

Welcome to
CIRCLE K RANCH
7351 HAPPY CANYON • SANTA YNEZ

A stunning ±554 acre legacy ranch nestled in the heart of the Santa Ynez Valley - an area renowned for its world-class vineyards and equestrian culture.

**BERKSHIRE
HATHAWAY**
HOMESERVICES | CALIFORNIA
PROPERTIES

 **COASTAL RANCH**
KERRY MORMANN & ASSOCIATES

 **LUXURY
COLLECTION™**



OFFERING SUMMARY

Spread across ±554 breathtaking acres, this remarkable property is a fusion of history, luxury, and nature; making it ideal for a *legacy ranch, corporate retreat, or hospitality center.*

7351 HAPPY CANYON RD

 ±554 ACRES

 ±52 BED

 ±58 BATH

 ±17,00 SQ FT MAIN LODGE

 CONFERENCE CENTER



CIRCLE K RANCH SITE MAP

BUILDINGS	
3	Double Wide
4	Pink House
5	Duplex
6	Upper Barn
7	Gas Station
8	Round House
9	Lodge
10	Conference Center
11	Library
12	Triplex
13	Presidential Suite
14	VIP House
15	Llama Barn
16	5-Plex
17	4-Plex
18	Fitness Center / Equipment Storge
19	Cottage House
FIELDS	
1	Mud
2	Crop
3	Crop
CORRALS/PASTURES	
1	Llama
2	Zebra
3	Watusi Cattle

LEGEND	
	Property Line
	Road
	Path
	Fence
	Service Gate
	Bridge
	Water Cistern
	Building
	Tennis Court
	Generator
	Radio Tower
	Internet Tower

①	APN 141-090-026	±147.68 ACRES
②	APN 141-020-012	±36.43 ACRES
③	APN 141-020-024	±80.70 ACRES
④	APN 141-020-025	±161.20 ACRES
⑤	APN 141-020-040	±107.93 ACRES
⑥	APN 141-090-025	±20 ACRES
⑦	APN 141-090-017	WATER WELL
TOTAL ACREAGE		±553.94 ACRES



Legacy

TWO ICONIC OWNERS

Originally known as the J & R Double Arch Ranch, this storied ranch was once home to McDonald's founders Ray and Joan Kroc, who transformed it into a think tank for the McDonald's Corporation. It was here, the Egg McMuffin was born, a testament to the innovative spirit that flourished within the gates of this storied ranch.

In 1990, the property was acquired by Gerald Kessler of Nature's Plus Vitamins, who renamed it Circle K Ranch and preserved its original charm and purpose.



CKR Illustrated Map

UPPER RANCH

- 1** Double Wide
- 2** Pink House
- 3** Duplex
- 4** Upper Barn
- 5** Watusi Cattle
- 6** Zebra Pasture

LOWER RANCH

- 7** VIP House
- 8** BBQ Area
- 9** Llama Barn
- 10** 5-Plex
- 11** 4-Plex
- 12** Cottage House
- 13** Stream
- 14** Swan Lakes
- 15** Library, Presidential Suites

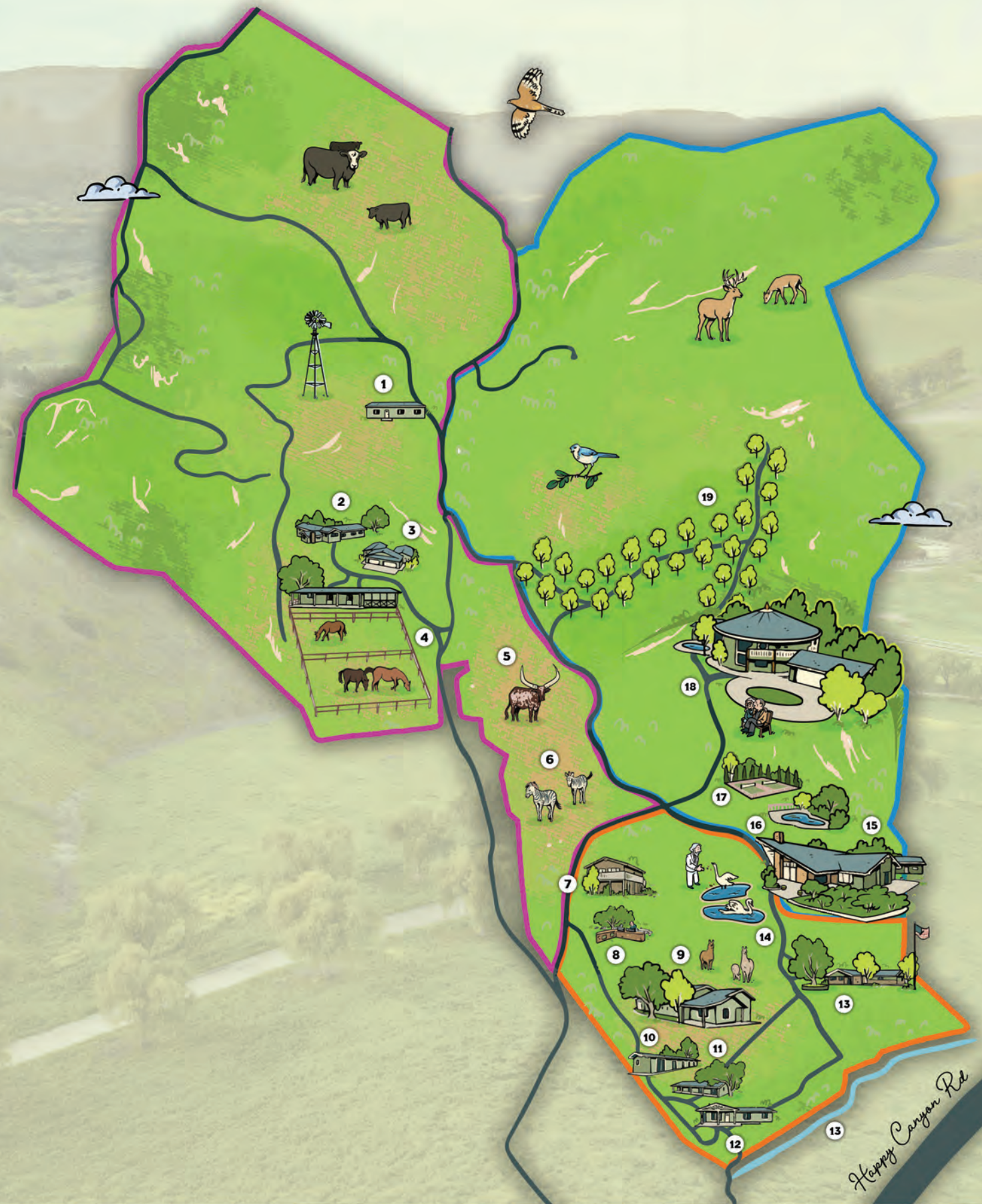
HOSPITALITY HUB

- 15** Lodge & Coference Center
- 16** Pool
- 17** Tennis Court
- 18** Round House
- 19** Pepper Trees

FUTURE ENDEAVORS

Although exceptionally private, Circle K Ranch is conveniently located just 30 minutes from Santa Barbara and 10 minutes from the Santa Ynez Airport.

Whether envisioned as a personal estate, corporate retreat, or working ranch, Circle K Ranch offers endless possibilities for its next chapter.



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Perfectly Located

1



Mattei's Tavern

LOS OLIVOS | 13 MILES

2



Chumash Casino

SANTA YNEZ | 10 MILES

3



SYV AIRPORT

SANTA YNEZ | 19 MILES

4



SB Airport

SANTA BARBARA | 39 MILES

5



Rosewood Miramar

MONTECITO | 38 MILES

Happy Canyon Road is a premium location, referred to by many as the Montecito or Beverly Hills of the Santa Ynez Valley.

The UPPER RANCH

The barns, paddocks, trails and fenced corrals offer endless possibilities for equestrian pursuits or agricultural endeavors.

Current structures include a 4 bedroom Manager's home, large horse barn, duplex and a double wide home all nestled along side fenced corrals for horses, zebras and Watusi cattle.



Manager's House



Duplex



Horse Barn



Zebras



Watusi Cattle



The
HOSPITALITY HUB



The property's heritage is captured in its masterfully designed structures. The 17,000-square-foot main lodge, designed by Glenn Marchbanks Jr., stands as the centerpiece of the property, featuring 25 en-suite double occupancy lodging rooms, a grand 3,000-square-foot gathering room, commercial-grade kitchen, and a dining room that accommodates 100 guests.

25 Rooms	3,000 Sq. Ft. Gathering Room	100 Guest Dining Room	5,200 Sq. Ft. Conference Hall	62 Seat Auditorium
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The lodge's soaring ceilings, hand-carved woodwork, and expansive views create an atmosphere of elegance and warmth. The adjacent 5,200-square-foot conference hall serves as an auditorium or theater, seating 62, perfect for corporate events, lectures, or film screenings.



The HOSPITALITY HUB



The **SWAN LAKES**

Built by Gerald Kessler of Nature's Plus Vitamins, the Swan Lakes are surrounded by graceful pathways, perfect for serene morning walks or intimate evening strolls. The lakes provide an enchanting experience and add to the natural splendor of the property.



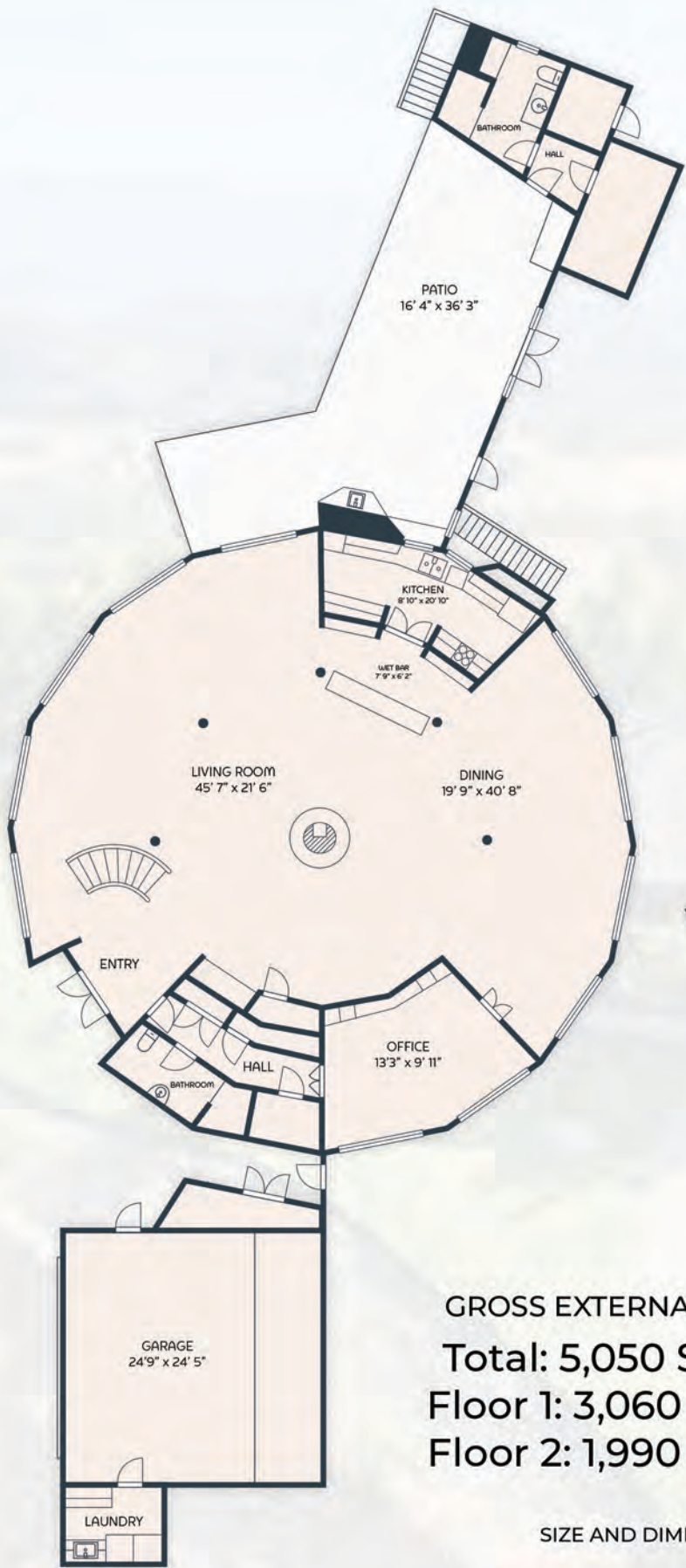
The LOWER RANCH

The Lower Ranch at Circle K Ranch is a serene and private haven nestled within the lower third of this sprawling ±554-acre property. This exclusive area is tailored for both relaxation and entertainment, making it ideal for family gatherings, special events, or quiet getaways. Surrounded by large oak trees, the natural landscape offers a peaceful backdrop to unwind and recharge.

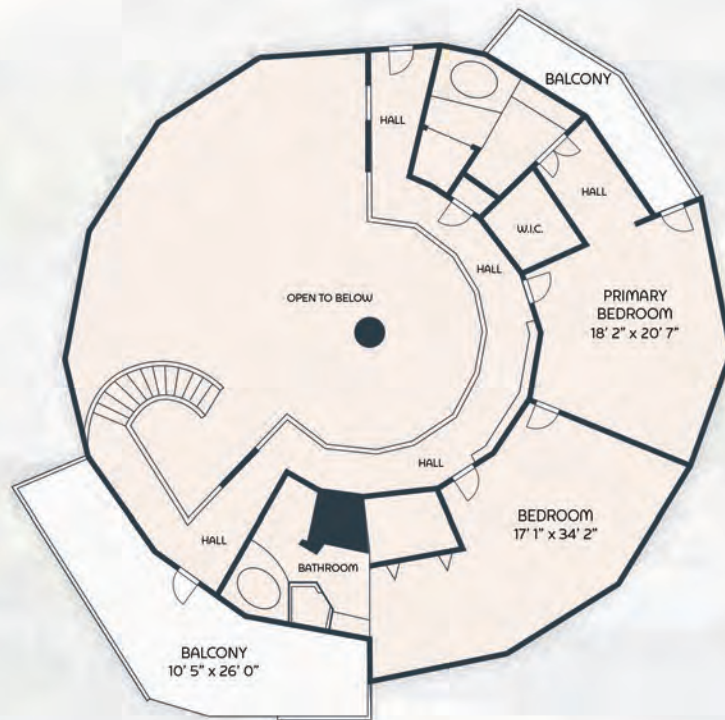
The VIP House provides a luxurious retreat, while a spacious BBQ area serves as the perfect spot for hosting outdoor feasts amidst stunning surroundings. For unique charm, a llama barn adds a touch of rustic appeal, and additional accommodations include a cozy cottage house, a 5-plex, and a 4-plex—each offering comfortable, private lodging for guests.







The **ROUND HOUSE** FLOOR PLANS

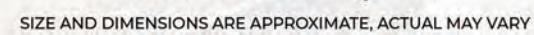


GROSS EXTERNAL AREA
 Total: 5,050 Sq. Ft.
 Floor 1: 3,060 Sq. Ft.
 Floor 2: 1,990 Sq. Ft.

EXCLUDED AREAS
 Garage: 604 Sq. Ft.
 Balcony: 366 Sq. Ft.
 Patio: 742 Sq. Ft.

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







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Kerry Mormann & Associates is a boutique real estate team comprised of accomplished agents with a deep knowledge in Luxury Residential, Ranch and Ag properties. Our team is steadfast in its commitment to our clients



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Club & Legends Awards*

*Inman Golden Club Award
Best Beach Sale*

*Top Half of 1% of Berkshire
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