

MAJOR PRICE REDUCTION

RIVER EDGE FARM

801 EAST HIGHWAY 246
SOLVANG, CA 93463

FOR SALE

±125 Acre Ranch/Commercial
Horse Facility

Now Offered at \$8,895,000

PROPERTY VIDEO

https://player.vimeo.com/video/1106501821?badge=0&autoplay=0&player_id=0&app_id=58479

Co-Listed By



SOUTH PARK GROUP

© 10/21/25 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

CO-PRESENTED BY

JON OHLGREN

805.689.7839

johlgren@radiusgroup.com

CA Lic. 01464358



595 ALAMO PINTADO RD • STE E
SOLVANG CA 93463
805.965.5500
RADIUSGROUP.COM

JACK RAVAN

323.782.1270

jackravan@southparkgroup.com

CA Lic. 00890189



SOUTH PARK GROUP

8322 BEVERLY BLVD • STE 301
LOS ANGELES CA 90048
323.651.0191
SOUTHPARKGROUP.COM





CONTENTS

5

EXECUTIVE SUMMARY

6–7

LOCATION

8

PROPOSED SITE PLAN & VINE LIST

9–13

PROPOSED PLANS — MESA RESIDENCE

14–16

PROPOSED ADU DRAWINGS

17–19

PROPOSED BARN RENOVATIONS

20–25

PHOTOGRAPHS & MARKET OVERVIEW

RIVER EDGE FARM

801 EAST HIGHWAY 246
SOLVANG, CA 93463

Spanning approximately 125 acres across three parcels, this exceptional property offers extensive equestrian facilities and a vineyard. Highlights include a newly constructed training track, a 24-stall barn, a 28-stall barn, and a fully equipped breeding complex with a breeding barn, veterinary lab, offices, a 6-stall stallion area, and a 6-stall foaling area. Additional amenities include a four-bedroom manager's residence, an arena, a round pen, equipment buildings, and multiple fenced, irrigated pastures. There is a long term equine tenant on the property.

Investment Highlights

Now Offered at
\$8,895,000

Land Size
±125.08 Acres

APNs
137-250-068, -069; 137-120-034

Year Built
1977

Zoning
AG-1-40; AG-1-20

PROPERTY VIDEO

https://player.vimeo.com/video/110650182?badge=0&autoplay=0&player_id=0&app_id=98479

LOCATION

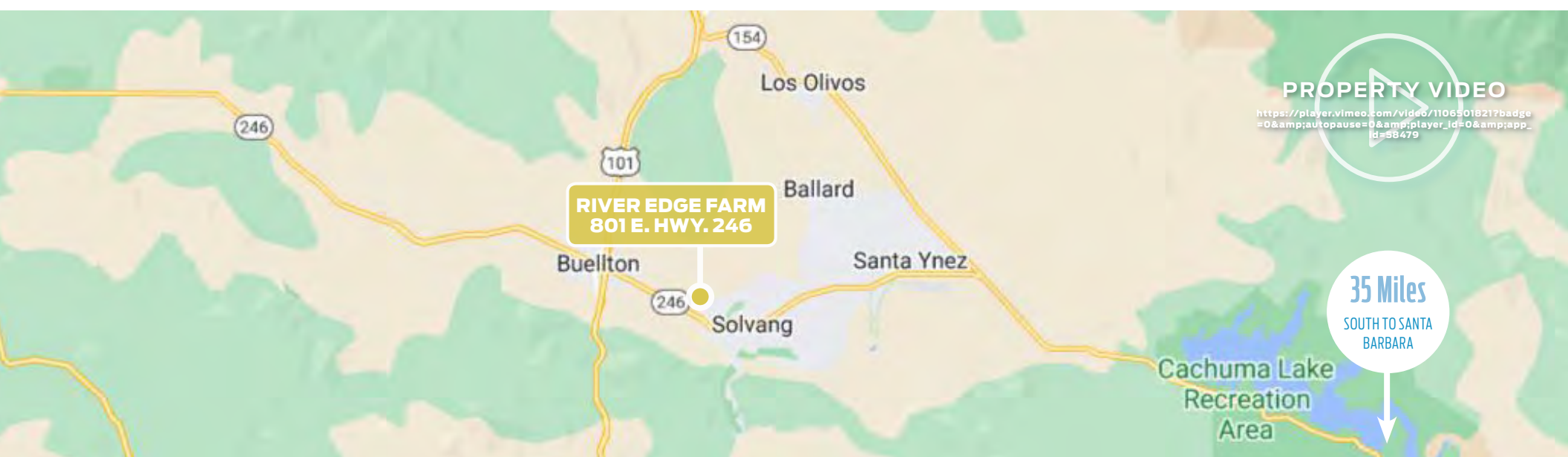
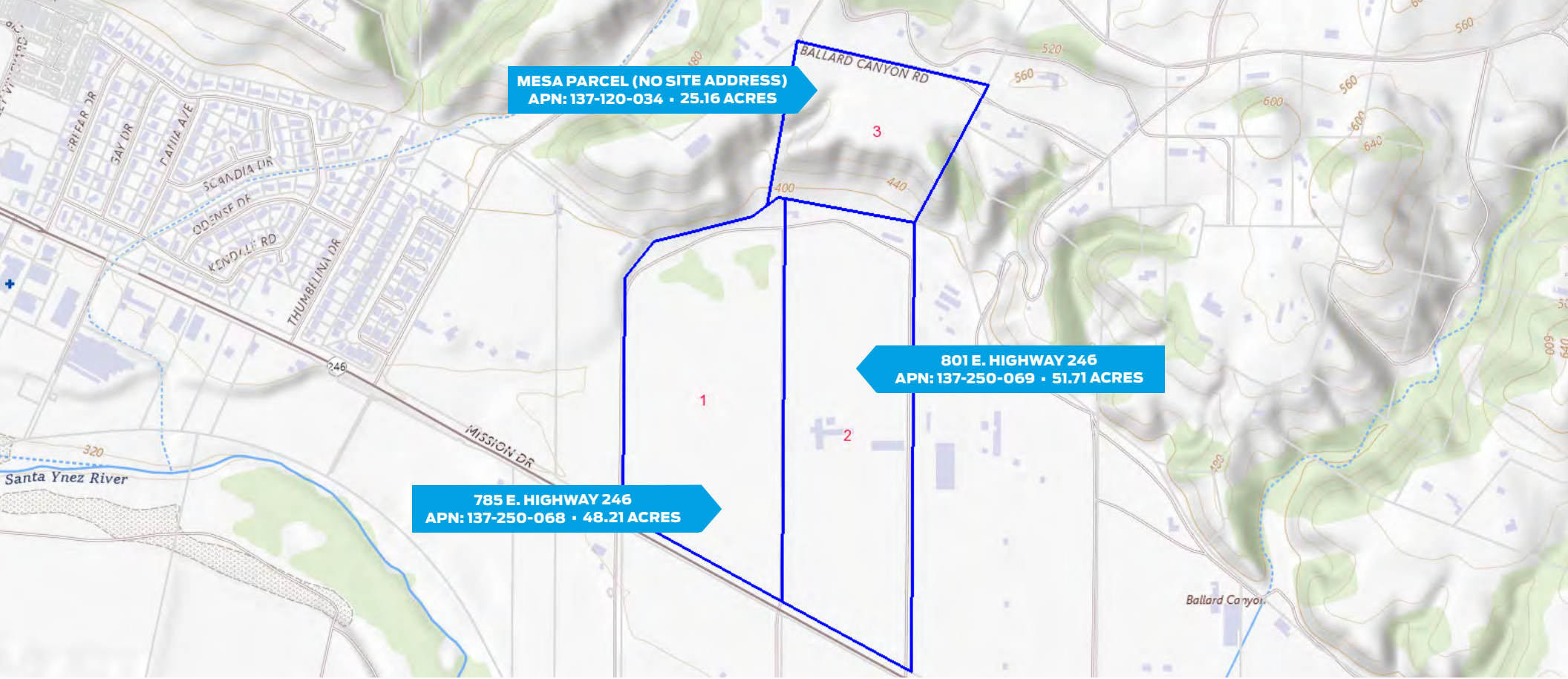
BALLARD CANYON ROAD

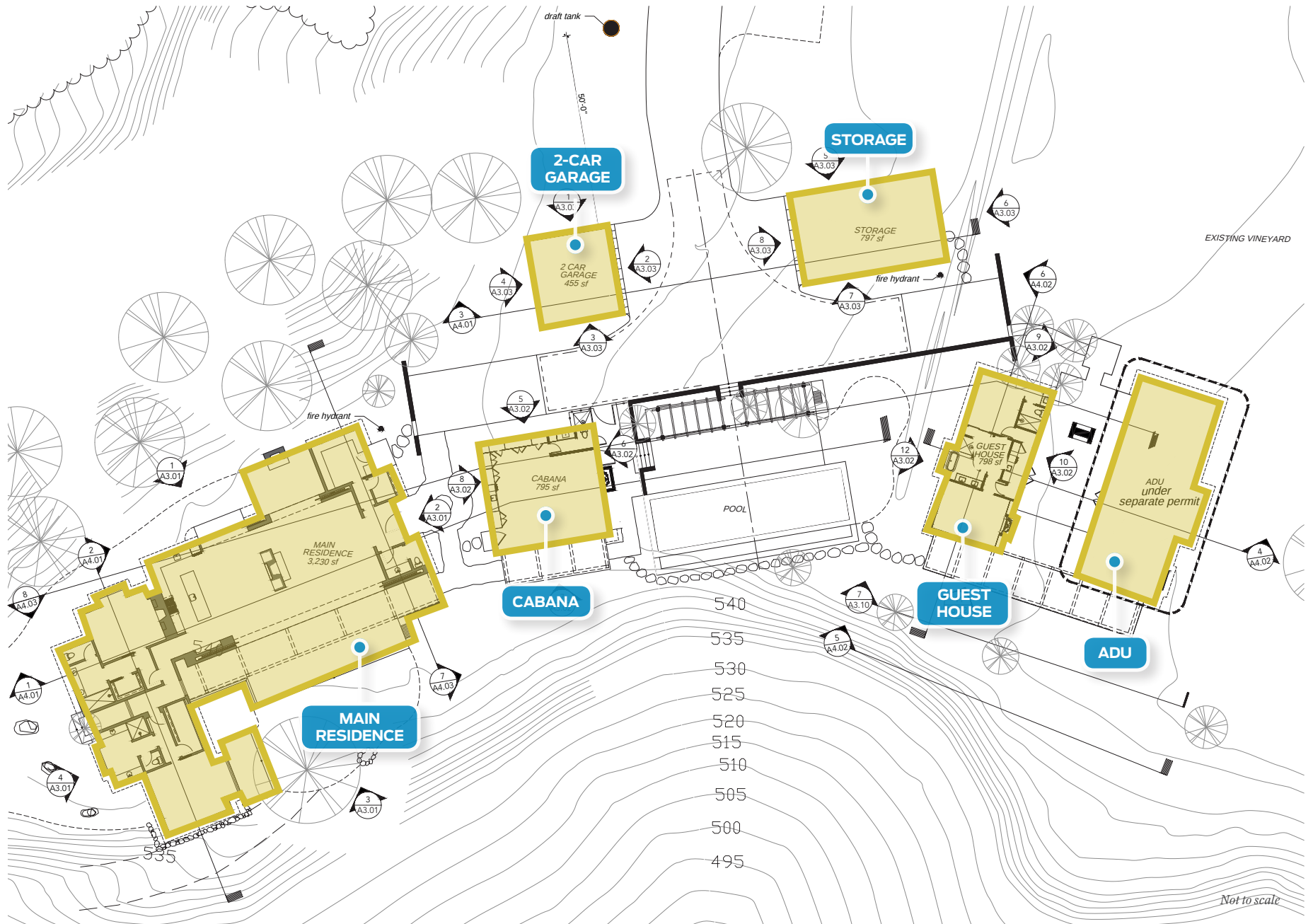
HIGHWAY 246/MISSION DRIVE

PROPERTY VIDEO

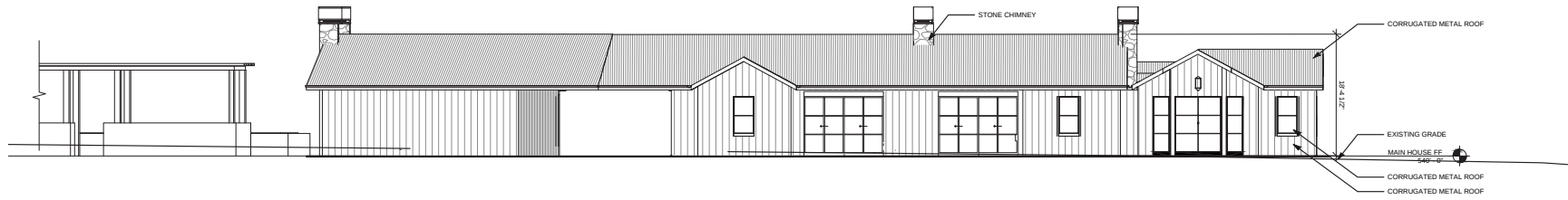
https://player.vimeo.com/video/1106501821?badge=0&autoplay=0&player_id=0&app_id=98479

±125 ACRES

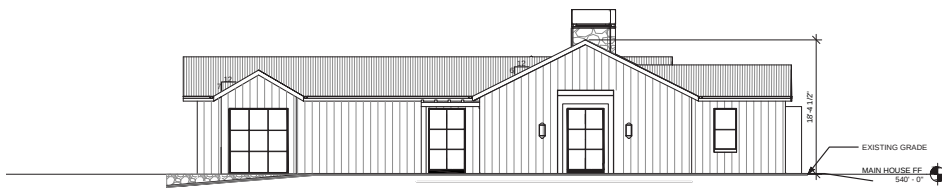




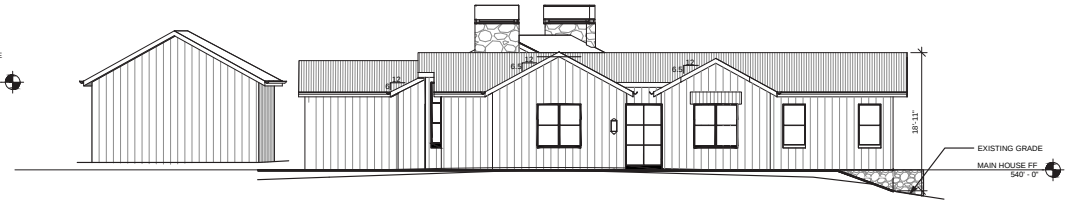
PROPOSED MAIN HOUSE ELEVATIONS • MESA RESIDENCE



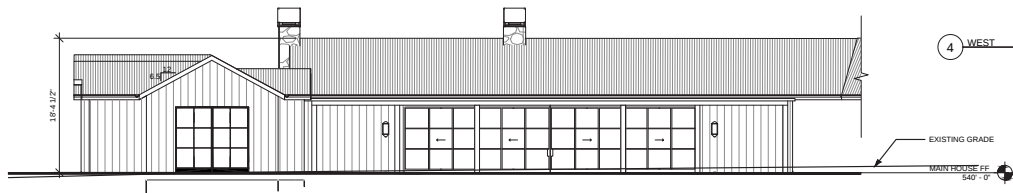
1 NORTH



2 EAST



4 WEST

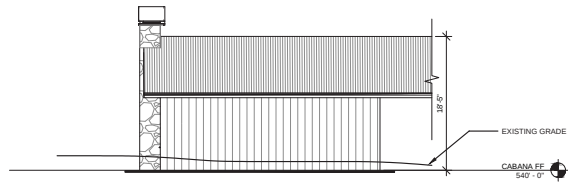


3 SOUTH

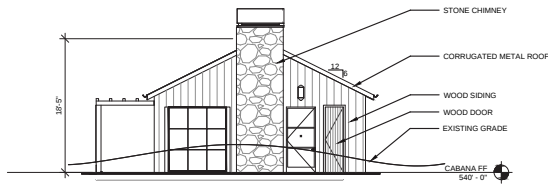


Not to scale

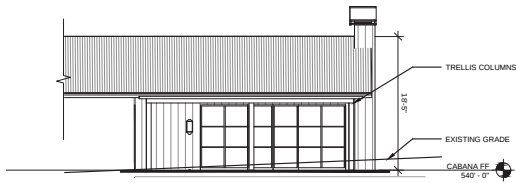
PROPOSED CABANA & GUEST HOUSE ELEVATIONS • MESA RESIDENCE



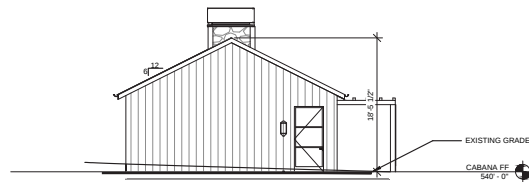
5 NORTH



6 EAST

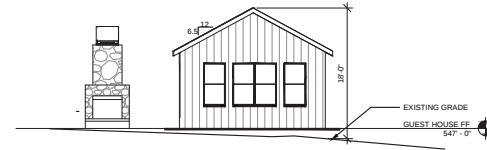


7 SOUTH

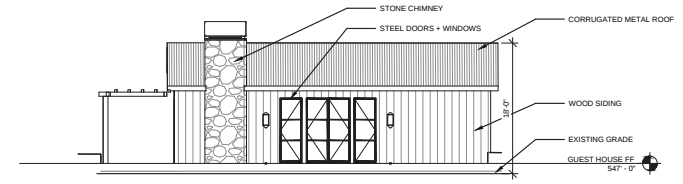


8 WEST

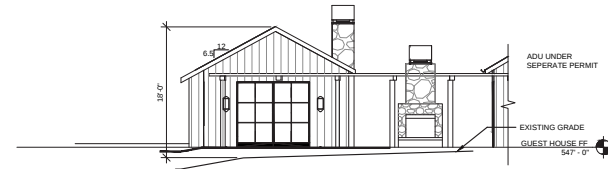
CABANA



9 NORTH



10 EAST



11 SOUTH

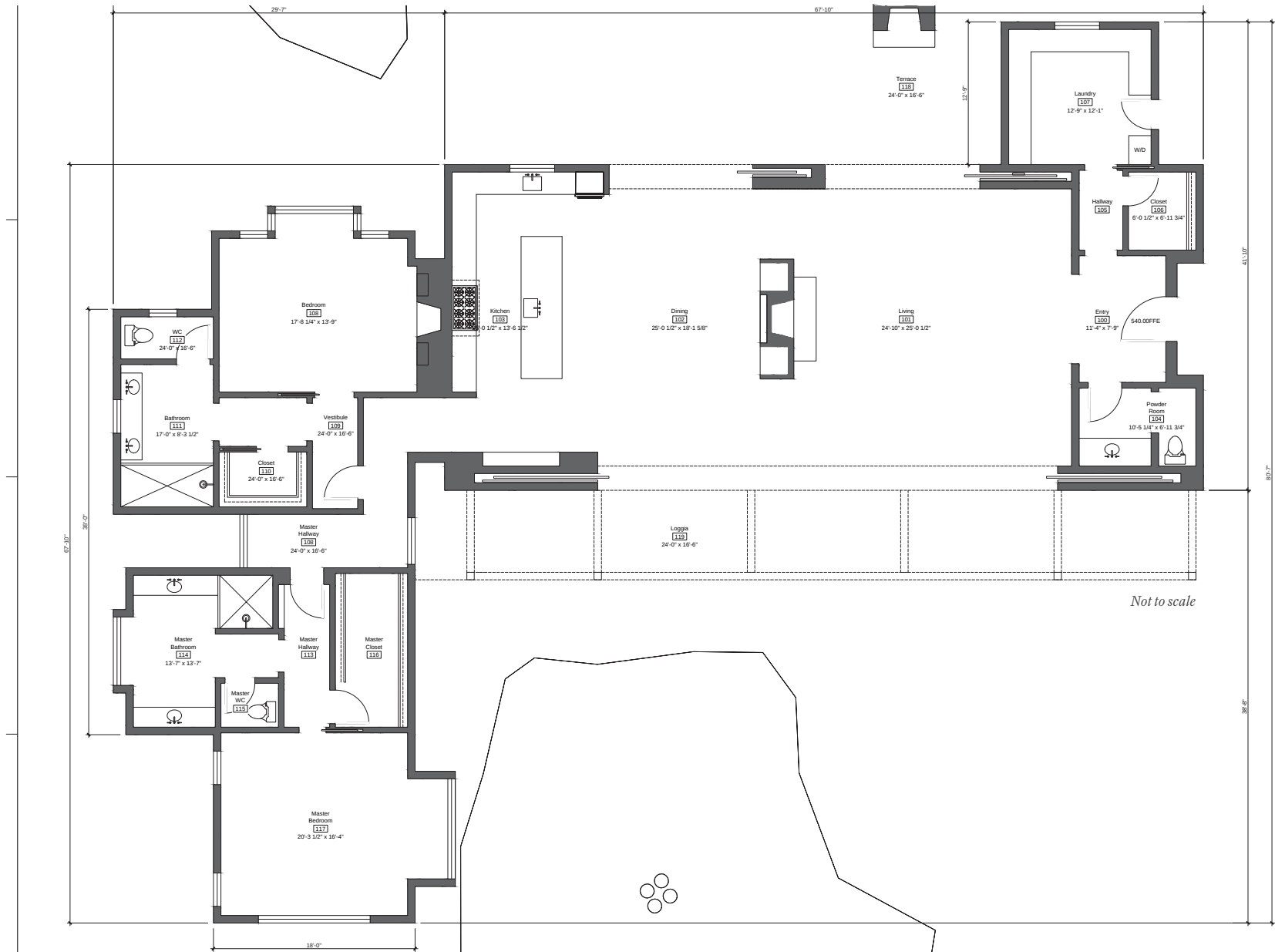


12 WEST

GUEST HOUSE

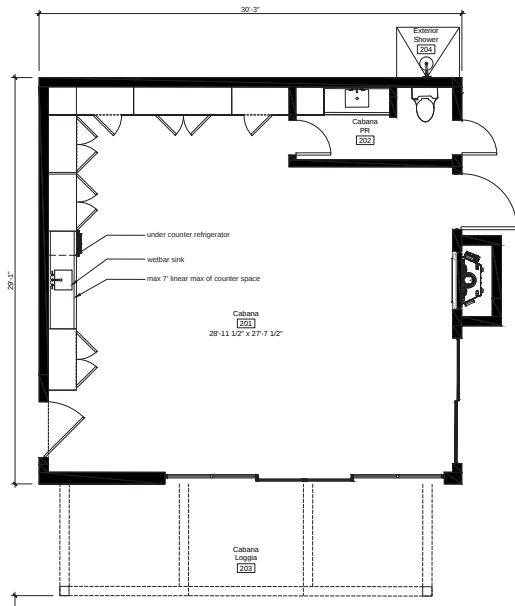
Not to scale

PROPOSED MAIN HOUSE FLOOR PLAN • MESA RESIDENCE

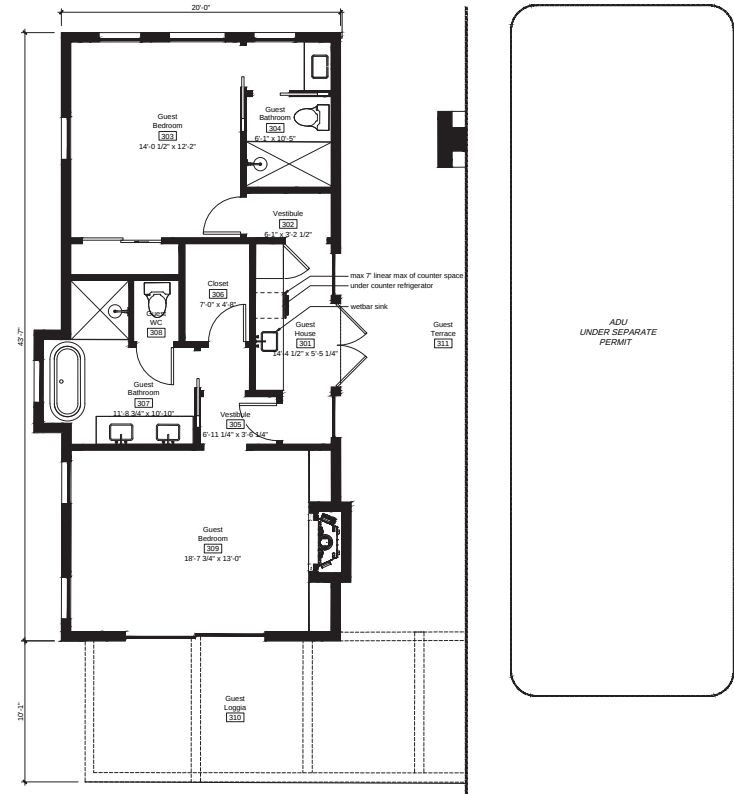


MAIN RESIDENCE

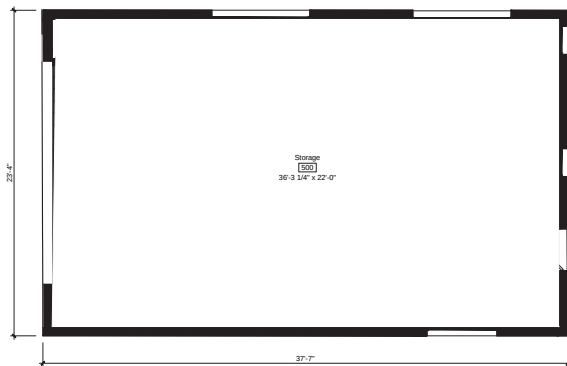
PROPOSED CABANA, GUEST HOUSE & STORAGE FLOOR PLANS • MESA RESIDENCE



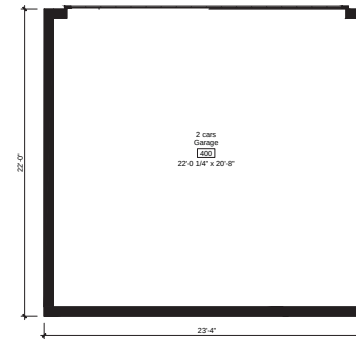
CABANA



GUEST HOUSE

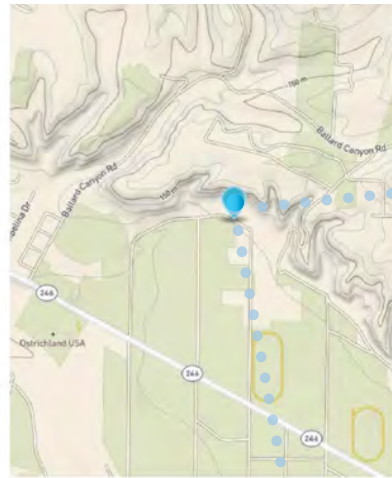


STORAGE

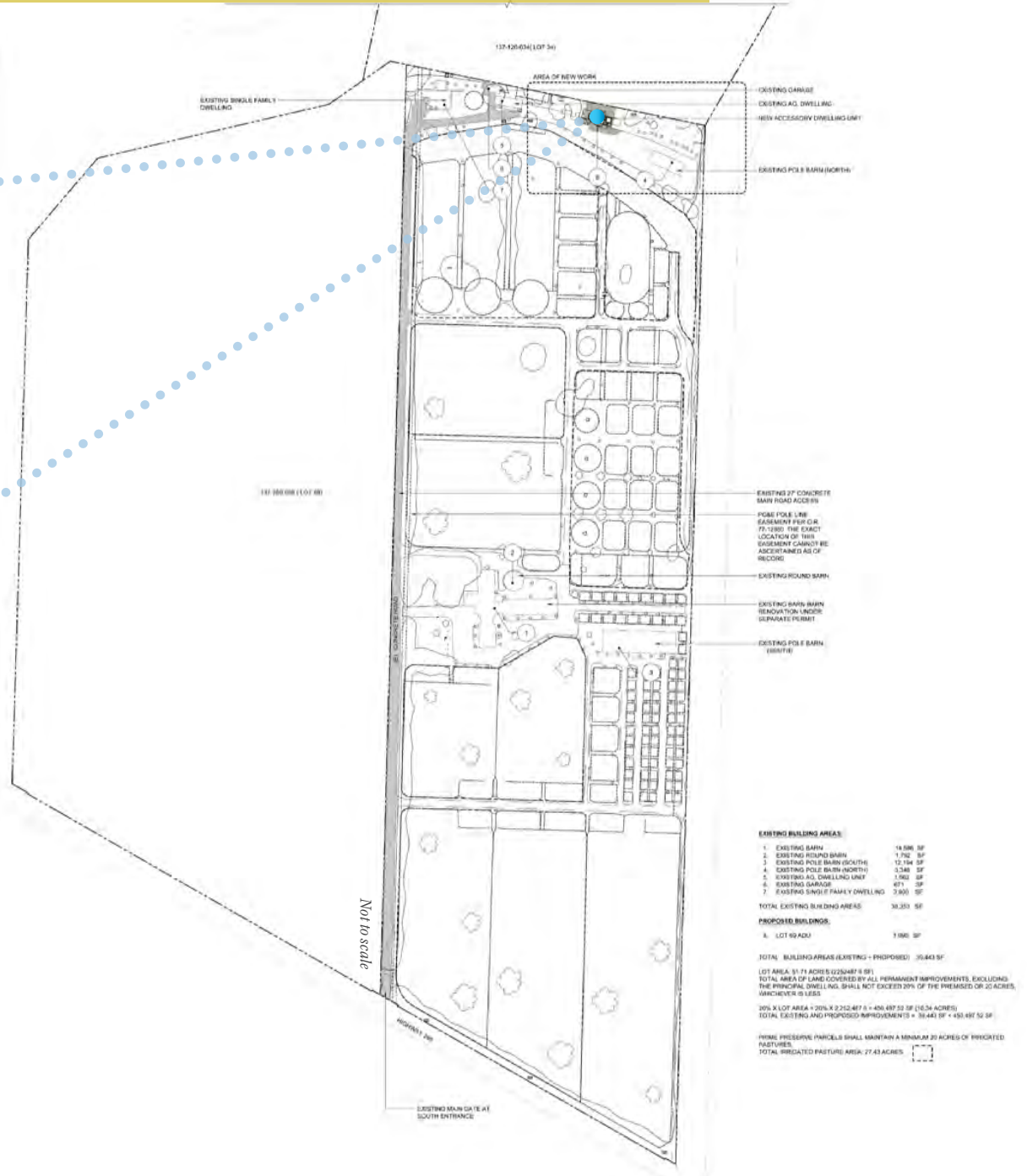


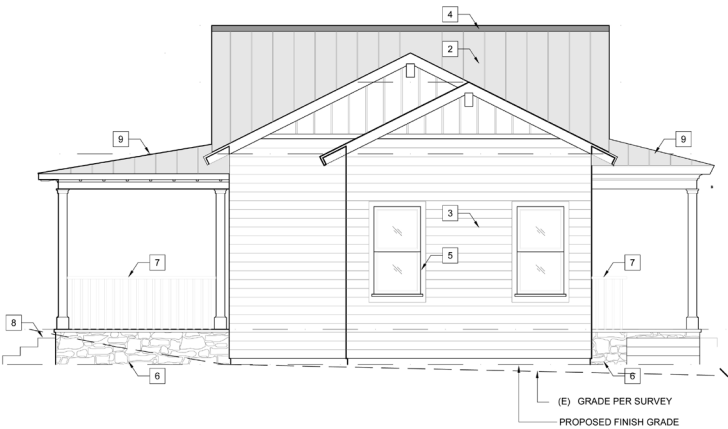
GARAGE

Not to scale



PROPOSED ACCESSORY DWELLING UNIT (ADU) APPROXIMATE LOCATION





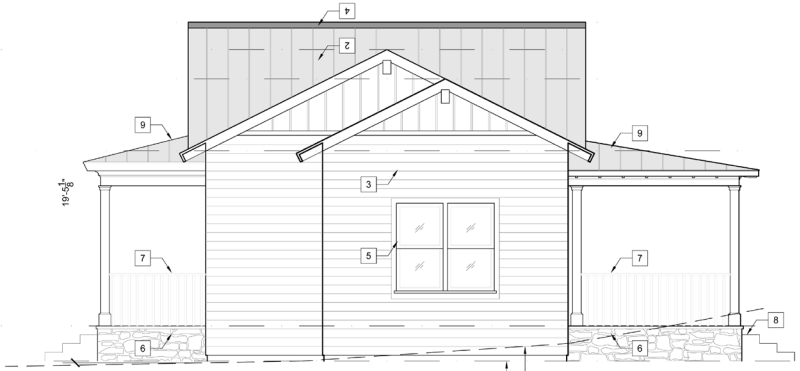
WEST ELEVATION

SCALE:
1/4"=1'-0"



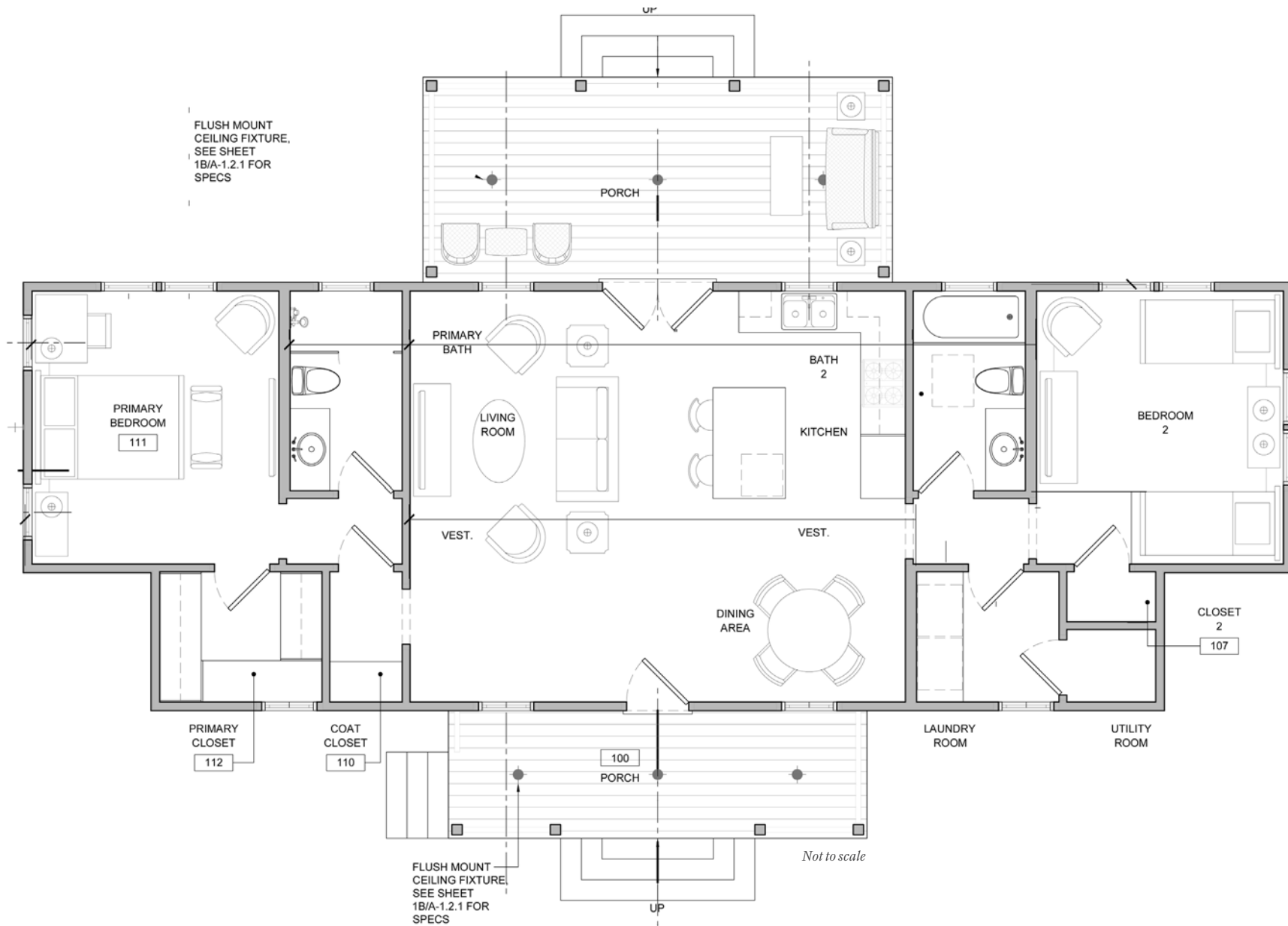
NORTH ELEVATION

SCALE:
1/4"=1'-0"

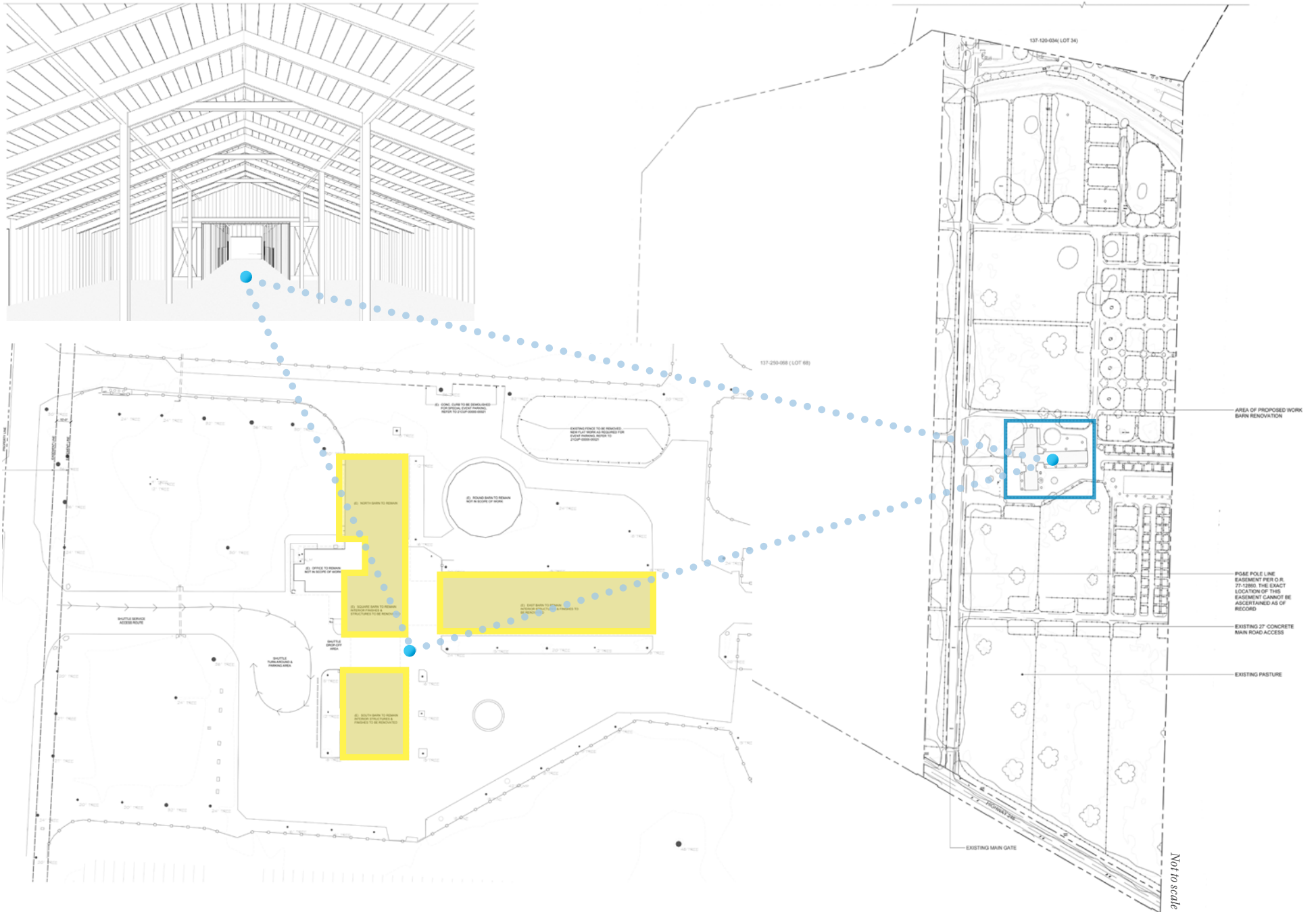


Not to scale

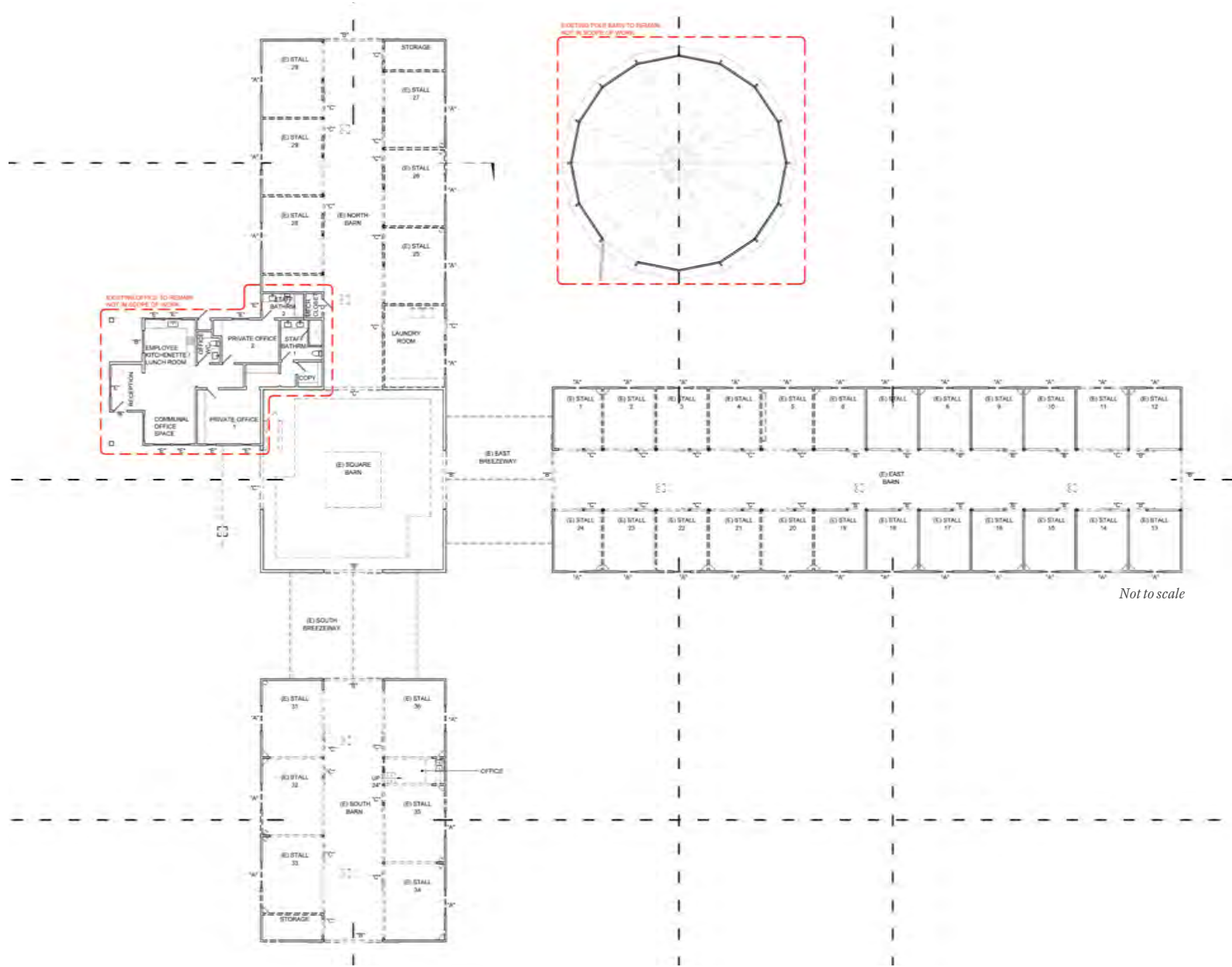
PROPOSED 2-BEDROOM/2-BATH FLOOR PLAN • ADU

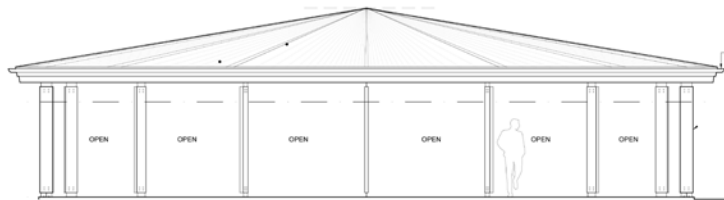
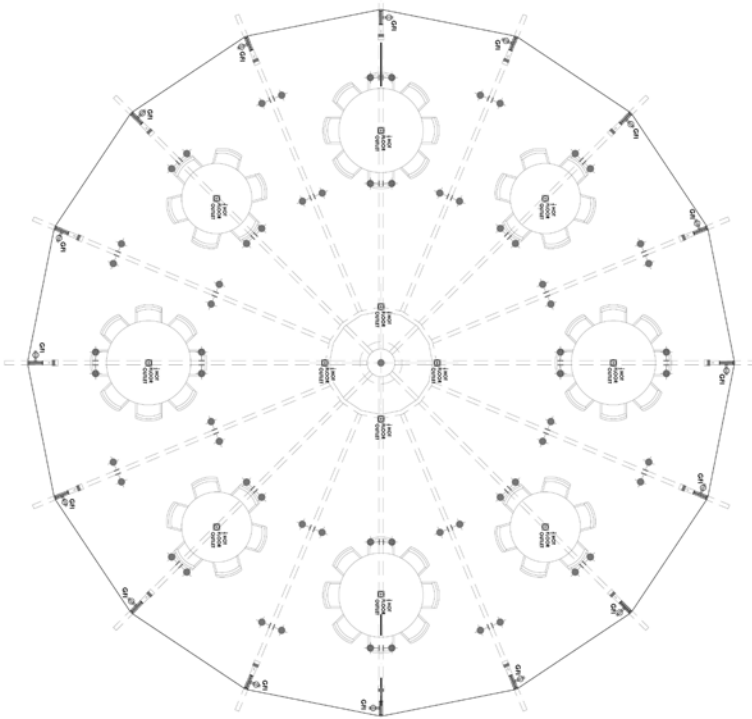


PROPOSED SITE PLAN • MAIN BARN RENOVATION

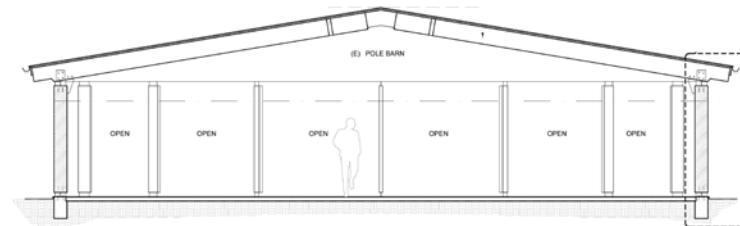
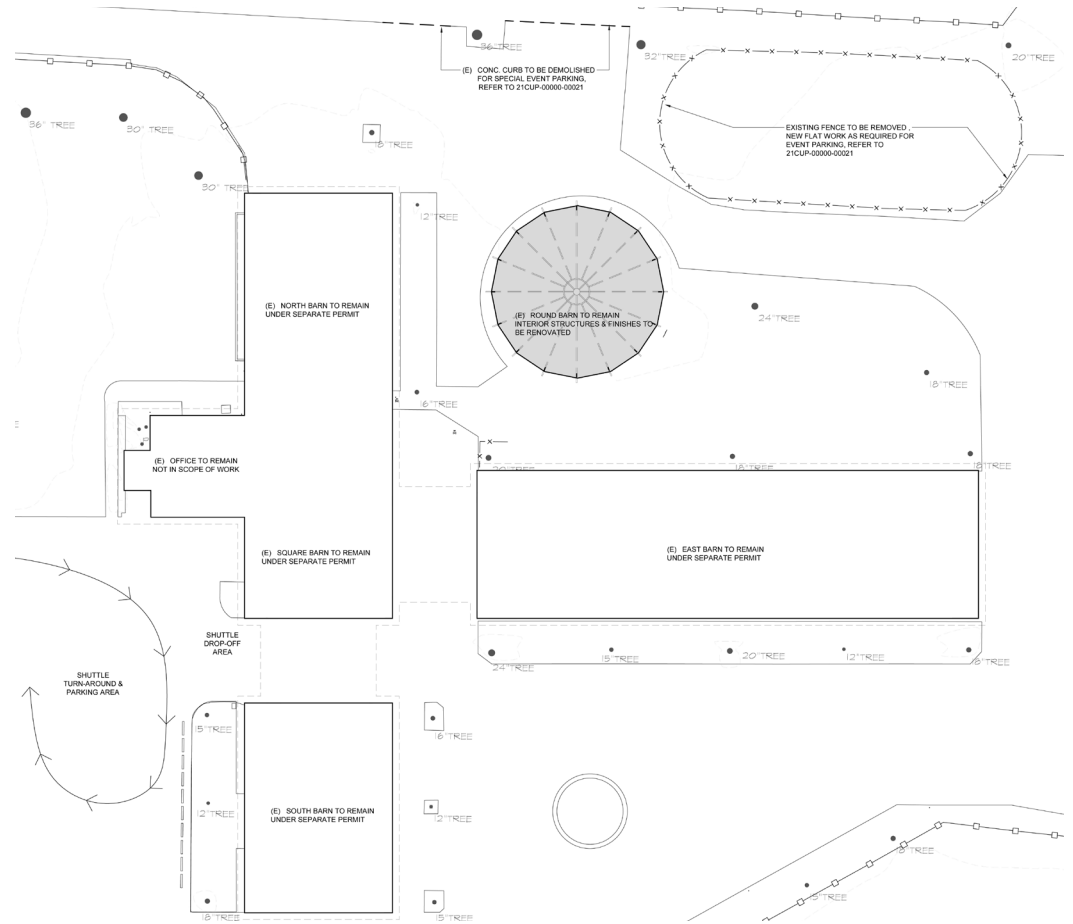


PROPOSED MAIN BARN RENOVATION • FLOOR PLAN





NEW EXTERIOR ELEVATION



NEW BUILDING SECTION

Not to scale



PROPERTY VIDEO

https://player.vimeo.com/video/110650182?badge=0&autoplay=0&player_id=0&app_id=58479



PROPERTY VIDEO

https://player.vimeo.com/video/110690182?badge=0&autoplay=0&player_id=0&app=858479



PROPERTY VIDEO

https://player.vimeo.com/video/1106901821?badge=0&autopause=0&player_id=0&app_id=58479



OUTLYING AREA

- | | | |
|---------------------------------------|---------------------------------------|--|
| 1 D'Alfonso-Curran Wines | 10 The Tavern At Zaca Creek | 19 Santa Ynez Airport/Kunkle Field |
| 2 Sanford Winery | 11 Rusack Vineyards | 20 Brave & Maiden Estate |
| 3 Fiddlestix Vineyard | 12 Elverhøj Museum of History & Art | 21 Kalyra Winery |
| 4 Peake Ranch Winery | 13 Ostrichland USA | 22 Rideau Vineyard |
| 5 Folded Hills Winery Ranch Farmstead | 14 Solvang Vintage Motorcycle Museum | 23 Beckmen Vineyards |
| 6 Santa Barbara Blueberries | 15 Bella Cavalli Farms | 24 Olive + Lavender Farms |
| 7 Albertsons | 16 Old Santa Inés Mission Mill | 25 Bar Le Côte |
| 8 Hitching Post 2 | 17 New Frontiers Natural Marketplace | 26 Margerum Los Olivos Tasting Room |
| 9 Industrial Eats | 18 Santa Ynez Valley Cottage Hospital | 27 Brothers Restaurant at the Red Barn |

SANTA YNEZ VALLEY

GOLDEN VINEYARD WINE COUNTRY

The great wide open countryside of the Santa Ynez Valley is located 30 minutes north of Santa Barbara and nestled between the Santa Ynez and Santa Rafael Mountains. Numerous world-renowned wineries and vineyards dot the landscape as well as horse and cattle ranches. In fact, the valley is recognized as the epicenter of California's multi-billion dollar equine industry. Other attractions include the Los Padres National Forest, Lake Cachuma, Old Mission Santa Inez, golf courses and the Santa Ynez Valley Historical Museum & Parks-Janeway Carriage House displaying old stagecoach relics from the valley's past. Six small towns are home to the region and include Ballard, the smallest and oldest community, Solvang, a charming Danish-American hamlet, the rapidly growing Buellton, the vintage chic community of Los Alamos, the laid-back wine tasting haven of Los Olivos, and the turn-of-the-20th-Century township of Santa Ynez.



BUELLTON



SANTA YNEZ



SOLVANG

**“Most Christmassy Towns
in America”**

TIME MAGAZINE

**“Best Historic Small Town
Category”**

10 BEST READERS' CHOICE AWARDS USA TODAY

**“10 Most Beautiful Small Towns
in the Western U.S.”**

SUNSET MAGAZINE

SOLVANG - DENMARK'S GOLDEN OUTPOST

Full of old-world Scandinavian charm, Solvang (Danish for “Sunny Field”) is a storybook village in the heart of the Santa Ynez Valley, celebrated for its festive spirit, rich heritage, and picturesque surroundings. Each December, the town transforms into a winter wonderland for its month-long “Julefest,” a magical celebration of lights, pageantry, and culinary delights that draws holiday shoppers and travelers from near and far. Visitors stroll cobblestone-style streets beneath twinkling garlands, savoring warm pastries fresh from the bakery while music and laughter fill the crisp winter air.

Framed by vineyard-dotted hills and rolling countryside, Solvang is famous for its authentic Danish-style architecture—complete with windmills, half-timbered facades, and flower-lined balconies—as well as its proximity to some of California’s most renowned wineries. This is a community steeped in tradition, where festivals, fashion, music, and cuisine weave together to create an atmosphere unlike anywhere else in the state.

Paying tribute to its cultural roots, the town proudly displays a bronze statue of Hans Christian Andersen’s The Little Mermaid, nestled in the gardens of Founders Market. Honored by both the New York Post and Reader’s Digest as one of America’s “Best Christmas Towns,” Solvang also entices visitors year-round with chic Scandinavian-style inns, boutique shops brimming with artisan goods, chef-driven restaurants serving both classic and modern fare, and, of course, the exceptional local wines that have put the Santa Ynez Valley on the world stage.



RIVER EDGE FARM

801 EAST HIGHWAY 246
SOLVANG, CA 93463

PROPERTY VIDEO

https://player.vimeo.com/video/110650182?badge=0&autoplay=0&player_id=0&app_id=58479

CO-PRESENTED BY

JON OHLGREN
805.689.7839
joblgren@radiusgroup.com
CA LIC. 01464358



JACK RAVAN
323.782.1270
jackravan@southparkgroup.com
CA LIC. 00890189



SOUTHPARK GROUP