SANTA BARBARA COUNTY & STA RITA HILLS AVA

PROPERTY VIDEO
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BIODYNAMIC® CERTIFIED ±614-ACRE PROPERTY

OFFERING MEMORANDUM · **3145 E HWY 246 & 2755 PURISIMA RD** · OFFERED AT $16,900,000

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CO-LISTED WITH

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eXp REALTY

RADIUS® Ranch, Vineyard & Ag

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OFFERING SUMMARY

Offered at

$16,900,000

Land Size

±614.12 Acres

$/Acre

$27,520/AC

PROPERTY OVERVIEW

This property comprises two adjoining parcels situated between La Purisima Golf Course and La Purisima Mission State Historic Park, providing access and frontage along Highway 246, as well as Purisima Rd. and Cebada Canyon Road.

2755 PURISIMA RD · LOMPOC CA · DUVARITA PARCEL · APN: 099-131-023 · ±100 ACRES

±28 acres of vineyard planted mostly in 2000. Certified Biodynamic® just west of Sta. Rita Hills AVA.

- **±16 AC of Pinot Noir**
- **±7 AC of Chardonnay**
- **±4 AC of Syrah**
- **Less than 1 AC of Viognier**
- **2 bedroom, 2.5 bath house remodeled in 2014 with ±1,800 SF**
- **Pole barn (60' x 30') built in 2013**
- **One (1) well ±450 gpm**
- **Zoned AG II-100 and not enrolled in Williamson Act**

Approximately 10 additional acres are plantable.

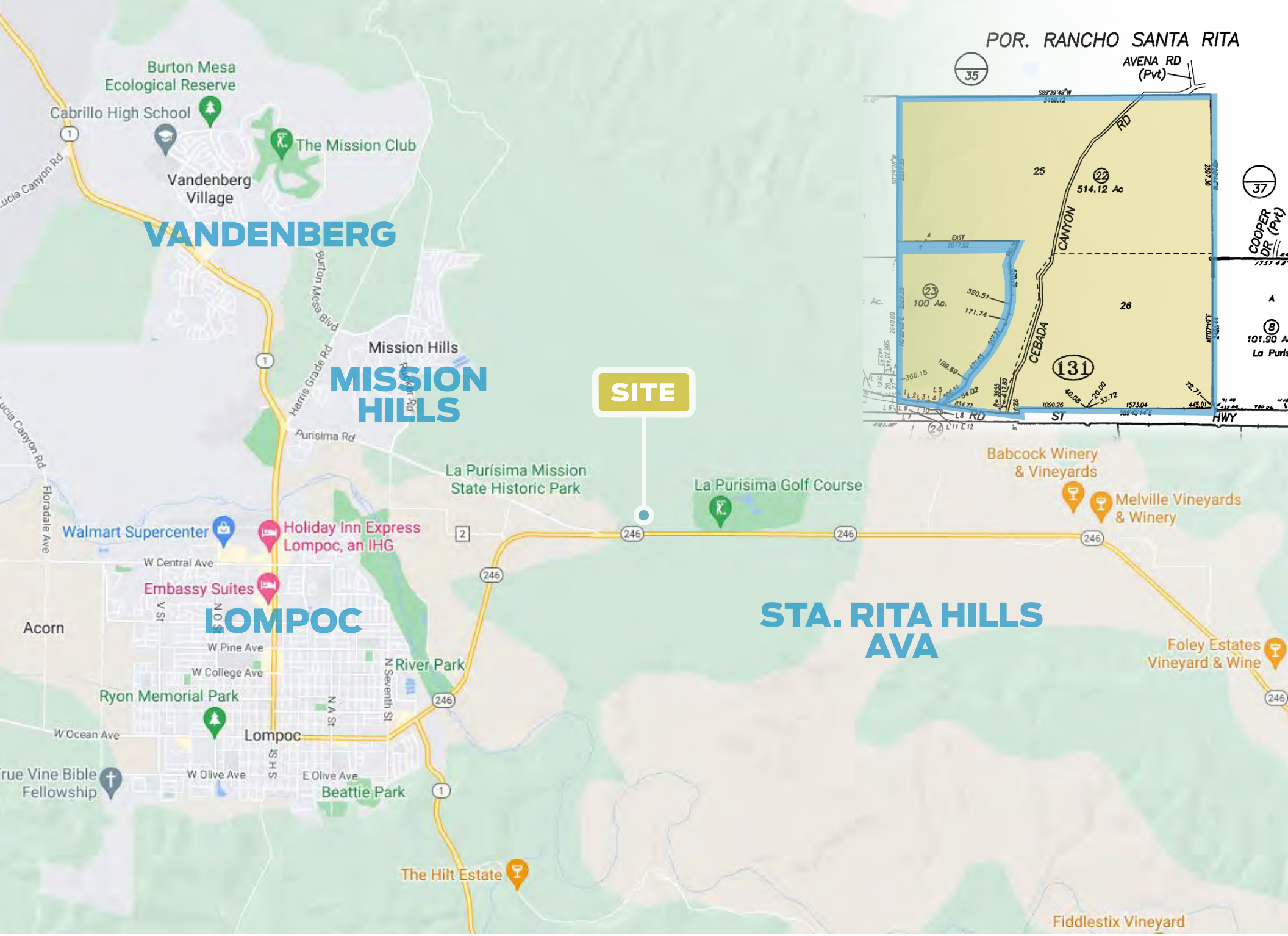
3145 E HWY 246 · LOMPOC CA · CHRISTY & WISE PARCEL · APN: 099-131-022 · ±514.12 ACRES

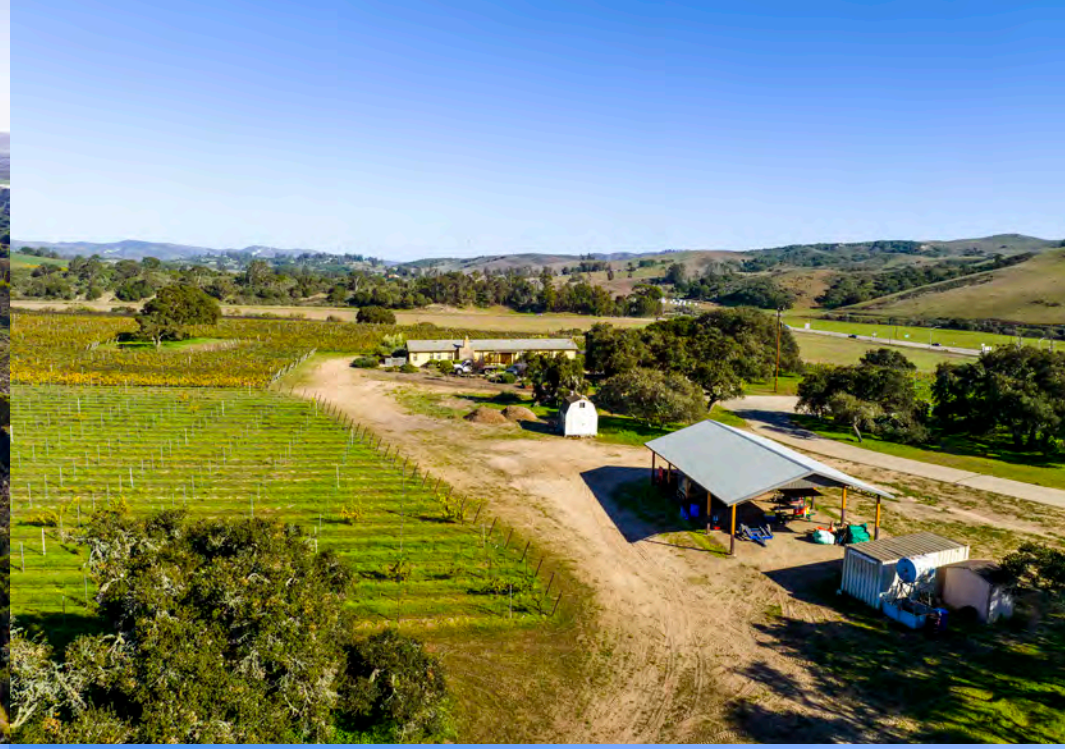
±37 acres of vineyard planted in 2016, ±14 acres of vineyards planted in 2019 which are in Sta. Rita Hills AVA, ±45 acres of row crop, and ±300 additional plantable acres of vineyard potential.

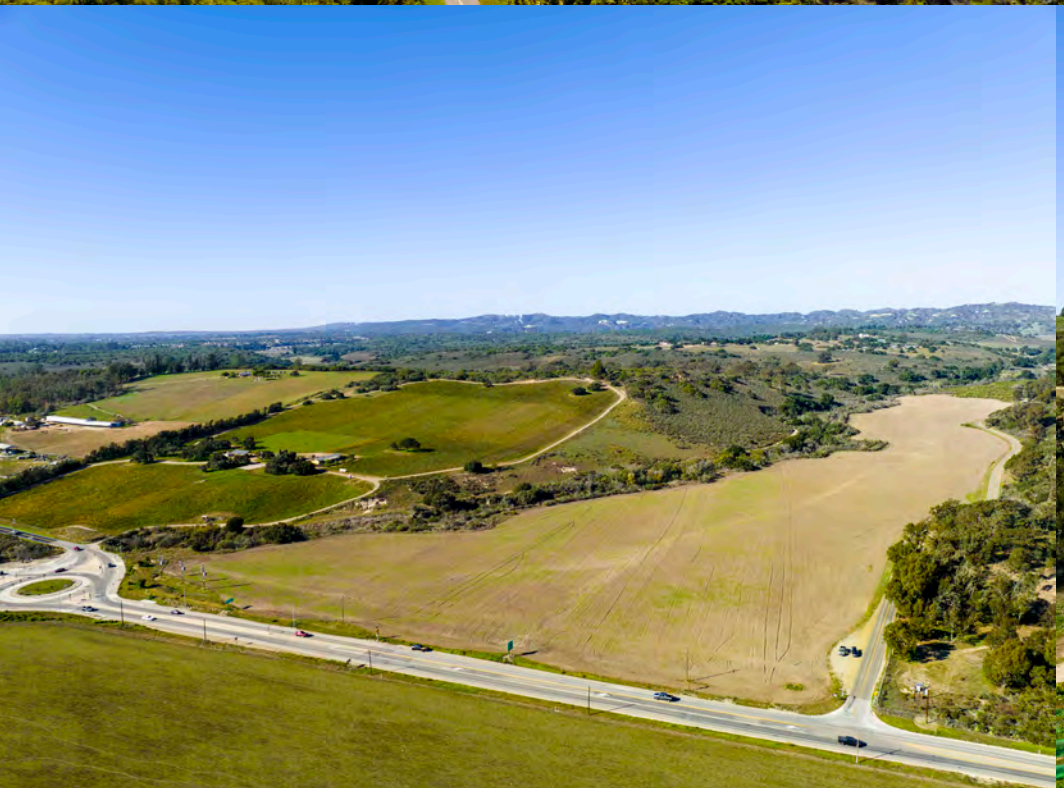
- **±16 AC of Syrah**
- **±11 AC of Pinot Noir**
- **±14 AC of Grenache**
- **±5 AC of Mourvèdre**
- **2 bedroom, 1 bath house originally built in 1914 & completely remodeled in 2017 with ±950 SF**
- **Historic old barns**
- **Two (2) wells ±550 gpm & the other at ±650 gpm**
- **Zoned AG II-100 and not enrolled in Williamson Act**

The vineyard also includes a couple acres each of Graciano, Chardonnay and Viognier.

AERIAL OVERVIEW


Burton Mesa Ecological Reserve
Cabrillo High School
The Mission Club
Vandenberg Village
VANDENBERG
Burton Mesa Blvd
Harris Grade Rd
Mission Hills
MISSION HILLS
Purisima Rd
SITE
La Purísima Mission State Historic Park
La Purisima Golf Course
Babcock Winery & Vineyards
Melville Vineyards & Winery
Walmart Supercenter
Holiday Inn Express Lompoc, an IHG
W Central Ave
Embassy Suites
LOMPOC
Acorn
W Pine Ave
W College Ave
River Park
Ryon Memorial Park
W Ocean Ave
Lompoc
W Olive Ave
E Olive Ave
Beattie Park
True Vine Bible Fellowship
STA. RITA HILLS AVA
Foley Estates Vineyard & Wine
The Hilt Estate
Fiddlestix Vineyard
POR. RANCHO SANTA RITA
AVENA RD (Pvt)
514.12 Ac
100 Ac.
CANYON RD
CEBADA
COOPER DR (Pvt)
131
HWY





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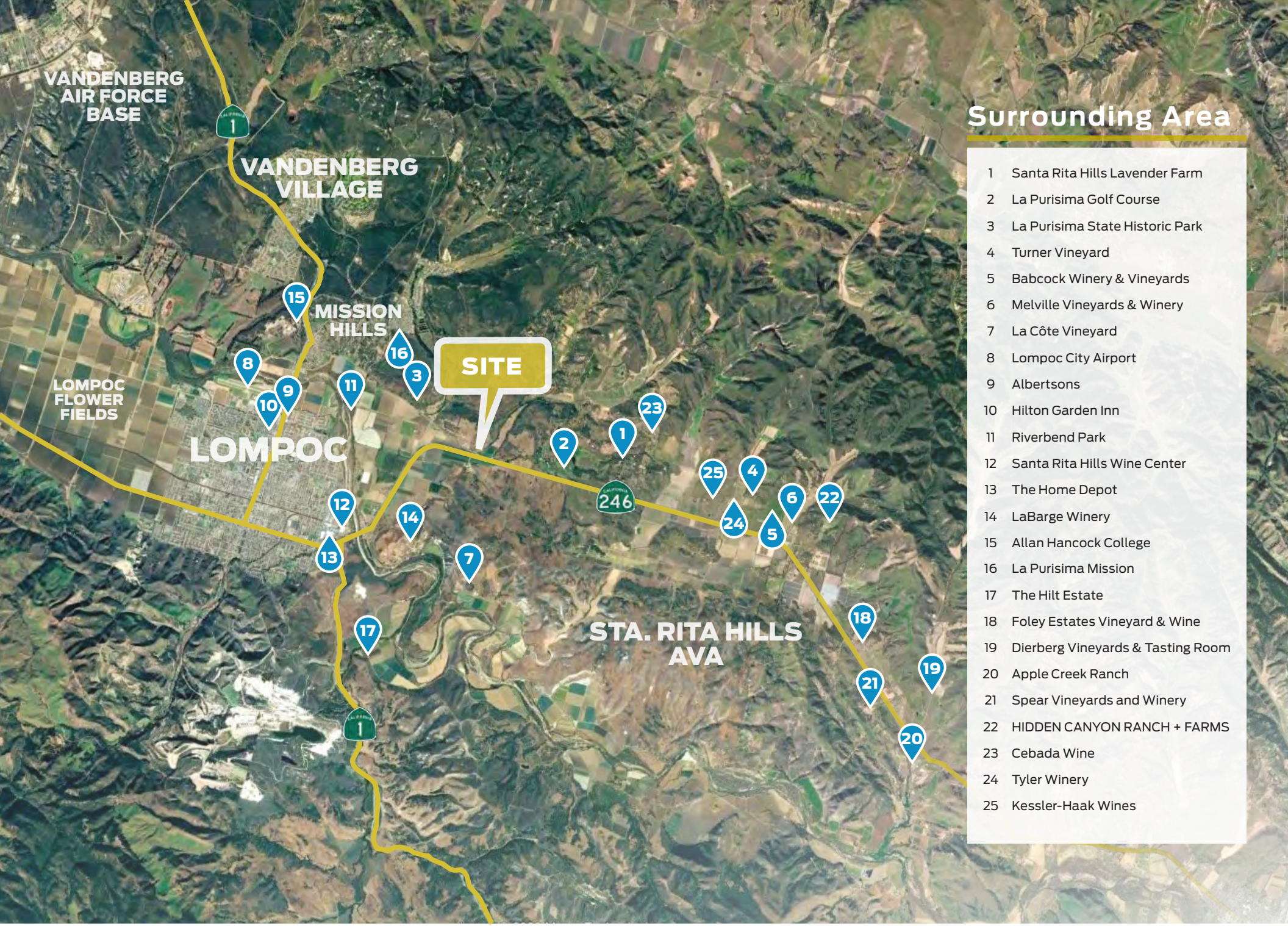

Surrounding Area

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 information about the Sta. Rita Hills A.V.A. and The Santa Barbara Vintners Association.

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PRESENTED BY

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