

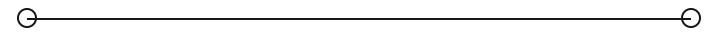


**SALE**

# Red Willow Santa Barbara | Lompoc Land Opportunity

**1070 DRUM CANYON ROAD**

Lompoc, CA 93436



**PRESENTED BY:**

**MICHAEL CHANG**

O: 310.903.4967

michael.chang@svn.com

CalDRE #01880895

**EDDY HO**

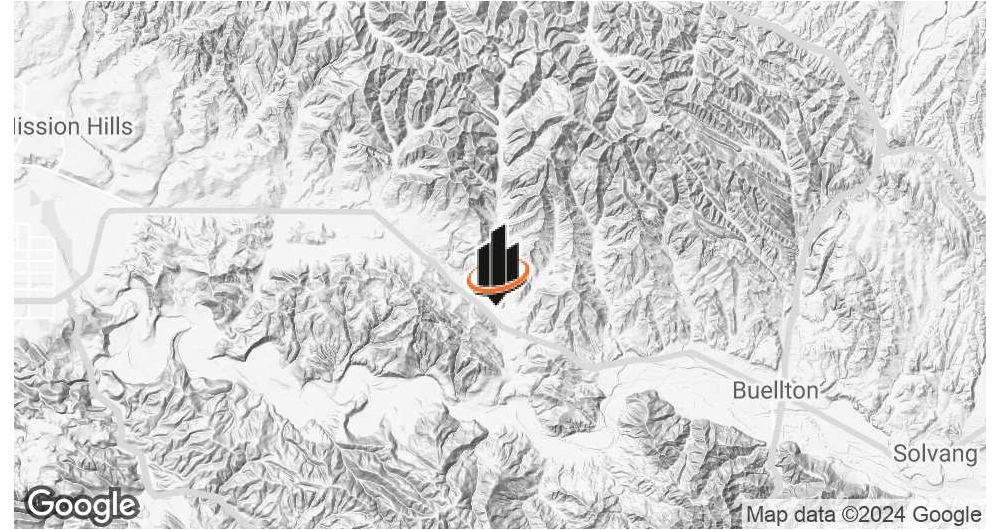
O: 626.831.1556

EddyHo@ccim.net

CalDRE #01328486



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Unpriced
<b>LOT SIZE:</b>	296.92 Acres
<b>ZONING:</b>	AG-II-100
<b>MARKET:</b>	Santa Barbara/Lompoc
<b>APN:</b>	099-180-011
<b>IDEAL USE:</b>	Vineyard/Cannabis

## PROPERTY OVERVIEW

The Ranch at 1070 Drum Canyon Rd consists of 297 acres of agricultural farmland and scenic hillsides tucked away in Crawford Canyon of Lompoc, Santa Barbara county. Located in the heart of wine country of central coast California, the local climate offers excellent year round temperature with precipitation from the marine layer; combined with the rich soil, this creates the perfect grape-growing condition for Pinot, Chardonnay, and other cool climate varietals. Amongst other agricultural crops, cannabis is an alternative plant that also thrives in this region. The property is accessible from Highway 246 and is a 15-20 minute drive to Solvang or downtown Lompoc. With ~40-50 acres of flat land this site offers an ideal location for a vineyard/winery, cannabis farm, or an event space venue for Weddings and corporate retreats, amongst other allowable use.

## PROPERTY HIGHLIGHTS

- MOTIVATED SELLER | SUBMIT ALL OFFERS!
- Lot Size: 297.62 Acres | ~40-50 Acres of flat land
- Two-story Barn with 2 Bedroom/2 Bath located on site
- Power Source: Kubota 14000W Commercial Generator
- Existing water well | Pumps 15 gallons/min along with a concrete 40,000 Gallon tank

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**SECTION 1**  
Property  
Information

Approximate Property Lot Line

## PROPERTY DETAILS

SALE PRICE	UNPRICED
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### LOCATION INFORMATION

BUILDING NAME	Red Willow Santa Barbara   Lompoc Land Opportunity
STREET ADDRESS	1070 Drum Canyon Road
CITY, STATE, ZIP	Lompoc, CA 93436
COUNTY	Santa Barbara
MARKET	Lompoc
SUB-MARKET	Central SB County
SIDE OF THE STREET	North
ROAD TYPE	Paved
MARKET TYPE	Rural
NEAREST HIGHWAY	Highway 246
NEAREST AIRPORT	Lompoc City Airport

### BUILDING INFORMATION

NUMBER OF LOTS	1
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### PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Other
ZONING	AG-II-100
LOT SIZE	296.92 Acres
APN #	099-180-011
CORNER PROPERTY	No
WATERFRONT	No
POWER	Yes
TOPOGRAPHY	Flat/Hillside
SOIL TYPE	Mixed

### UTILITIES & AMENITIES

IRRIGATION	Yes
WATER	Water Well - 40k Gal Storage Tank
POWER	Commercial Generator - Kubota 14000w

# AERIAL PHOTOS | PROPERTY ENTRANCE



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# AERIAL PHOTOS | REAR PROPERTY



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# EASEMENT/PUBLIC ACCESS TO PROPERTY



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283

vineyards/wineries in  
Santa Barbara County

7

officially recognized American  
Viticultural Areas (AVAs)

\$293,800

Median Home Value

43,511

Population

33

Median Age

\$60,064

Median Household Income

## LOMPOC, CA

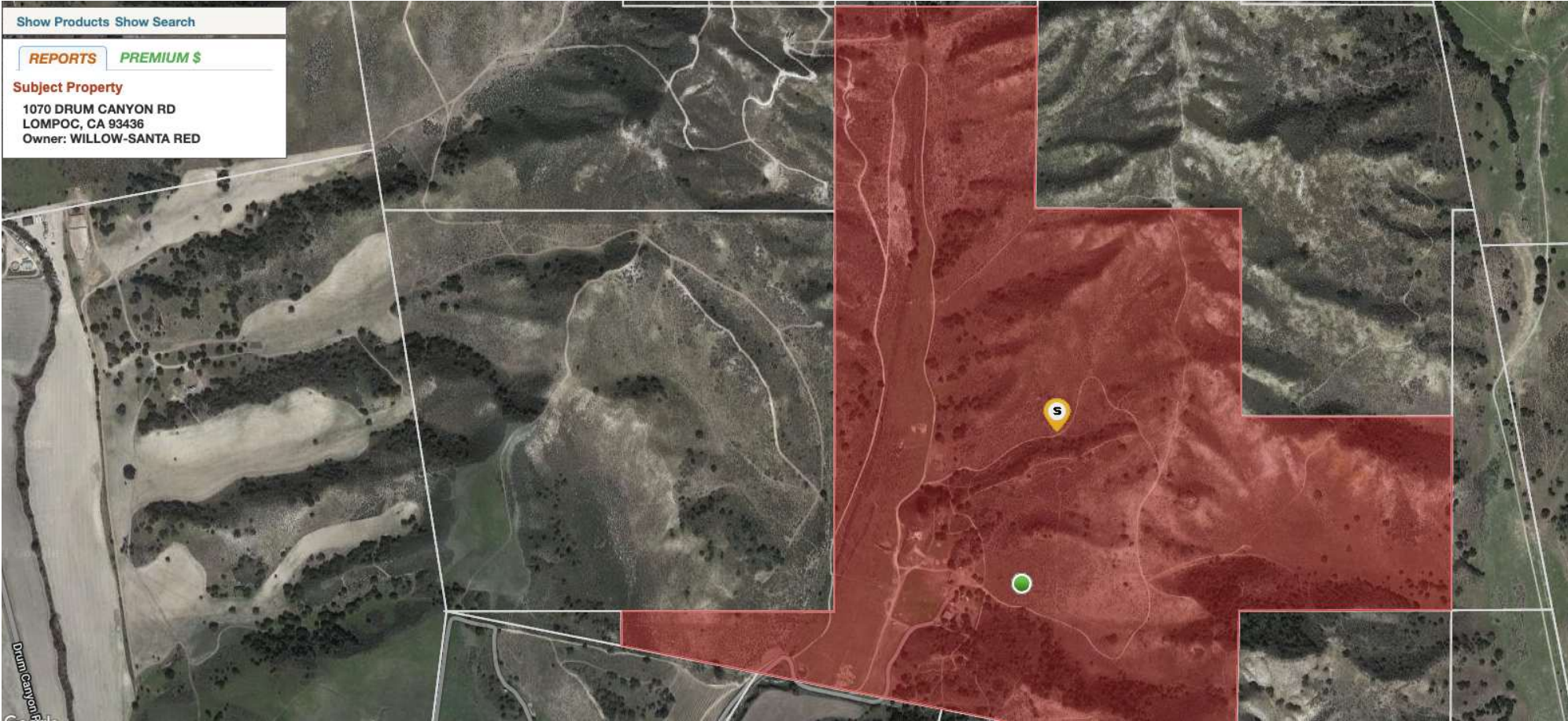
Award-winning wineries and highly-rated wines have put Lompoc on the map as a top California wine tasting destination. The climate, soil, and ocean marine layer all combine to make the perfect grape-growing conditions for Pinot, Chardonnay and other cool climate varieties.

## Nearby Vineyards/Winery:

- Foley Estates Vineyard & Wine
- Spear Vineyards and Winery
- Dierberg Vineyard and Tasting Room
- Ampelos Vineyards
- Pence Vineyards & Winery



# PROPERTY LINE



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Drum Canyon Rd  
Entrance

**SECTION 2**

**Sale  
Comparables**



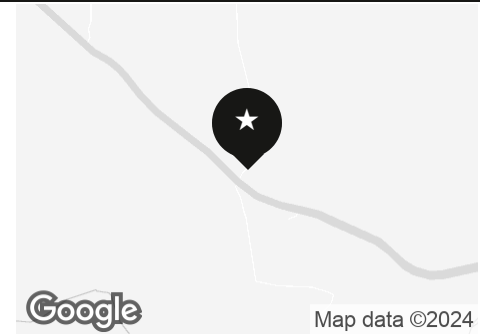
# SALE COMPS



## RED WILLOW SANTA BARBARA | LOMPOC LAND OPPORTUNITY

1070 Drum Canyon Road, Lompoc, CA 93436

The Ranch at 1070 Drum Canyon Rd consists of 297 acres of agricultural farmland and scenic hillsides tucked away in Crawford Canyon of Lompoc, Santa Barbara county. Located in the heart of wine country of central coast California, the local climate offers excellent year round temperature with precipitation from the marine layer; combined with the rich soil, this creates the perfect grape-growing condition for Pinot, Chardonnay, and other cool climate varieties. Amongst other agricultural crops, cannabis is an alternative plant that also



## 9496 SANTA ROSA RD

Buellton, CA 93427

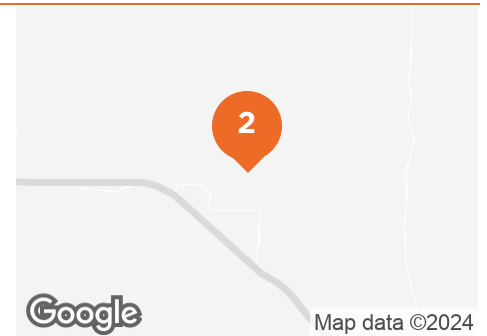
Agricultural land of 208.02 AC sold on April 22, 2022 for \$6,000,000. The property includes the vineyard Rancho de la Vega.



## 5665 CAMPBELL RD

Lompoc, CA 93436

Agricultural land of 119.91 AC sold for \$6,000,000 on November 3, 2022.



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## SALE COMPS

3



### 1250 ROBLE BLANCO RD

Solvang, CA 93463

Residential land of 77.46 AC sold on March 25, 2022 for \$4,850,000.



4



### THE KECK ESTATE 298 ACRES WITH DATE ORCHARD

81755 62nd Ave, Vista Santa Rosa, CA 92274

On the market for \$17,900,000, the 298 AC Keck Estate has its own private date orchard, a 10,000 sq. ft. home with 7 beds/7.5 baths, a 3 beds/2 baths guest home, 10-stall barn with apartment, and mobile home.



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**SECTION 3**  
**Demographics**

# DEMOGRAPHICS MAP & REPORT

## POPULATION

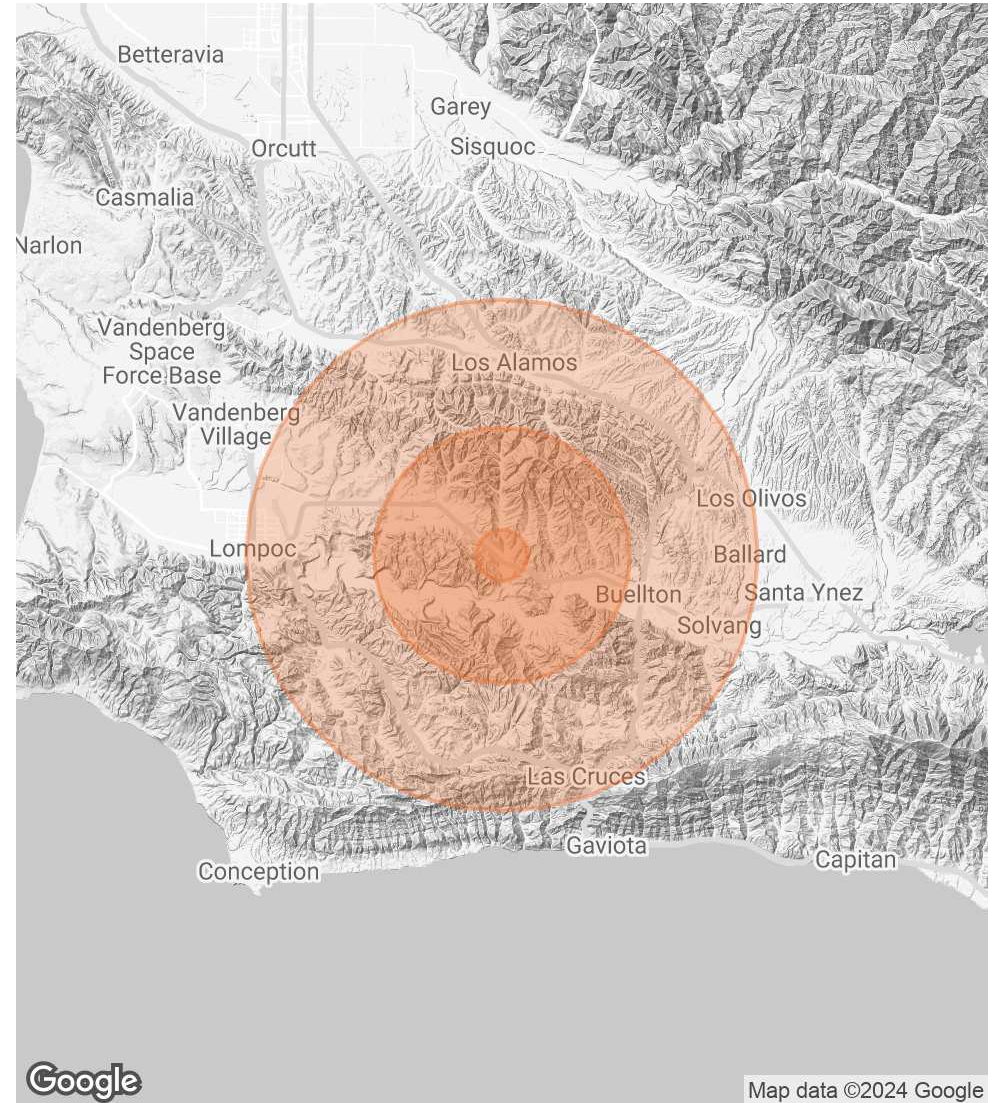
	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	28	3,613	40,451
AVERAGE AGE	45.2	42.1	39.2
AVERAGE AGE (MALE)	44.2	42.2	37.8
AVERAGE AGE (FEMALE)	46.2	42.2	41.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	9	1,494	15,027
# OF PERSONS PER HH	3.1	2.4	2.7
AVERAGE HH INCOME	\$164,130	\$109,494	\$95,458
AVERAGE HOUSE VALUE	\$1,466,937	\$716,854	\$507,219

## RACE

	1 MILE	5 MILES	10 MILES
% WHITE	60.7%	80.5%	70.1%
% BLACK	0.0%	1.7%	2.2%
% ASIAN	3.6%	2.2%	2.7%
% HAWAIIAN	0.0%	0.5%	0.5%
% AMERICAN INDIAN	0.0%	0.2%	0.9%



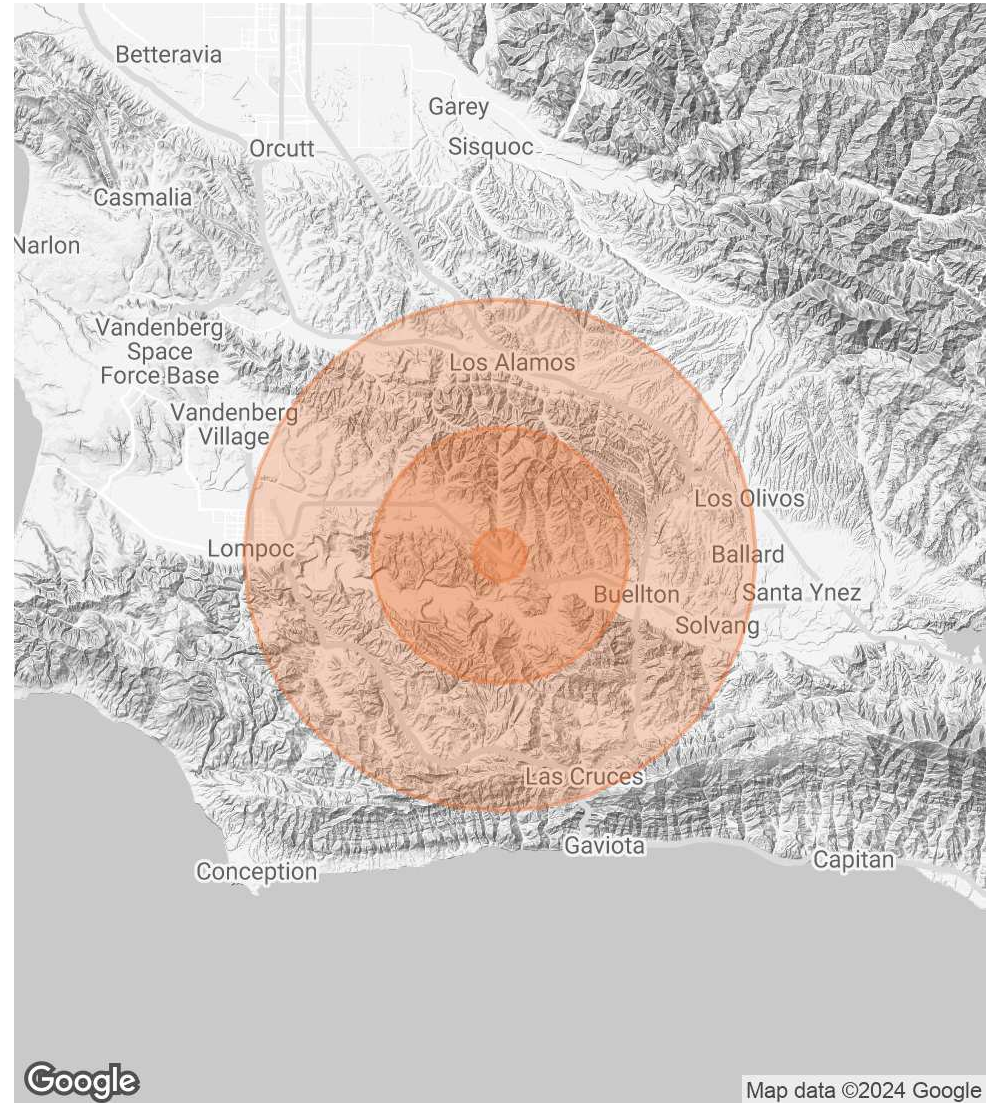
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# DEMOGRAPHICS MAP & REPORT

<b>% OTHER</b>	0.0%	6.9%	11.9%
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\* Demographic data derived from 2020 ACS - US Census



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