

# FREMONT RIDGE RANCH

EAST CAMINO CIELO  
SANTA BARBARA  
CA 93105

**FOR SALE**

**RECREATIONAL VIEW  
PROPERTY ON ±227 ACRES  
ZONED AG-II WITH A  
HORIZONTAL WELL**

**Offered at \$2,500,000**

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MARKET OVERVIEW

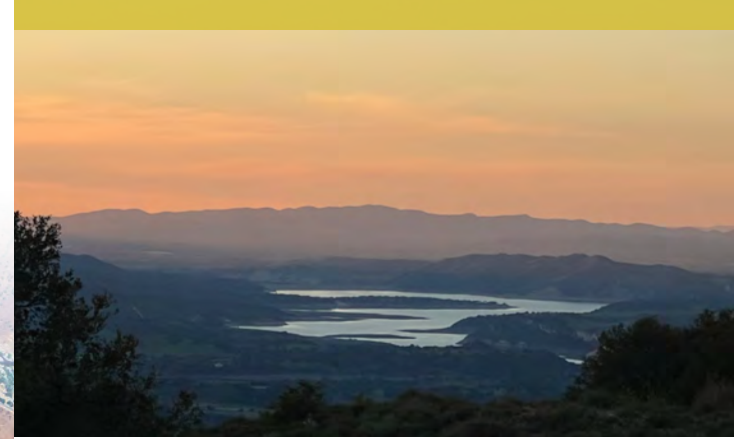
# FREMONT RIDGE RANCH

EAST CAMINO CIELO  
SANTA BARBARA  
CA 93105

*Entrance road to the ranch*

Fremont Ridge Ranch ±227 acres almost entirely surrounded by National Forest. From regional views to intimate meadows, this recreational property consists of one beautiful spot after another. Access is via Forest Service gate on Camino Cielo. Water from horizontal well. Appointment only.

**Offered at \$2,500,000**



## INVESTMENT HIGHLIGHTS

OFFERED AT  
\$2,500,000

LOT SIZE  
±227 AC

PRICE PER ACRE  
\$11,013/AC

WATER  
Accessed from a horizontal well

ZONING  
AG-II

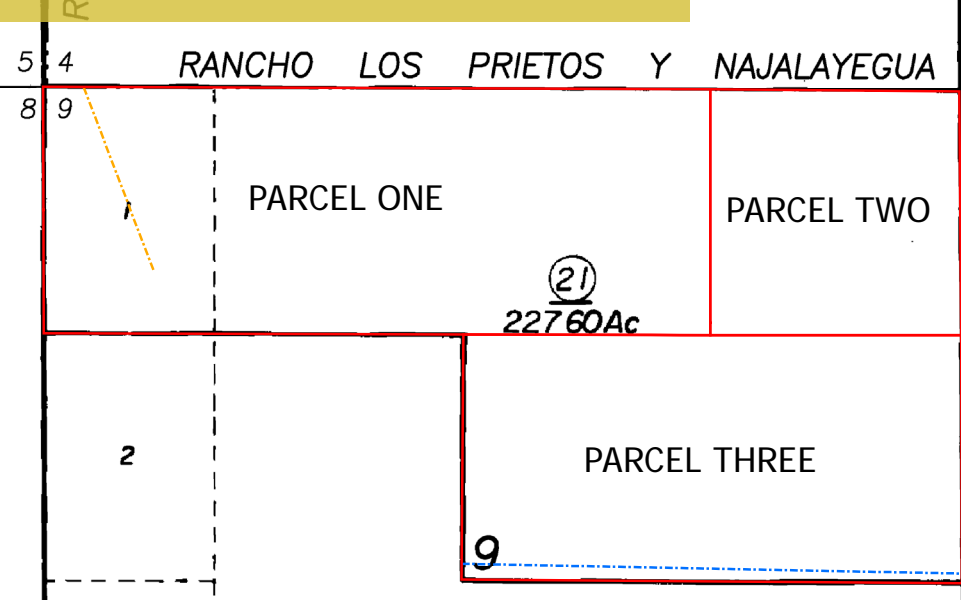
APN  
153-010-021

**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://cosantabarbara.app.box.com/s/q97rv82305oyfnbdjhcyxrrdhu3dgkqy>
- > <https://www.sbcreclan.com/>

LOCATION

± 227 ACRES



**Legend**

- PARCEL ONE
- PARCEL TWO
- PARCEL THREE

01/09/1892 BKA Pg769  
(Rights Of Way - Not Plottable)

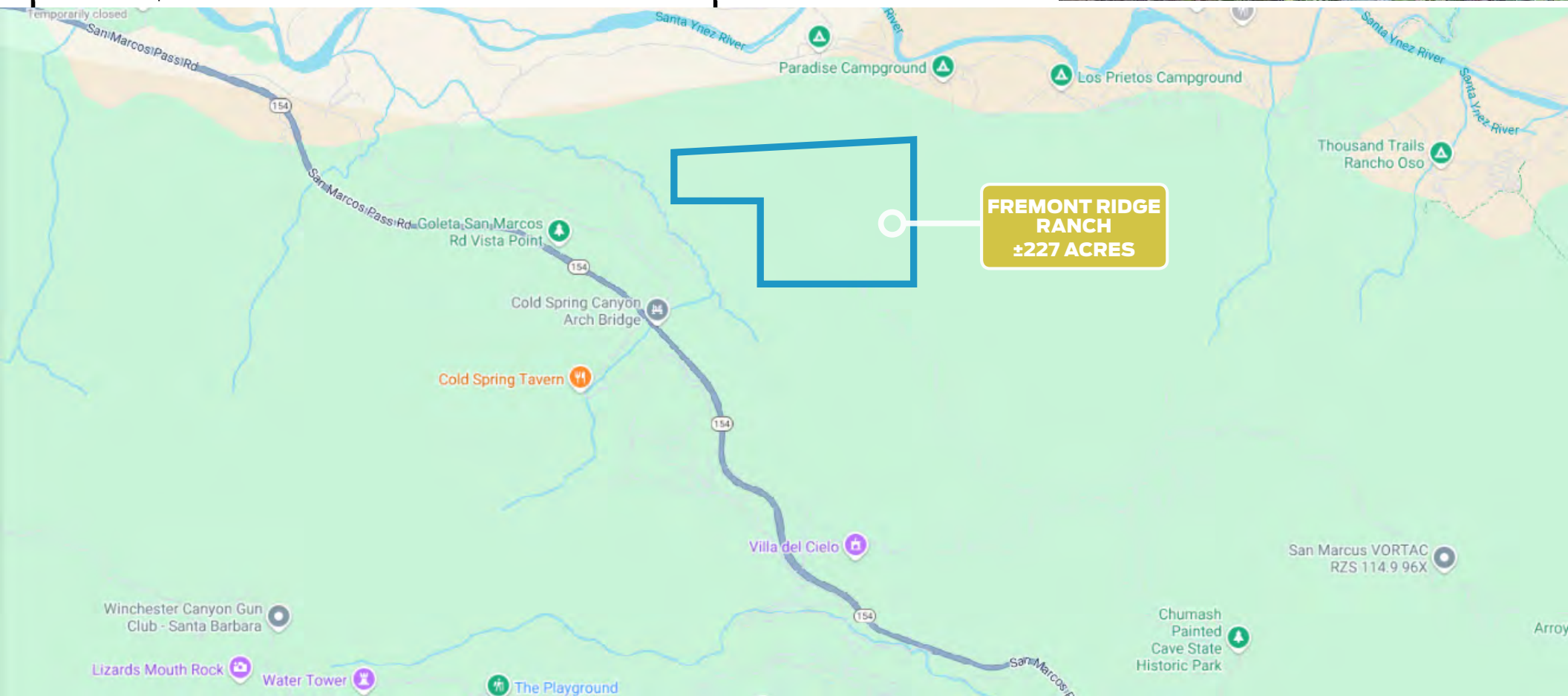
05/06/1897 BkC Pg109  
(Rights Of Way - Not Plottable)

05/24/1962 #21312  
Bk1929 Pg546  
----- (400' Wide - Conduits,  
Poles, Wires And Towers)

----- (500' Wide - Fuel Break)



**Horizontal Well**



PROPERTY PHOTOS



PASTURE



VERNAL POOL

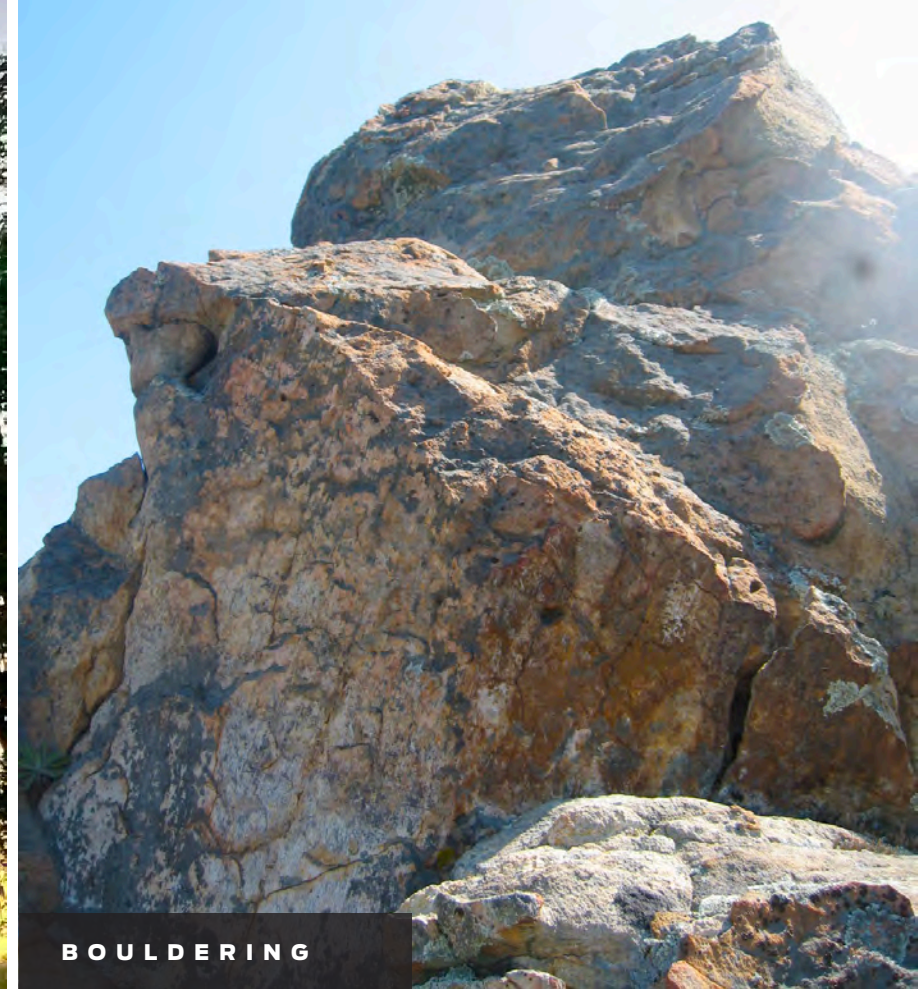


PEACEFUL MEADOW

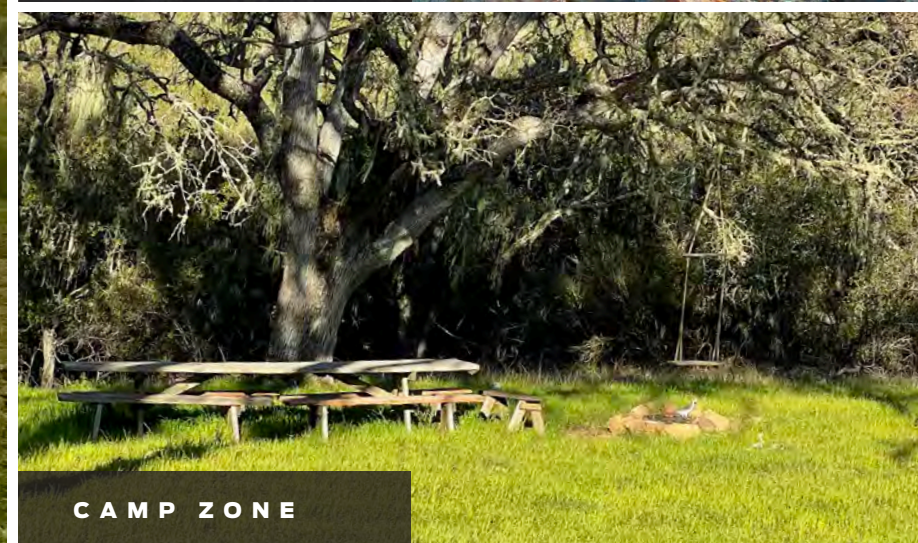




**SPRING SUNSET**



**BOULDERING**



**CAMP ZONE**



WATER TROUGH



ISLAND PEAK FROM ENTRANCE ROAD



ACORN ORCHARD



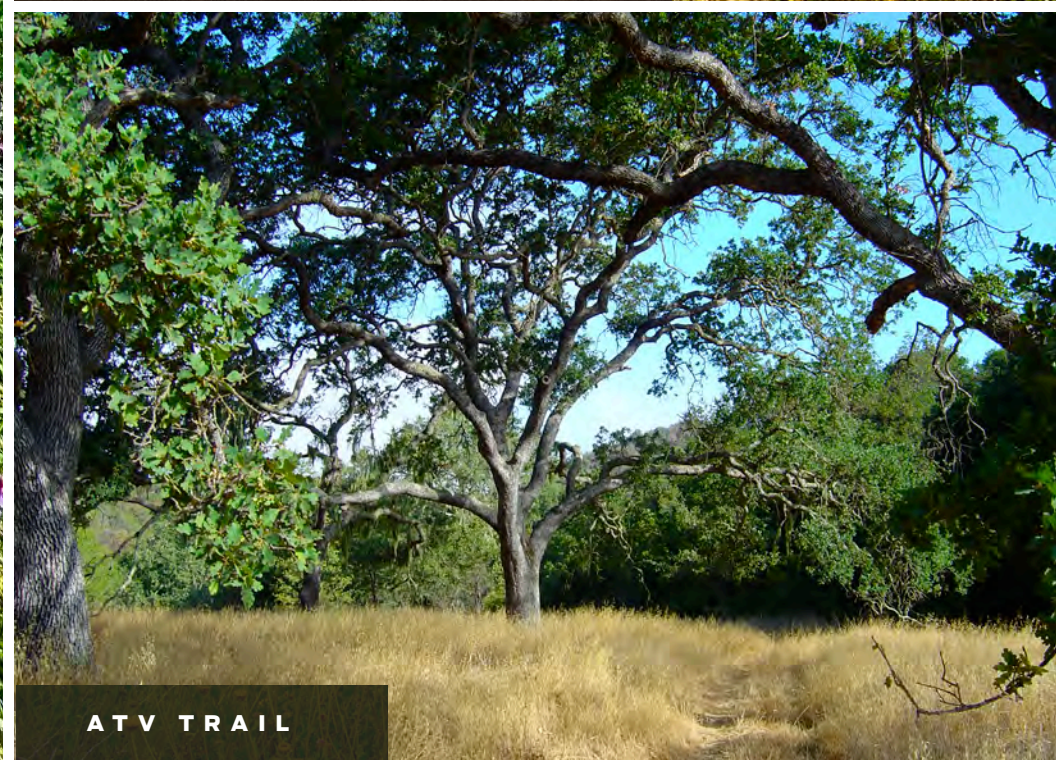
EARLY SPRING



VIEWS OF LAKE CACHUMA



PURPLE VETCH



ATV TRAIL



ENTRANCE GATE

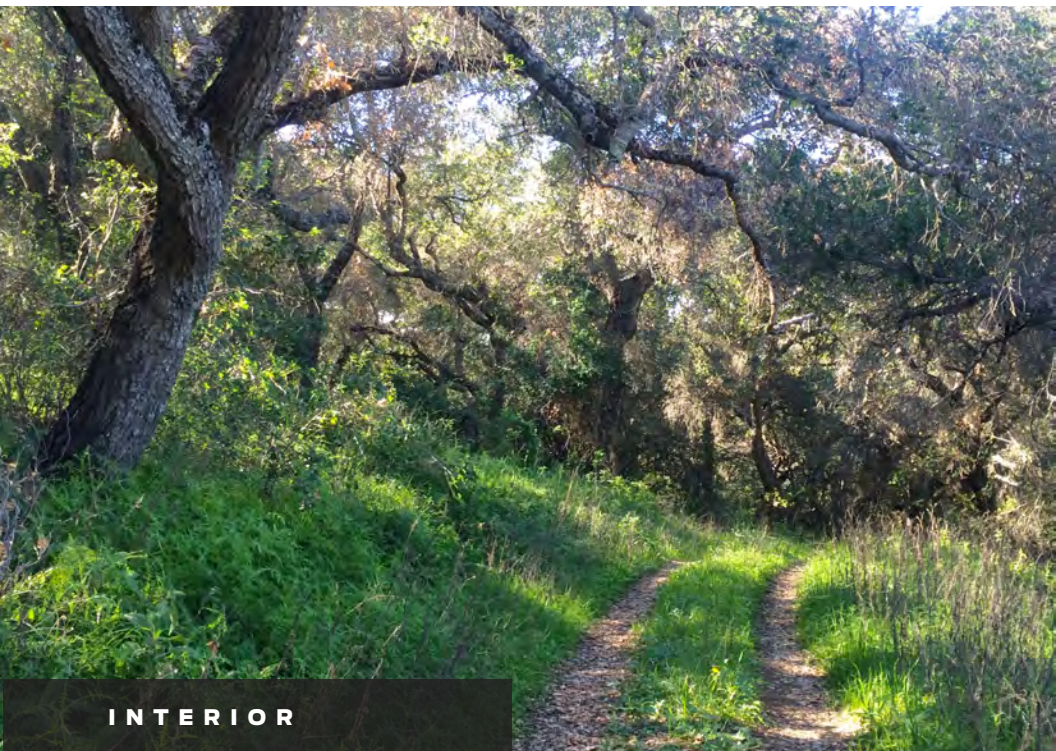


MEADOW & ROCKS





FREMONT RIDGE CACHUMA SADDLE VIEWS



INTERIOR



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# THE AMERICAN RIVIERA

Symbolizing the ultimate in casual California lifestyle, Santa Barbara is undoubtedly one of America's most desirable destinations to live and travel.



Located on a pristine coastline approximately 337 miles south of San Francisco and 93 miles north of Los Angeles, Santa Barbara is nestled between the Pacific Ocean and the Santa Ynez Mountains. This stretch of coast is known as the "American Riviera" because of its mild Mediterranean climate.

With a population of approximately 87,533, Santa Barbara is both small and vibrant. Locals and visitors are drawn to the city's charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, wide variety of shops and galleries, numerous Zagat-rated restaurants and thriving open-air shopping centers like the famed Paseo Nuevo Mall. Pristine, sunny beaches, an expansive harbor and countless outdoor attractions including the Santa Barbara Zoo, Santa Barbara Mission, Stearns Wharf and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 220 vineyards within a short drive, Santa Barbara County is a renowned wine region offering an array of some of the finest labels in the world.

## **"Best Beach Town"**

*Sunset Magazine's 2015 Inaugural Travel Awards*

## **"The 12 Best Cities for a Weekend Getaway"**

*U.S. News & World Report*

## **"30 Best Small Cities in America"**

*Condé Nast Traveler's Readers' Choice Awards*



# SANTA YNEZ VALLEY

## GOLDEN VINEYARD WINE COUNTRY

The great wide open countryside of the Santa Ynez Valley is located 30 minutes north of Santa Barbara and nestled between the Santa Ynez and Santa Rafael Mountains. Numerous world-renowned wineries and vineyards dot the landscape as well as horse and cattle ranches. In fact, the valley is recognized as the epicenter of California's multi-billion dollar equine industry. Other attractions include the Los Padres National Forest, Lake Cachuma, Old Mission Santa Inez, golf courses and the Santa Ynez Valley Historical Museum & Parks-Janeway Carriage House displaying old stagecoach relics from the valley's past. Six small towns are home to the region and include Ballard, the smallest and oldest community, Solvang, a charming Danish-American hamlet, the rapidly growing Buellton, the vintage chic community of Los Alamos, the laid-back wine tasting haven of Los Olivos, and the turn-of-the-20th-Century township of Santa Ynez.



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