre
Existing Structures	±950 SF 2BD/1BA House (built in 1914 & completely remodeled in 2017)
Wells	Two (2) wells ±550 gpm & the other at ±650 gpm
Zoning	AG II-100 & not enrolled in Williamson Act





**VANDENBERG**

**MISSION HILLS**

**SITE**

**LOMPOC**

**STA. RITA HILLS  
AVA**

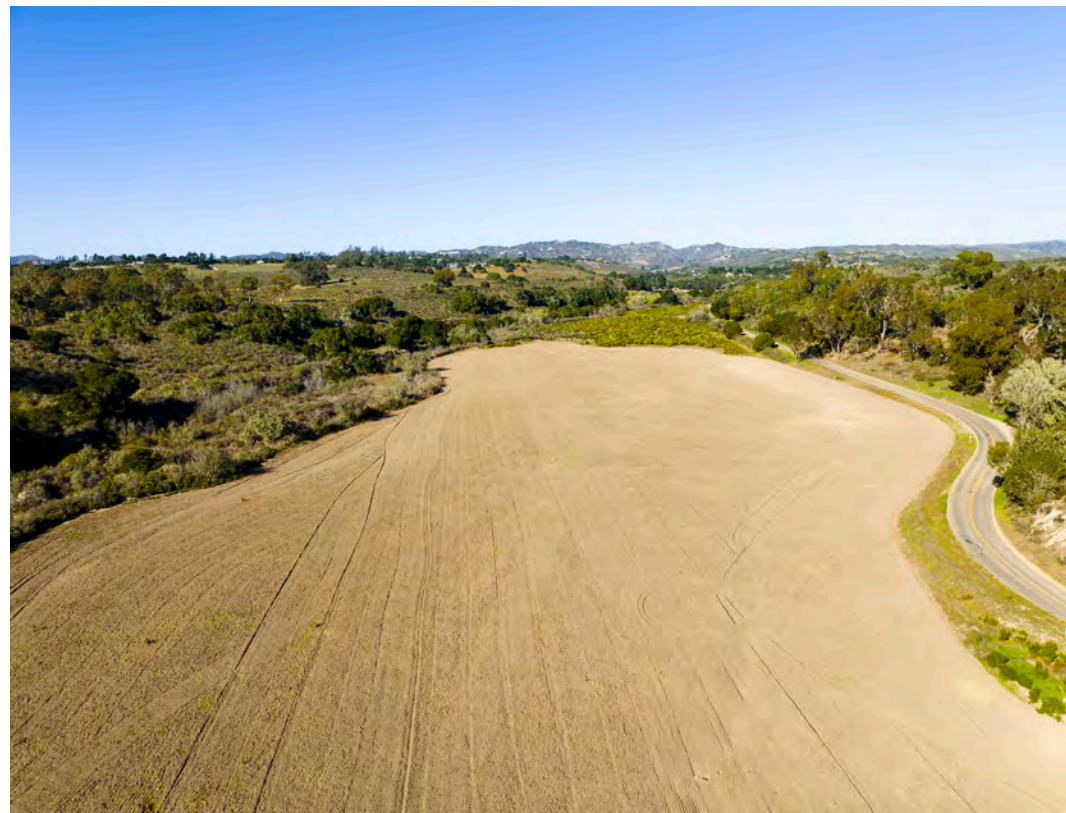
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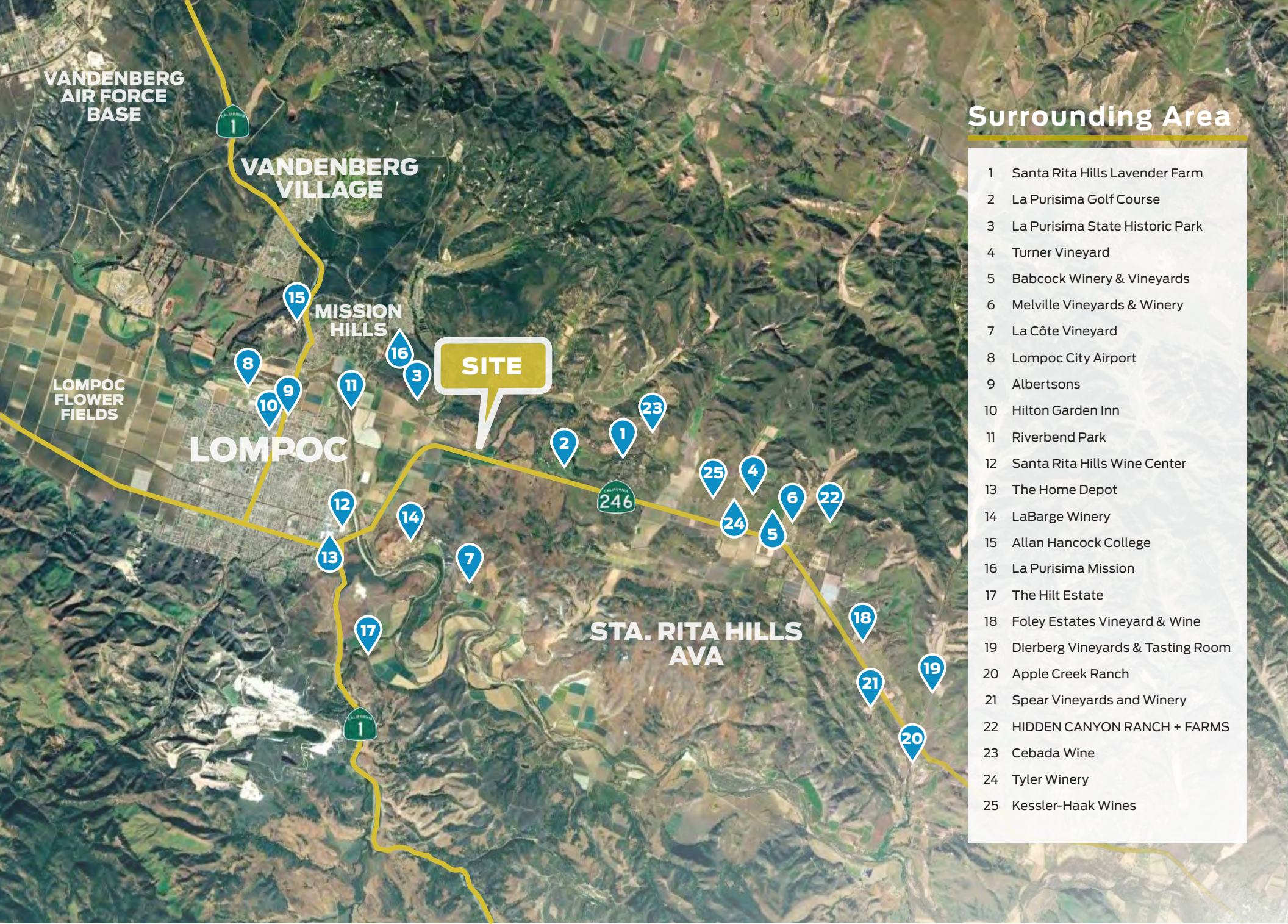












## Surrounding Area

- 1 Santa Rita Hills Lavender Farm
- 2 La Purisima Golf Course
- 3 La Purisima State Historic Park
- 4 Turner Vineyard
- 5 Babcock Winery & Vineyards
- 6 Melville Vineyards & Winery
- 7 La Côte Vineyard
- 8 Lompoc City Airport
- 9 Albertsons
- 10 Hilton Garden Inn
- 11 Riverbend Park
- 12 Santa Rita Hills Wine Center
- 13 The Home Depot
- 14 LaBarge Winery
- 15 Allan Hancock College
- 16 La Purisima Mission
- 17 The Hilt Estate
- 18 Foley Estates Vineyard & Wine
- 19 Dierberg Vineyards & Tasting Room
- 20 Apple Creek Ranch
- 21 Spear Vineyards and Winery
- 22 HIDDEN CANYON RANCH + FARMS
- 23 Cebada Wine
- 24 Tyler Winery
- 25 Kessler-Haak Wines





# CITY OF ARTS & FLOWERS

## LOMPOC • GATEWAY TO THE STA. RITA HILLS AVA

**Wine production and wine tourism comprise the rapidly expanding value-added agricultural sector of the Lompoc economy. The Lompoc Valley is considered the “Gateway to the Sta. Rita Hills AVA”, internationally recognized for premium pinot noir and chardonnay.**

Thirty premium boutique wine labels are produced in Lompoc at wineries in the affectionately termed “Lompoc Wine Ghetto”—a unique two-block industrial park located off of North Seventh Street on Chestnut Court—and at other locations across town. The complex offers world-class wine, presented in a laid back atmosphere, where, quite often, the person pouring the wine is also the person that made it.

Several other wineries are located along California State Route 246, linking Lompoc with Buellton, and on Santa Rosa Road. Lompoc hosts the Santa Barbara County Vintners’ Festival held at River Park in the spring, and enjoys world-wide acclaim as the “City of Arts and Flowers.” The flower seed capital is awash in colorful blooms throughout the warmer months and is home to more than 30 murals, mostly concentrated in Old Town.

Located on scenic Pacific Coast Highway, Lompoc is approximately 55 miles northwest of Santa Barbara, 155 miles northwest of Los Angeles and 270 miles southeast of San Francisco. The Pacific Ocean is roughly nine miles from town. The Lompoc Valley is a key part of the Central California region with a population of approximately 44,398. Vandenberg Air Force Base — a major regional employer — is 10 miles northwest of the City and is among the nation’s most important military and aerospace installations.



# STA. RITA HILLS AVA

## OFFICIAL AVA OF SANTA BARBARA COUNTY

*The following information is made courtesy of The Santa Barbara Vintners Association:*

Sta. Rita Hills is a sub-AVA of the greater Santa Ynez Valley appellation, located in the cooler climate area to the west. Its proximity to the Pacific Ocean results in fog-laden mornings followed by mid-morning sunshine. Almost like clockwork, ocean breezes pick up again in the early afternoon, moderating daily temperatures. This maritime influence combined with sedimentary soils with patches of diatomaceous earth and limestone provide an ideal place to grow the appellation's hallmark Chardonnay and Pinot Noir.

One of the smaller AVAs in California, the eastern edge of Sta. Rita Hills is about four miles west of Highway 101 in Buellton and continues to the western boundary, about two miles east of Highway 1 in Lompoc. The Sta. Rita Hills AVA is home to over 59 vineyards, totaling 2,700 hundred acres planted to Pinot Noir, Chardonnay and 18 other cool climate wine grape varieties.

On the west edges of the Santa. Rita Hills, there is a cluster of tasting rooms located on the Lompoc Wine Trail. Many of the Sta. Rita Hills winemakers make their wine and have tasting rooms here.

[Click here for more about the Sta. Rita Hills A.V.A. & The Santa Barbara Vintners Association.](#)

