

Antolini Ranch

CALLE REAL, GOLETA, CALIFORNIA

24.05 +/- Acres on the Gaviota Coast



Offered at \$1,125,000

Presented by:



Property Information

Purchase Price: \$1,125,000
Property tours are by appointment only, please contact Rincon Corporation for an appointment.

Size: 24.05 +/- acres, Goleta, California, County of Santa Barbara (the Property)

Location: The Antolini Ranch is located on the Gaviota Coast approximately 15 miles west of the City of Goleta and the Santa Barbara Airport. Downtown Santa Barbara is about 30 miles south on Highway 101 and Buellton, the gateway to the Santa Ynez Valley, is about 20 miles north on Highway 101. Situated on the north side of Highway 101, the Property commands an expansive panorama view of the Gaviota Coastline and the Santa Barbara Channel Islands.

The Property is located on the quiet cul-de-sac, Calle Real Road, which fronts Highway 101 on the north. At the end of Calle Real Road, a short half mile away, is the entrance to the 1,083 acre Baron Ranch, owned by Santa Barbara County. The County Parks Department maintains the Arroyo Quemado trail on the Baron Ranch which is open to hiking, horseback and non-motorized bicycle activities

Santa Barbara County is renowned world wide for its beauty, its moderate climate, and a host of activities. The city of Santa Barbara hosts numerous exquisite restaurants, theatres, museums, and the "Funk Zone". Stearns Wharf and the beach area of Santa Barbara features outdoor art shows, beach walks, a zoo, and a plethora of natural attractions. Inland from the Property is the Santa Ynez Valley, famous for its wine country hospitality with a host of wineries scattered about the fertile growing area. The Valley is also an important equestrian destination with many breeding and training facilities located amongst its bucolic pastures. The towns of Solvang, Buellton, Los Olivos and Santa Ynez afford ample opportunity for wine tasting and fine dining. The Los Padres National Forest surrounding the Valley provides excellent hiking, fishing and other outdoor activities.

History: The Antolini Ranch carries with it a colorful history. Giovanni Antolini, the grandfather of the current owner, was a mason working on the mansion located at the adjacent Baron Ranch. During the Great Depression of the 1930's, Mr. Baron experienced financial failure and was unable to pay Mr. Antolini in money. Instead, Mr. Baron offered Mr. Antolini his choice of 24 acres, which was calculated to be the value of the money that was owed. Being a mason by trade, Mr. Antolini mapped out the current parcel based upon the unique rock formations that he then commenced to quarry. There are still some signs of the historic quarry works today. Interestingly, Paul Antolini, the primary current owner continues the family tradition to this day, operating a quarry east of Santa Maria.



Property Information (Continued)

Property Description: The Antolini Ranch is currently unimproved and not much different than it was back in the days when Mr. Baron paid the Antolini family by deeding them the Property. Located above Highway 101 it has a primarily southern slope facing the Pacific Ocean, as Highway 101 runs east and west at this point. The elevations above the lower rock formations provides stunning views of the Gaviota coastline and the Santa Barbara Channel Islands.

The Antolini Ranch is virtually surrounded by the world renowned Tajiguas Ranch, a 3,100 acre estate, home to cattle, avocados, and celebrities.

Water Source: There is no developed water on the property. The current owners had a hydrogeologic analysis done by Kear Groundwater, based in Santa Barbara. The findings of this report indicate that the geology of the Property is consistent with area ranches with successful water wells.

Access: Access to the Antolini Ranch is from Calle Real, via a recorded easement of approximately 70 yards over a neighboring property. Calle Real is accessed from Highway 101 and runs parallel to it as a frontage road.

Showing the Property: The Antolini Ranch is unimproved with a historic road to the rear and upper portion of the property that is currently not useable. Therefore, access is currently only available by foot and is difficult due to the terrain and the thick mustard stalks and other vegetation that has grown over the old road. Contact Rincon Corporation regarding further information on showing the property.

Zoning: The Property is located in an unincorporated area of Santa Barbara County: *Zoned Agriculture (AG II-320)*. The Property is located in the Coastal Zone.

Easements: There is an existing easement for an inactive pipeline for the transportation of oil that transverses the lower part of the Property. There is existing litigation regarding this pipeline with multiple landowners are the plaintiffs. See Broker for additional details.

Assessor's Parcel Number: APN 081-150-007

Property Taxes: The Property is subject to Proposition 13 re-assessment upon sale.

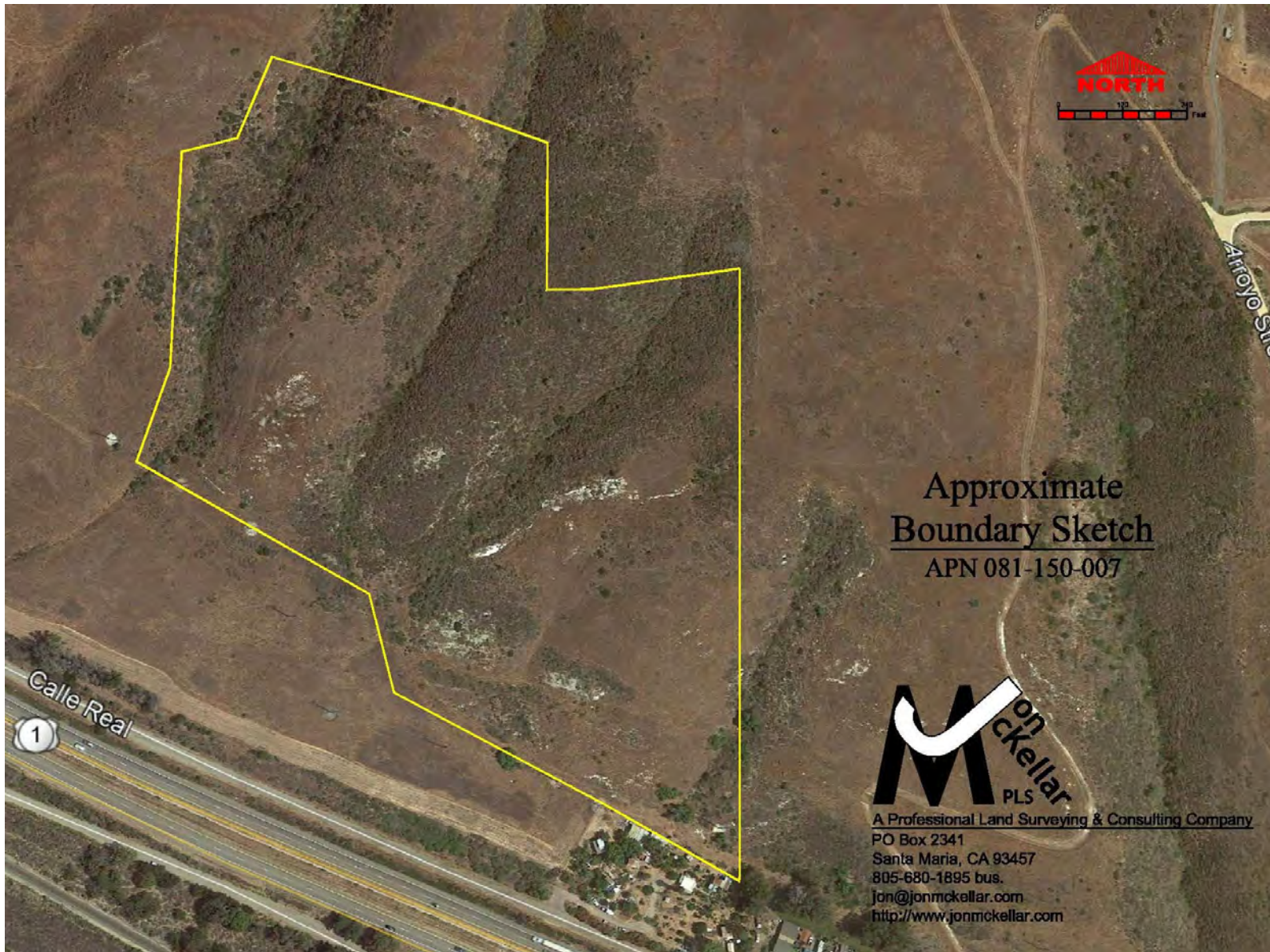




*View of the Gaviota Coastline
(Looking toward the west from the lower portion of the Property)*



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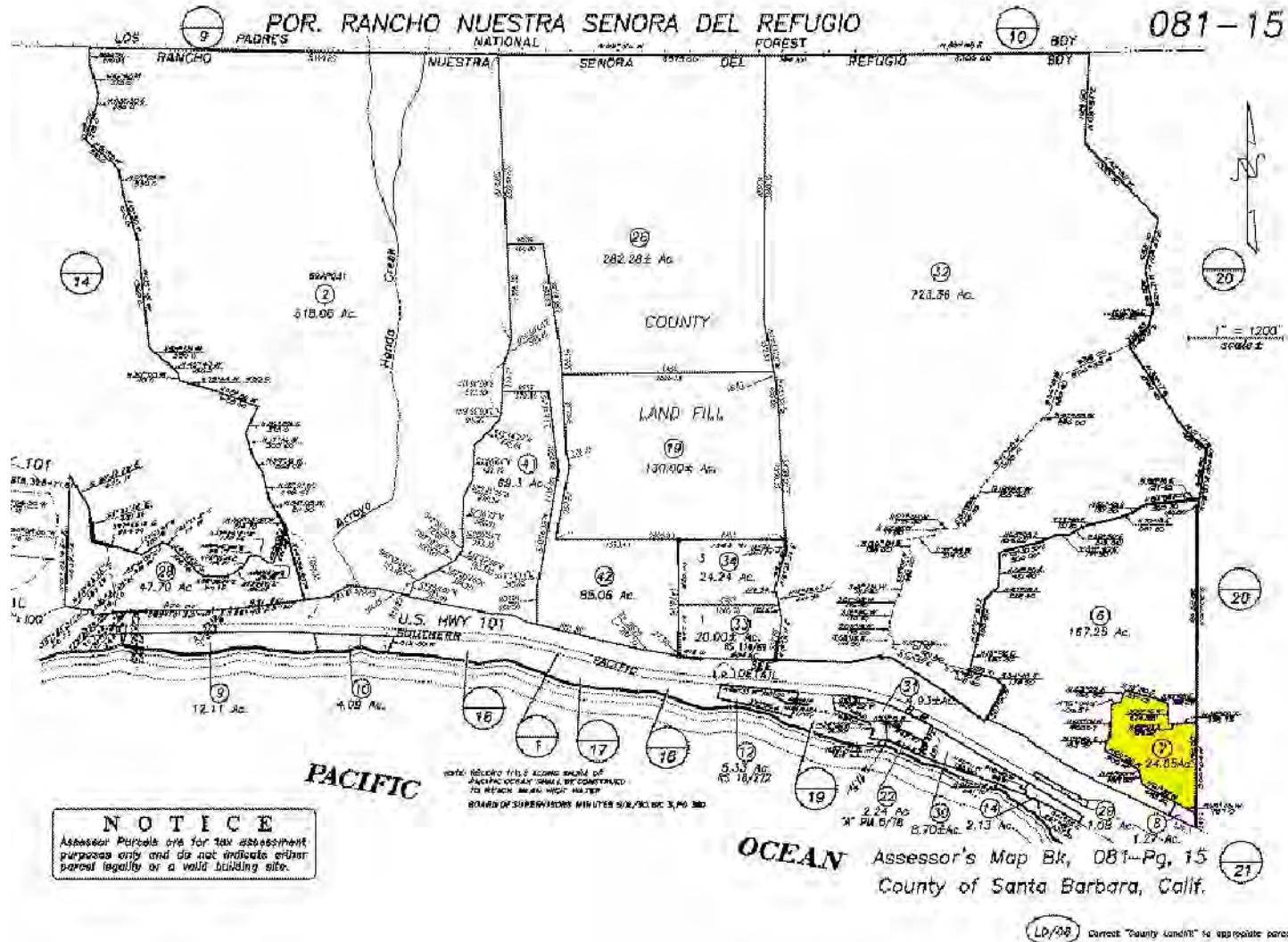


Surveyor's Boundary Sketch of Property Boundaries



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Parcel Map



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ABOVE: The Antolini Ranch not only has sweeping views of the Gaviota Coast, but unobstructed views of the Santa Barbara Channel Islands as well.

LEFT: Unusual rock formations and site of historic quarry at the lower portion of the Property



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