

# *River Edge Farm Headquarters*

801 EAST HIGHWAY 246, BUELLTON, CA



RINCON  
CORPORATION

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RIVER EDGE FARM HEADQUARTERS, BUELLTON, CA

Property Information

Purchase Price: \$4,325,000

Size: 77+/- deeded acres, Buellton, California, County of Santa Barbara

Location: The River Edge Farm Headquarters is located within the famous tree-lined corridor between the Danish village of Solvang and the town of Buellton, just minutes from Highway 101. The property is located on the north side of Hwy 246, approximately 1 mile west of Solvang and approximately 1 mile east of Highway 101 and Buellton. Santa Ynez Valley is a bucolic upscale community, a short drive from Santa Barbara, California. The valley is a composite of world class vineyards, horse farms, cattle ranches and ranchettes, and is the second largest wine growing region in California.

Description: This 77+/- acre ranch is home to River Edge Farm; previously one of California's leading thoroughbred breeding farms. This one-of-a-kind historic ranch is an existing full scale breeding facility comprised of a 24 stall center aisle barn, an 28 stall mare and foal barn, and a breeding facility comprised of a breeding barn, veterinary lab and offices, 6 stall stallion barn, and 6 stall foaling barn. Additionally there is a 4 bedroom manager's house, arena, round pen, equipment buildings, and several fenced and irrigated pastures.

The property includes a vacant 25+/- acre parcel on the mesa high overlooking the farm and provides sweeping panorama views of Santa Ynez Mountains and the farm below. This magical spot is destined for an exquisite home site; with an entrance off Ballard Cyn Road or by River Edge Farm below.

Agricultural Potential:

The land that makes up River Edge Headquarters has a large variety of potential uses beside its current use as an equine operation. Virtually all of the acreage is level and useable, in a moderate micro-climate facilitated by the properties location along side the Santa Ynez River. This provides a direct ocean influence which helps to moderate the micro-climate. This area is well known for premium varietal grape production and fine wines.

Residential Potential:

Each of the two parcels can legally have one primary residence on it. The 52+/- acre parcel has the manger's house on it. The mesa parcel is vacant and provides the opportunity to build your dream home with sweeping panorama views of the Santa Ynez River valley, as well as a view of the balance of River Edge Farm below. It has its own entrance from Ballard Canyon Road, and also is linked by a paved road to River Edge Farm below. It is a part of the Mesa Hills HOA, which provides domestic water for the parcel.

Water Source:

There is a private irrigation well drilled in 2015, but has not yet been utilized, as water is provided by a well on the West Pasture of River Edge Farm. There is also a domestic well to serve the residence, barns, and horse waterers.

Soils:

The predominate soil is Mocho Loam, Storie Index Grade 1 (Excellent).

Zoning

The 25 +/- acre vacant residential parcel is zoned Ag-I-20 and the balance of the property is zoned AG-I-40.

Utilities:

Major public utility companies in the area provide natural gas, cable TV, electrical and telephone services. Water is provided by wells on the property, except the 25 +/- acre vacant residential parcel which receives water through a mutual water company. Sewer is from on site septic systems.

Property Taxes And Acreage:

| APN         | Acreage +/- | Name           | Ag Pres |
|-------------|-------------|----------------|---------|
| 137-120-034 | 25.16       | Residential    | No      |
| 137-250-069 | 51.72       | N. Barn Parcel | Yes     |

Parcels in the Ag Preserve (Williamson Act) receive favorable property tax treatment, where the assessed value for the land is limited to agriculturally related uses.



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Aerial View of the 52 +/- Acre Equine Facility as viewed from the 25 +/- Acre Residential parcel



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The prestigious River Edge Farm has an iconic entrance.  
River Edge Farm Headquarters is located within the famous tree-lined corridor on Hwy 246 between Solvang and Buellton.



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Pictured to the left is the a 4 bedroom manager's house. Additionally, the property also has an arena, round pen, equipment buildings, and numerous fenced and irrigated pastures with large catch pens, sand several paddocks and holding pens.



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The 25 +/- acre residential parcel is situated on a flat mesa above River Edge Farm and commands a sweeping view of the farm as well as the Santa Ynez River. This parcel is currently vacant and is perfect for developing an owner's estate. With a separate entrance from Ballard Canyon Road to the north, this parcel is also accessible by paved road to the farm operations below.



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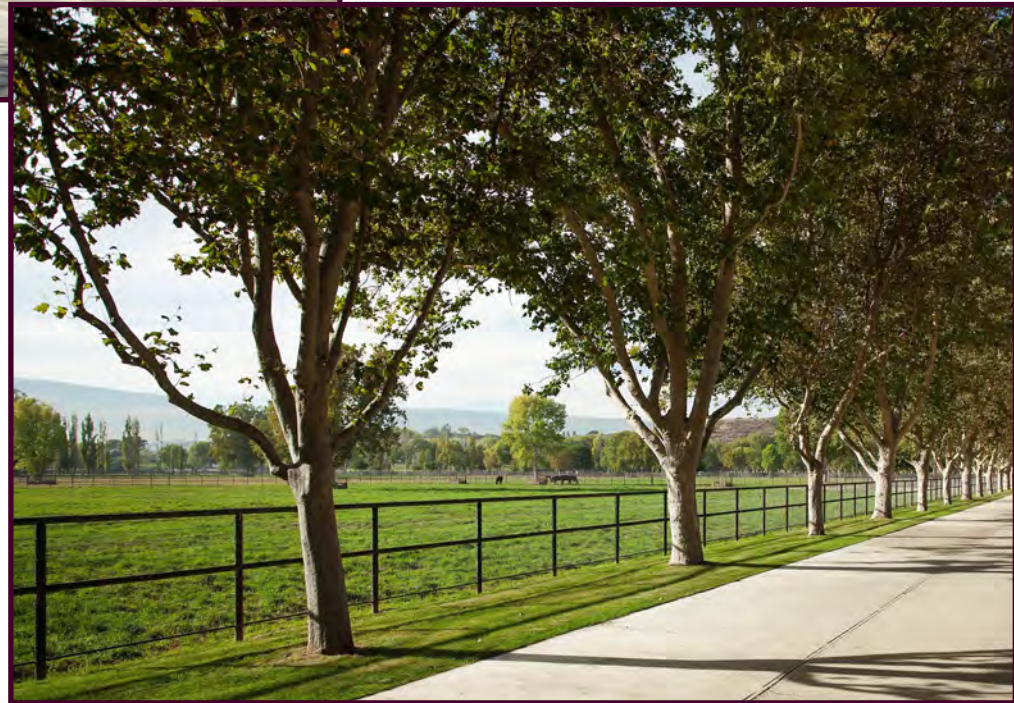
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The office, vet lab, breeding barn, 6 stall foaling barn, and 6 stall stallion barn, together with a 24 stall main barn make up the heart of the structures at River Edge Farm. An ultra efficient layout has been proven over the years to effectively manage the breeding and care of hundreds of horses.

River Edge Farm has numerous facilities for efficiently holding and handling horses. These include large irrigated pastures, as pictured on the right, as well as small irrigated pastures, pens, paddocks, and stallion pastures.



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