



# 4375 SWEENEY RD.

LOMPOC, CA 93436

**Exceptional Property on 49 Private Acres | Offered For Sale at \$6,995,000**

*Located in Santa Barbara Wine Country along California's beautiful Central Coast, this unique property awaits your finishing touches. The possibilities are endless for an exclusive private residence and/or business venture in a bucolic private setting.*

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Co-listed by  
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California Properties



# FOR SALE | EXCEPTIONAL PROPERTY ON 49 PRIVATE ACRES

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## PROPERTY OVERVIEW

This exceptional property is beautifully set on approx. 49 acres in the heart of Santa Barbara County's internationally renowned wine region, the Santa Rita Hills Appellation. The bucolic property boasts a grand-scale country manor and an approx. 13 acre award winning estate vineyard of premium Pinot Noir and Chardonnay grapes. The vines are ready for re-plant, but Chardonnay previously produced from this vineyard received a Robert Parker 12 year rating average of 94.125 with notes. The majority of the additional acreage has been actively farmed historically and is ready to continue in agriculture. The parcel fronts 1,400 feet on the Santa Ynez River and is surrounded by fine vineyards and panoramic views of rolling hillsides spotted with oak trees. The Chateau is approx. 90% completed, steel constructed and designed to be a 7 bedroom / 5 bath 10,000 SF main residence with an additional 5,000 SF daylight basement for wine making, storage and garages.

## Offering Specifics

Price	\$6,995,000 (\$466/SF)
Land Size	Approx. 49 Acres
Building Size	Approx. 10,000 SF (Residential) Approx. 5,000 SF (Daylight Basement)
Year Built	Unfinished
APN	099-200-070
Zoning	AGII
Floors	5 Unfinished
Restrooms	5 Unfinished
Ceiling Height	Extensive
Roll Up Doors	Yes
Other	Shaft for Elevator



*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.*

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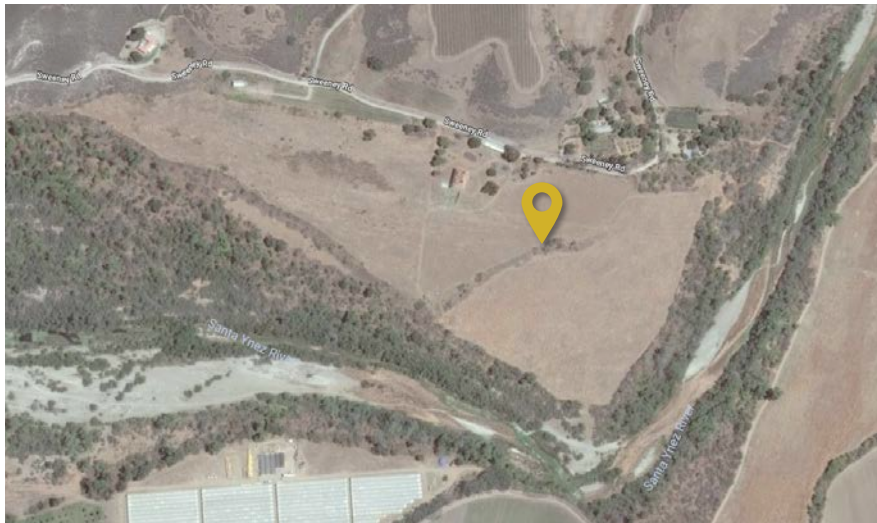
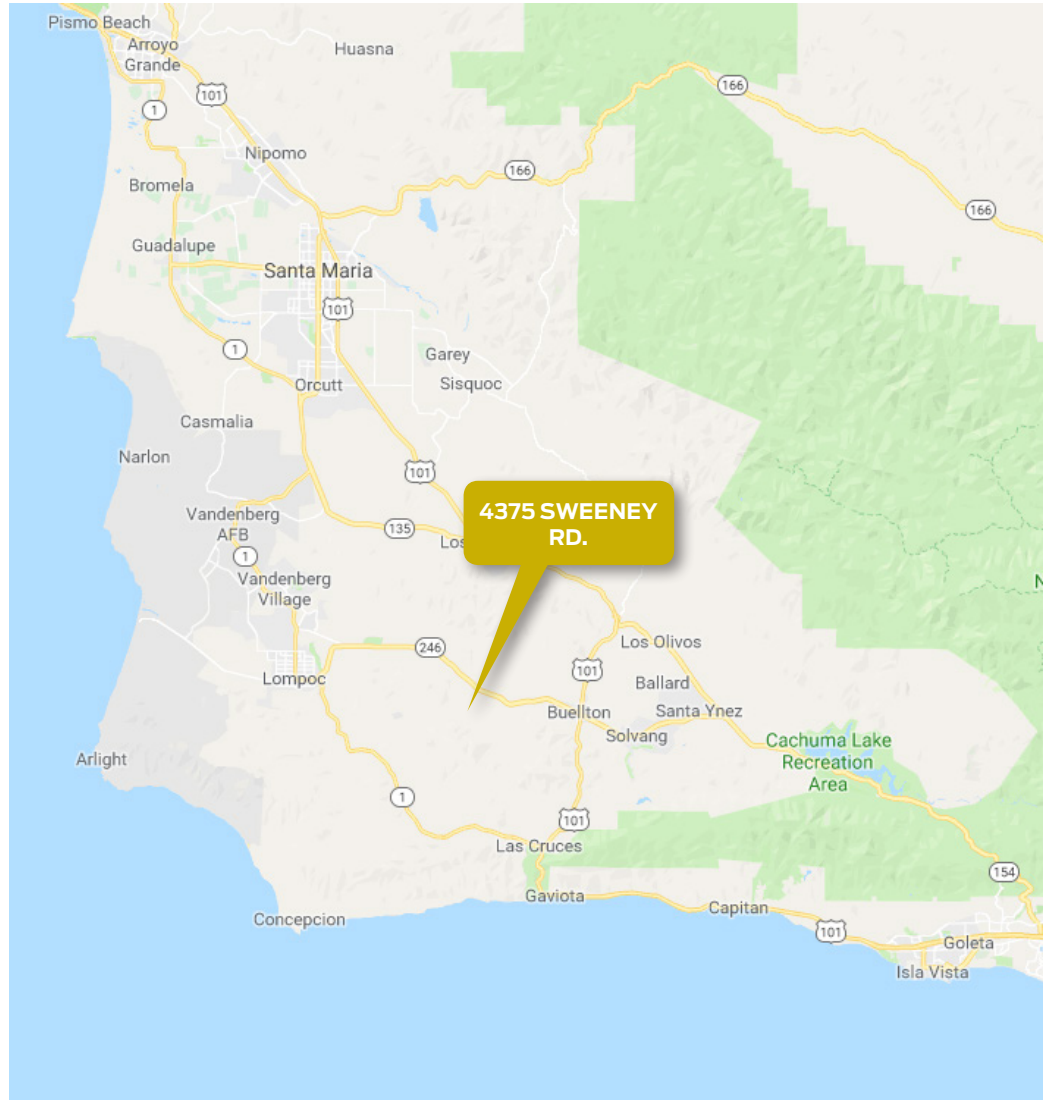
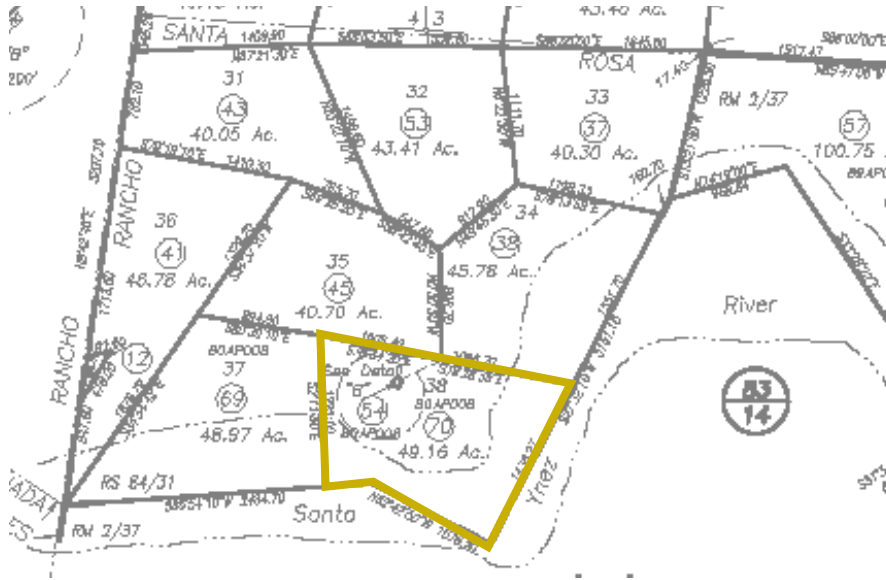
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