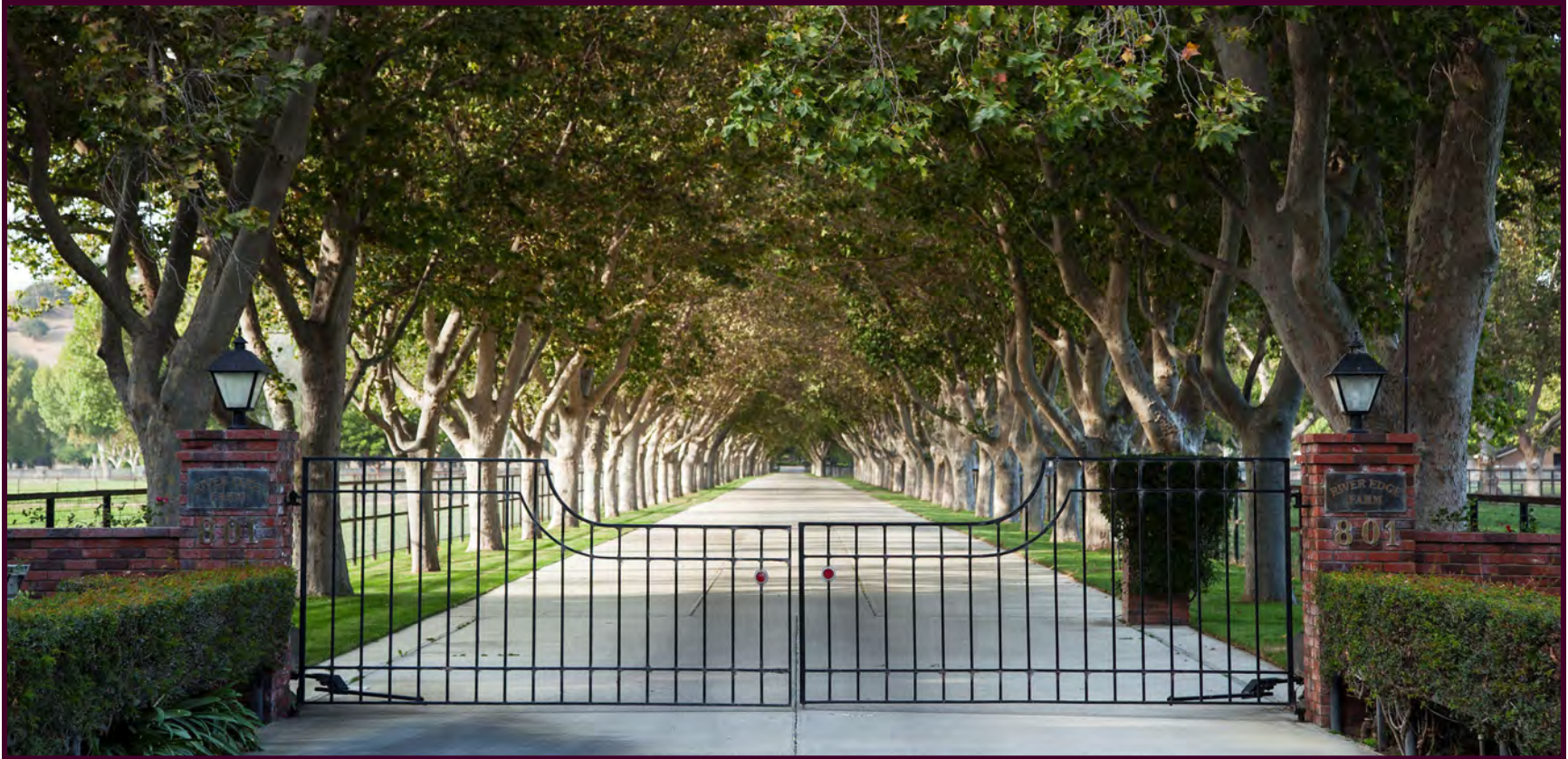


River Edge Farm West Pasture

EAST HIGHWAY 246, BUELLTON, CA



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RIVER EDGE FARM WEST PASTURE, BUELLTON, CA

Property Information

Purchase Price: \$2,200,000
Size: 48 +/- deeded acres, Buellton, California, County of Santa Barbara

Location: 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.

Description: This 48 +/- acre parcel is part of the acclaimed River Edge Farm. Located within the famous tree lined corridor between Solvang and Buellton, this stunning ranch parcel is comprised of irrigated and fenced pastures. It is entirely level and virtually all useable. It is close to all the premiere vet facilities and other historic equestrian ranches located in the Santa Ynez Valley.

Agricultural Potential: The land that makes up River Edge Farm 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: The River Edge Farm West Pasture has no structures or residences on it, which provides opportunities to build your dream home and equine facilities.

Improvements: There are no structural improvements on the property. There are numerous irrigated pastures, paddocks and holding pens.

Water Source: Water is supplied via an abundant private water well, recently tested at 785+/- GPM with only 10 feet of drawdown.

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

Zoning The property is zoned AG-I-40.

Utilities: Major public utility companies in the area provide natural gas, cable TV, electrical and telephone services.

Property Taxes And Acreage:

<u>APN</u>	<u>Acreage +/-</u>	<u>Name</u>	<u>Ag Pres</u>
137-250-068	48.22	West Pasture	Yes

The River Edge Farm West Pasture has its own Ag Preserve Contract (Williamson Act). Parcels in the Ag Preserve receive favorable property tax treatment, where the assessed value for the land is limited to its agriculturally related uses



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RIVER EDGE FARM WEST PASTURE, BUELLTON, CA



Aerial View



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RIVER EDGE FARM WEST PASTURE, BUELLTON, CA



The River Edge Farm West Pasture, viewed above facing north, has numerous irrigated pastures, paddocks and holding pens. The River Edge Farm Head-quarters can be seen to the right of the picture above.



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RIVER EDGE PASTURE, BUELLTON, CA



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