



1,353± Acre Agricultural, Ranch, Vineyard or Residential Development Opportunity Los Alamos, Santa Barbara County, California

Premier Agricultural Ranch Offering

A rare opportunity to acquire one of the Central Coast's largest and most strategically improved Agricultural properties. This 1,353± acre site features substantial water resources and "industrial grade wells", high-capacity production infrastructure, and significant expansion potential. The site is positioned as a top-tier asset for specialty crop operators, vineyard operators, diversified AG and AG tech developers, seed production, institutional farmland investors or residential development. Previously licensed for cannabis cultivation; reactivation of those permits is believed to be possible as the underlying land-use entitlements run with the property. Beyond the previous use, the site shows expanded potential for a vineyard, specialty crops production, Agriculturalists, orchardists, Agronomists as well as being ideal for a sheep or cattle rancher. Further the site has single family residential development opportunities with the appropriate permitting conversions.

Key Ranch Features

- 1,353± acres of prime Agricultural land in Santa Barbara County
- 227 +acres of potential farmable acreage
- 1.65M gallon engineered reservoir for large scale irrigation
- Fully automated Priva irrigation and fertigation system
- Industrial-grade high flow wells and multiple VFD pumping systems
- 2,750± SF on-site ranch home for management or staff

Climate Enhancing Production Structures

- Installed protected AG structures and irrigation systems suitable for high density crop growth
- 22± acres of engineered Haygrove-style hoop systems to support crop production
- High-strength 14.5' x 30' structures with raised gutters for multi-cycle production rotation
- Expansion ready footprint with potential to scale output by up to 6× current

On-Farm Processing & Post Harvest Capabilities

- Newly installed on-farm drying and handling system
- Up to 300% greater efficiency per sq.ft. vs. conventional systems
- Reduces labor, transport, and timing risk
- Modular design eliminates millions in future CAPEX as production expands





Strategic Advantages

- One of the largest improved AG properties in Santa Barbara County
- Strong water assets supporting commercial scale operations
- Modern protected AG infrastructure designed for efficiency and consistency
- Ideal for specialty crops, propagation, biomass, seed production, and AG tech

Summary

This turnkey agricultural or development site offers scale, infrastructure, and long-term growth potential rarely available in California farmland. The ranch is positioned for high-volume production today, with significant expansion capacity for future operators and development.

For further site details please contact the following team members:

Valerie Bowman: valerie@yacapital.com 610-420-6594
David Bunzel: dbunzel@yacapital.com 917-697-7762
Peter Padden: ppadden@carolwoodre.com 805-637-5938



Cautionary Statement

This summary has been prepared for informational purposes only in connection with a potential transaction involving the described property and related assets. It does not constitute an offer to sell or a solicitation of an offer to purchase any securities or real property, and no such offer may be made except pursuant to definitive agreements.

The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information. Any prospective purchaser or investor must conduct its own independent investigation and analysis of the property and all related matters, and must rely solely on its own examination of the property and the terms of any proposed transaction. Each party should consult its own legal, tax, financial, environmental, and other professional advisors before making any investment or acquisition decision.

All information is subject to change without notice. Any maps, descriptions, acreage figures, water rights information, operational descriptions, and other property details are believed to be accurate but have not been independently verified. Neither the seller, receiver, nor any broker makes any representation regarding future use, permitting, zoning, regulatory status, development potential, or regulatory compliance.

This document may not be reproduced or distributed without prior written consent.