

MAJOR PRICE REDUCTION

Now Offered at \$7,995,000

**±125 ACRE INCOME-PRODUCING
RANCH/COMMERCIAL HORSE FACILITY**

RIVER EDGE FARM

**801 EAST HIGHWAY 246
SOLVANG, CA 93463**

PROPERTY VIDEO

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

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RIVER EDGE FARM

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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
\$7,995,000

Land Size
±125.08 Acres

APNs
3 TOTAL PARCELS
137-250-068, -069; 137-120-034

Year Built
1977

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



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LOCATION

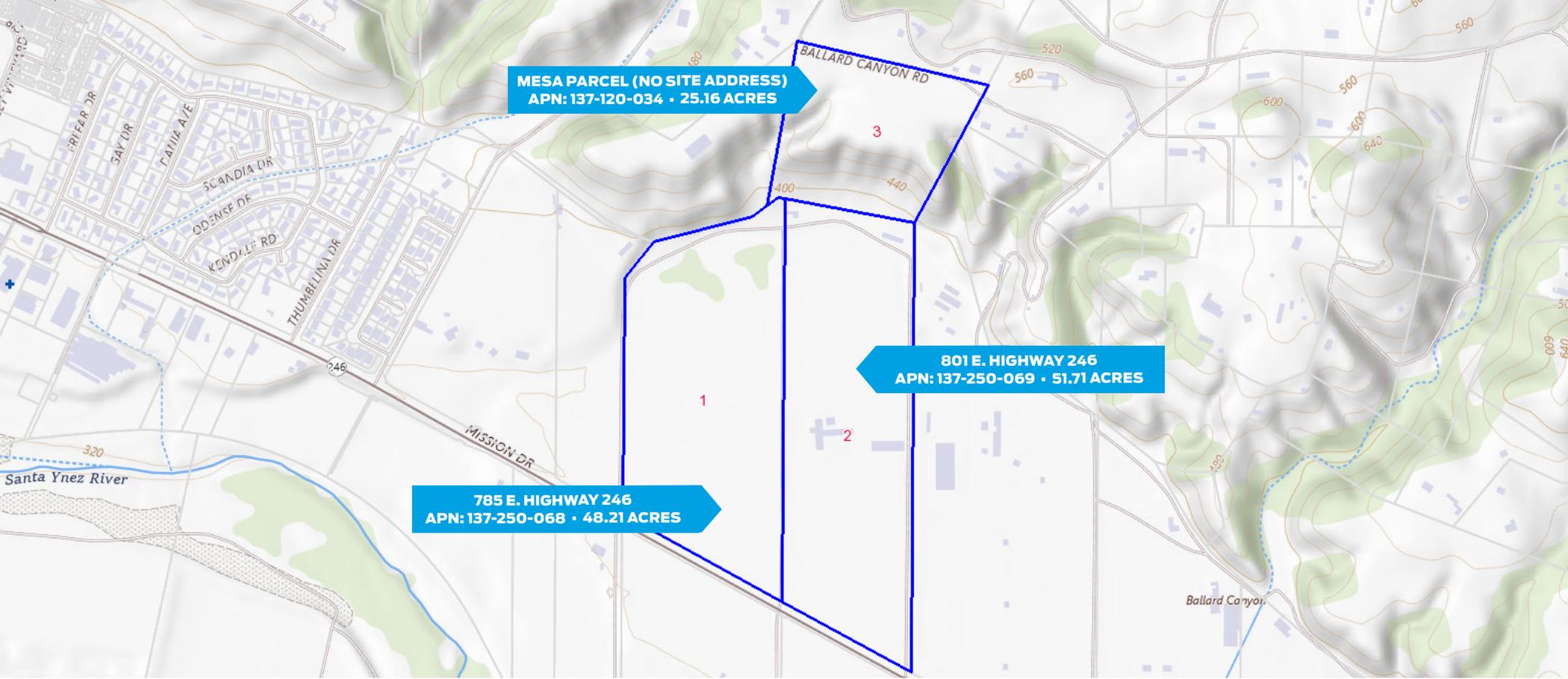
BALLARD CANYON ROAD

HIGHWAY 246/MISSION DRIVE

PROPERTY VIDEO

https://player.vimeo.com/video/1106901821?badge=0&autoplay=0&player_id=0&app_id=88479

± 125 ACRES



MESA PARCEL (NO SITE ADDRESS)
APN: 137-120-034 · 25.16 ACRES

801 E. HIGHWAY 246
APN: 137-250-069 · 51.71 ACRES

785 E. HIGHWAY 246
APN: 137-250-068 · 48.21 ACRES

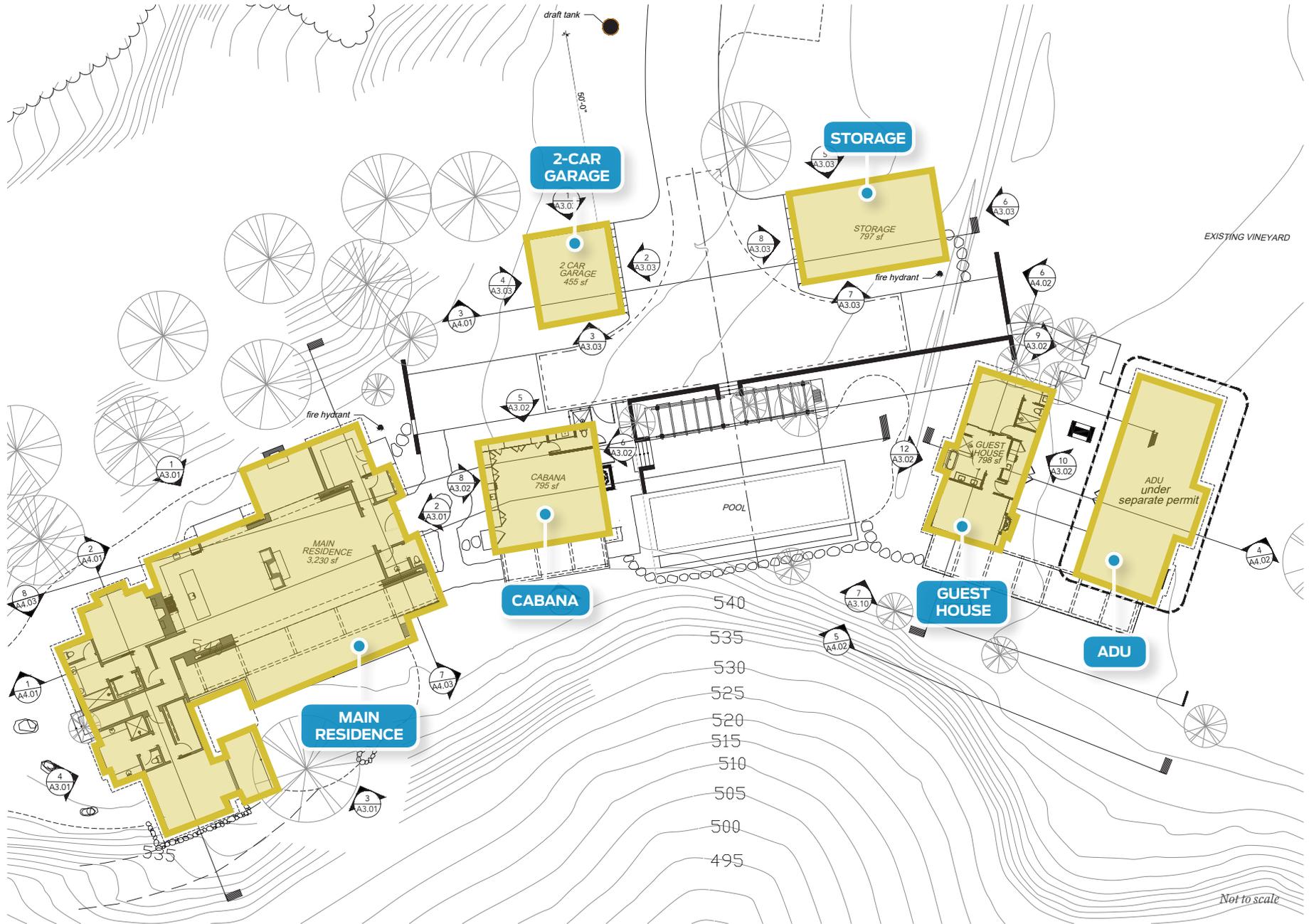


RIVER EDGE FARM
801 E. HWY. 246

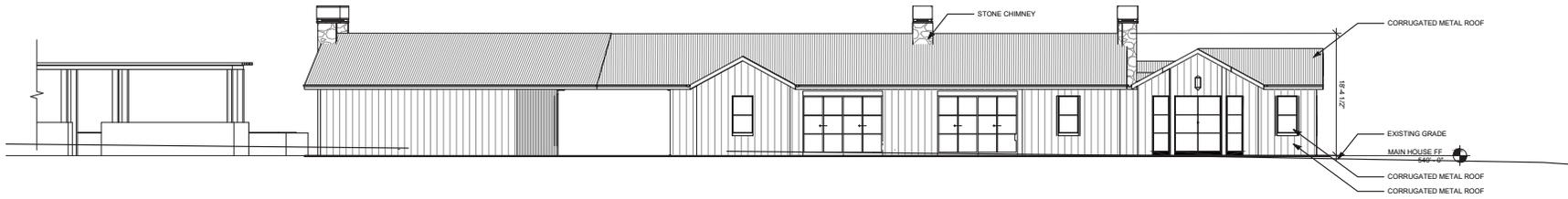
PROPERTY VIDEO

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35 Miles
SOUTH TO SANTA BARBARA



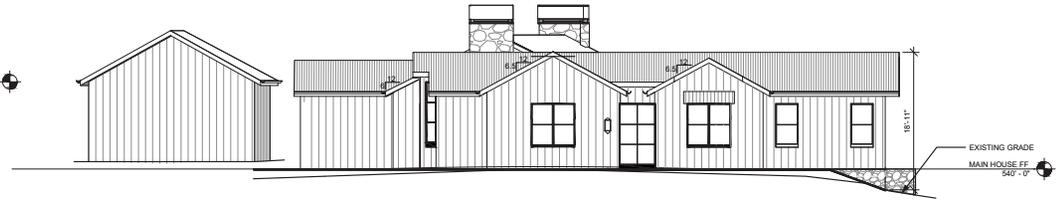
PROPOSED MAIN HOUSE ELEVATIONS • MESA RESIDENCE



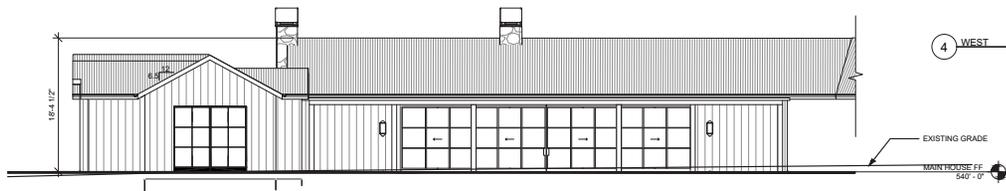
1 NORTH



2 EAST



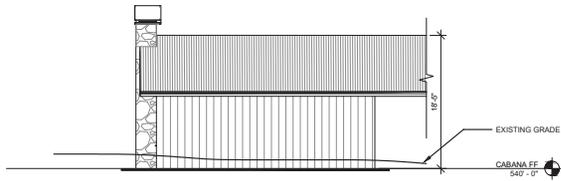
4 WEST



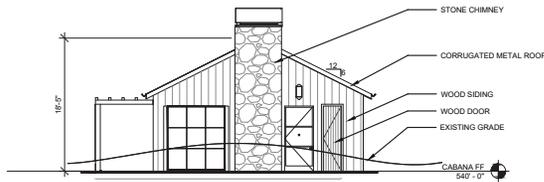
3 SOUTH



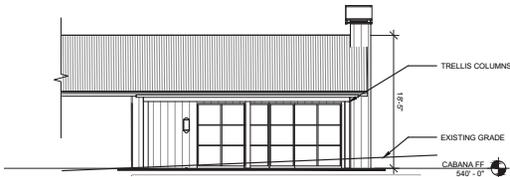
PROPOSED CABANA & GUEST HOUSE ELEVATIONS • MESA RESIDENCE



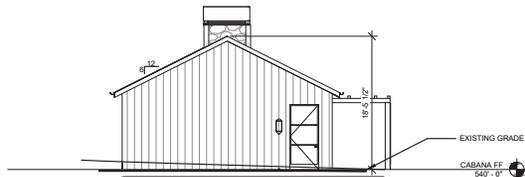
5 NORTH



6 EAST

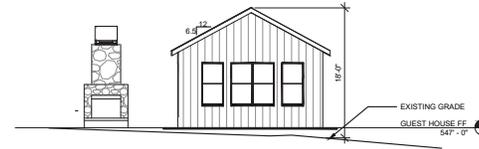


7 SOUTH

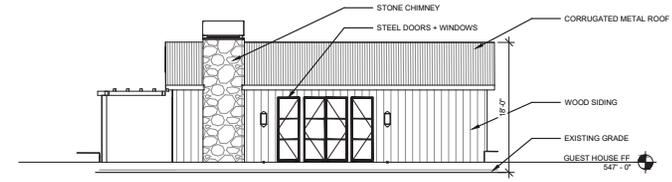


8 WEST

CABANA



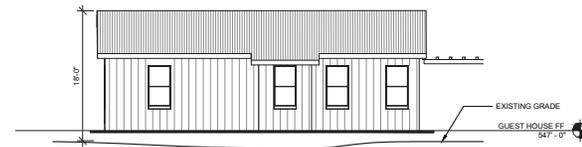
9 NORTH



10 EAST



11 SOUTH



12 WEST

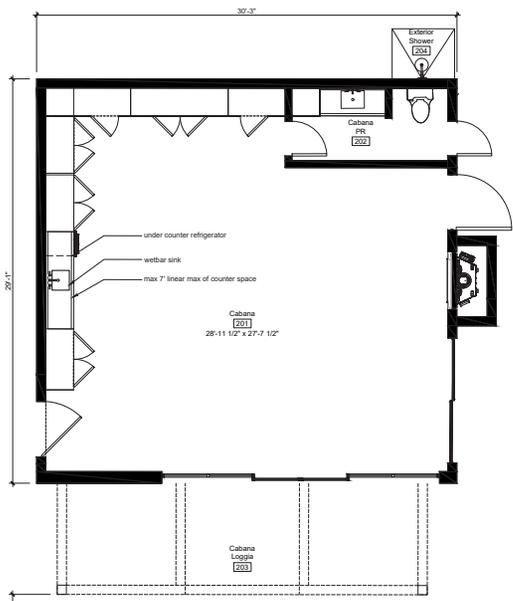
GUEST HOUSE

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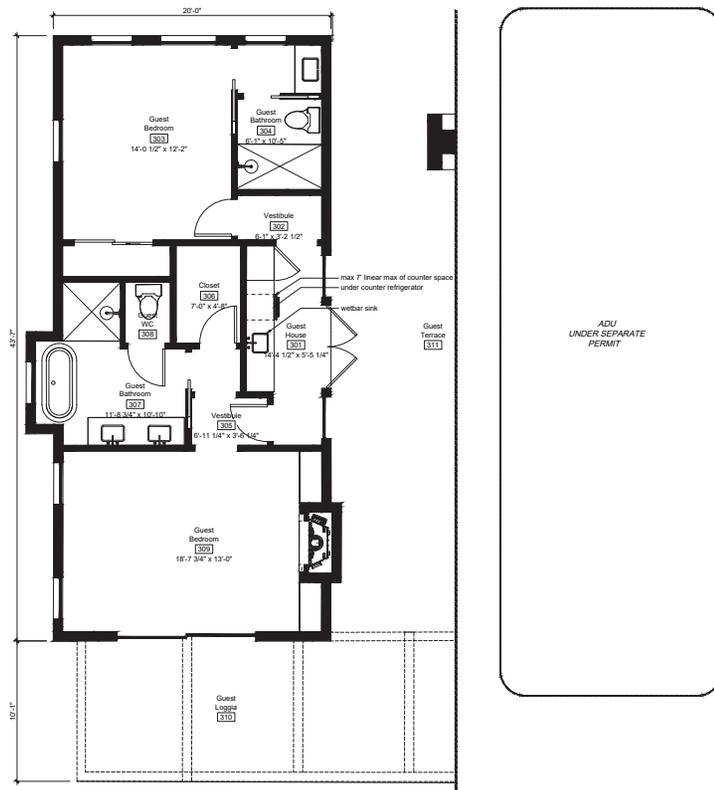
PROPOSED MAIN HOUSE FLOOR PLAN • MESA RESIDENCE



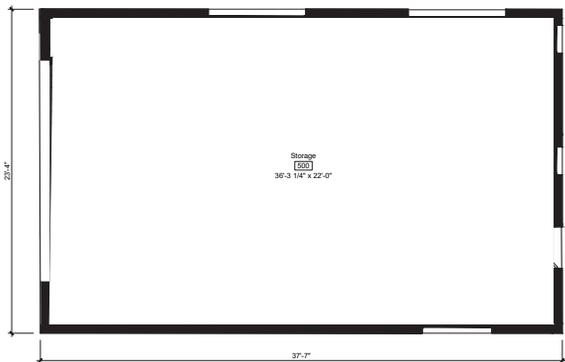
PROPOSED CABANA, GUEST HOUSE & STORAGE FLOOR PLANS • MESA RESIDENCE



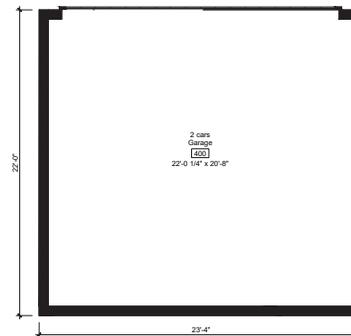
CABANA



GUEST HOUSE

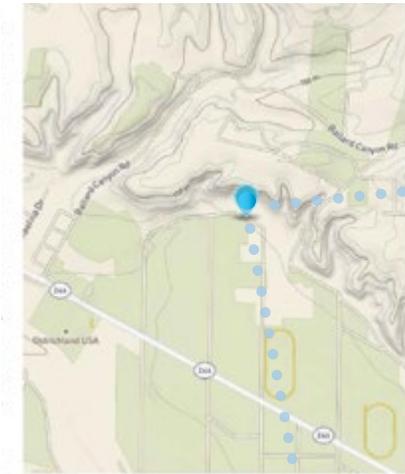


STORAGE

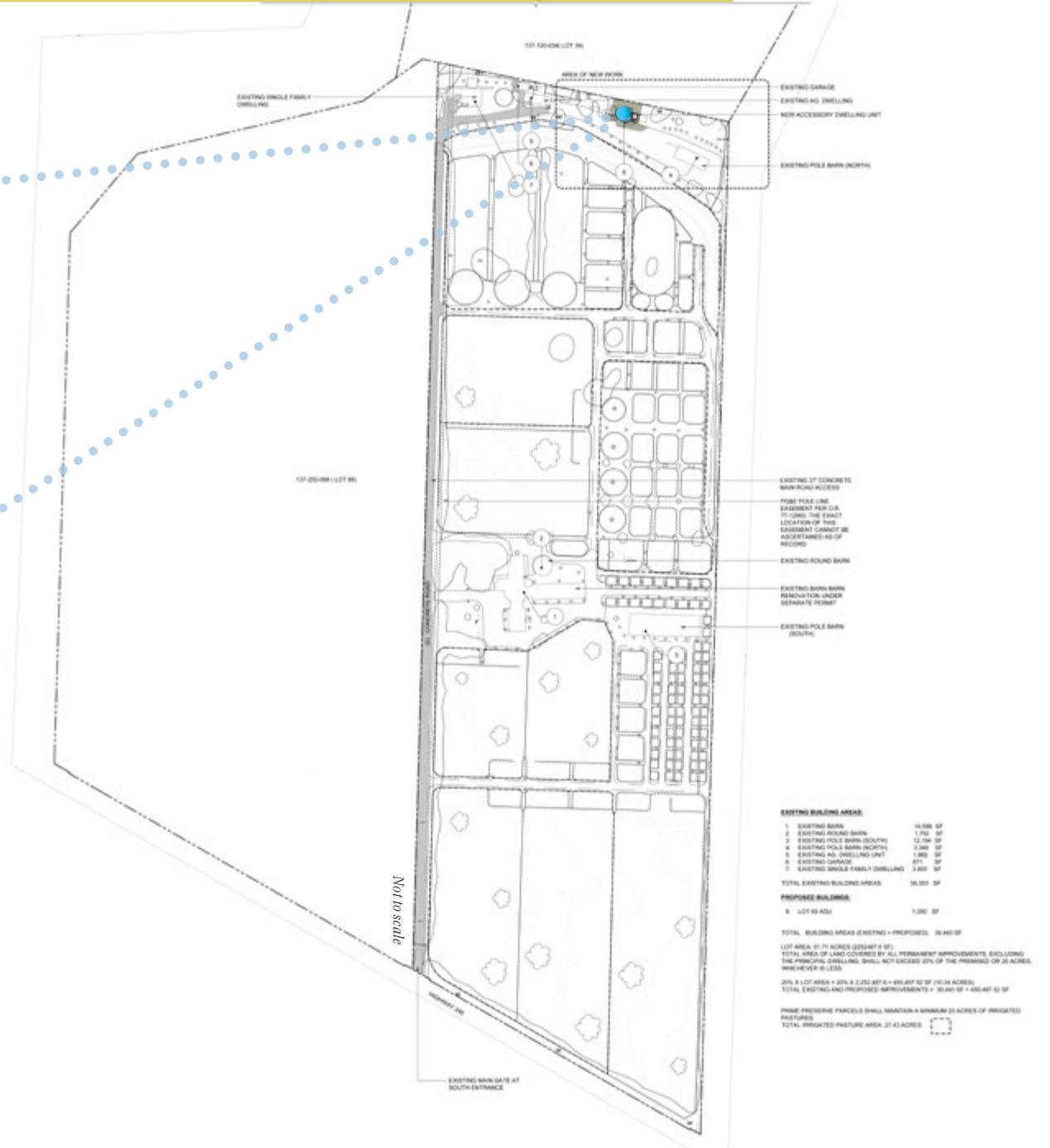


GARAGE

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PROPOSED ACCESSORY DWELLING UNIT (ADU) APPROXIMATE LOCATION



EXISTING BUILDING AREA:

1. EXISTING BARN	14,988 SF
2. EXISTING ROUND BARN	1,310 SF
3. EXISTING POLE BARN (SOUTH)	12,794 SF
4. EXISTING POLE BARN (NORTH)	3,340 SF
5. EXISTING AG DWELLING UNIT	1,862 SF
6. EXISTING GARAGE	871 SF
7. EXISTING SINGLE FAMILY DWELLING	3,263 SF
TOTAL EXISTING BUILDING AREA:	38,528 SF

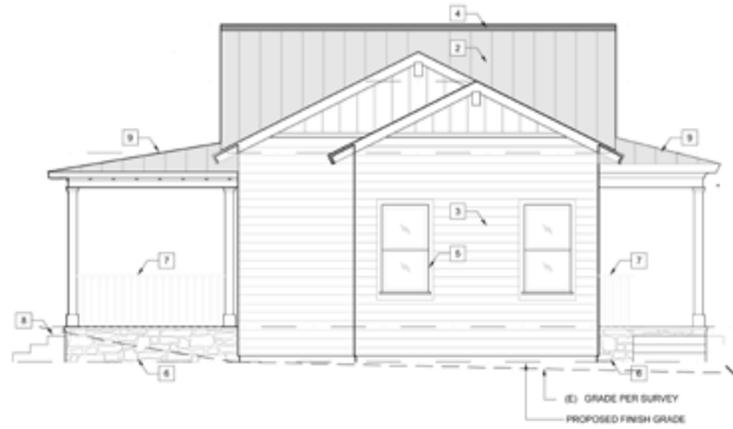
PROPOSED BUILDINGS:

8. LOT 8B ADU	1,360 SF
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TOTAL BUILDING AREA (EXISTING + PROPOSED): 39,888 SF

LOT AREA: 91.71 ACRES (39,847.6 SF)
 TOTAL AREA OF LAND COVERED BY ALL PERMANENT IMPROVEMENTS, EXCLUDING THE PROPOSED DWELLING, SHALL NOT EXCEED 20% OF THE PROPOSED OF 28 ACRES, WHICHEVER IS LESS.
 20% x LOT AREA = 20% x 2,282,817.6 = 456,563.52 SF (10.34 ACRES)
 TOTAL EXISTING AND PROPOSED IMPROVEMENTS = 39,888 SF + 456,563.52 SF

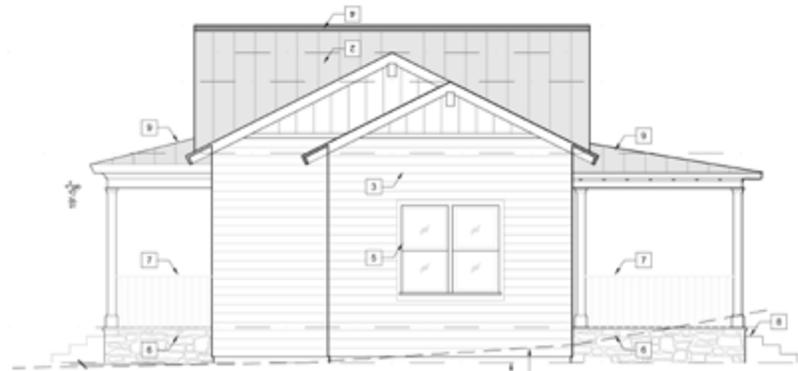
PRIME PRESERVE PARCELS SHALL MAINTAIN A MINIMUM 20 ACRES OF IRRIGATED PASTURES.
 TOTAL IRRIGATED PASTURE AREA: 27.42 ACRES



WEST ELEVATION SCALE
1/4"=1'-0"

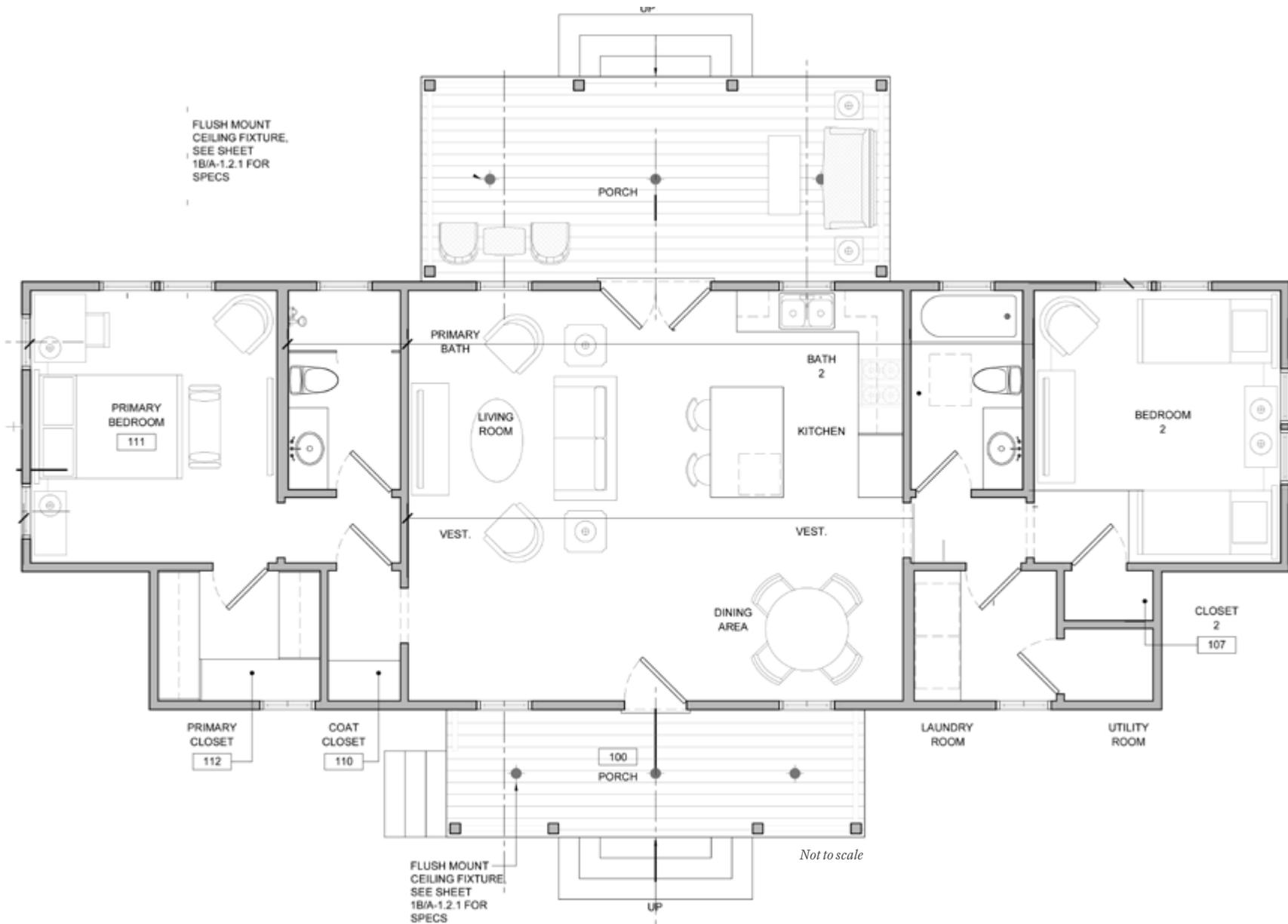


NORTH ELEVATION SCALE
1/4"=1'-0"

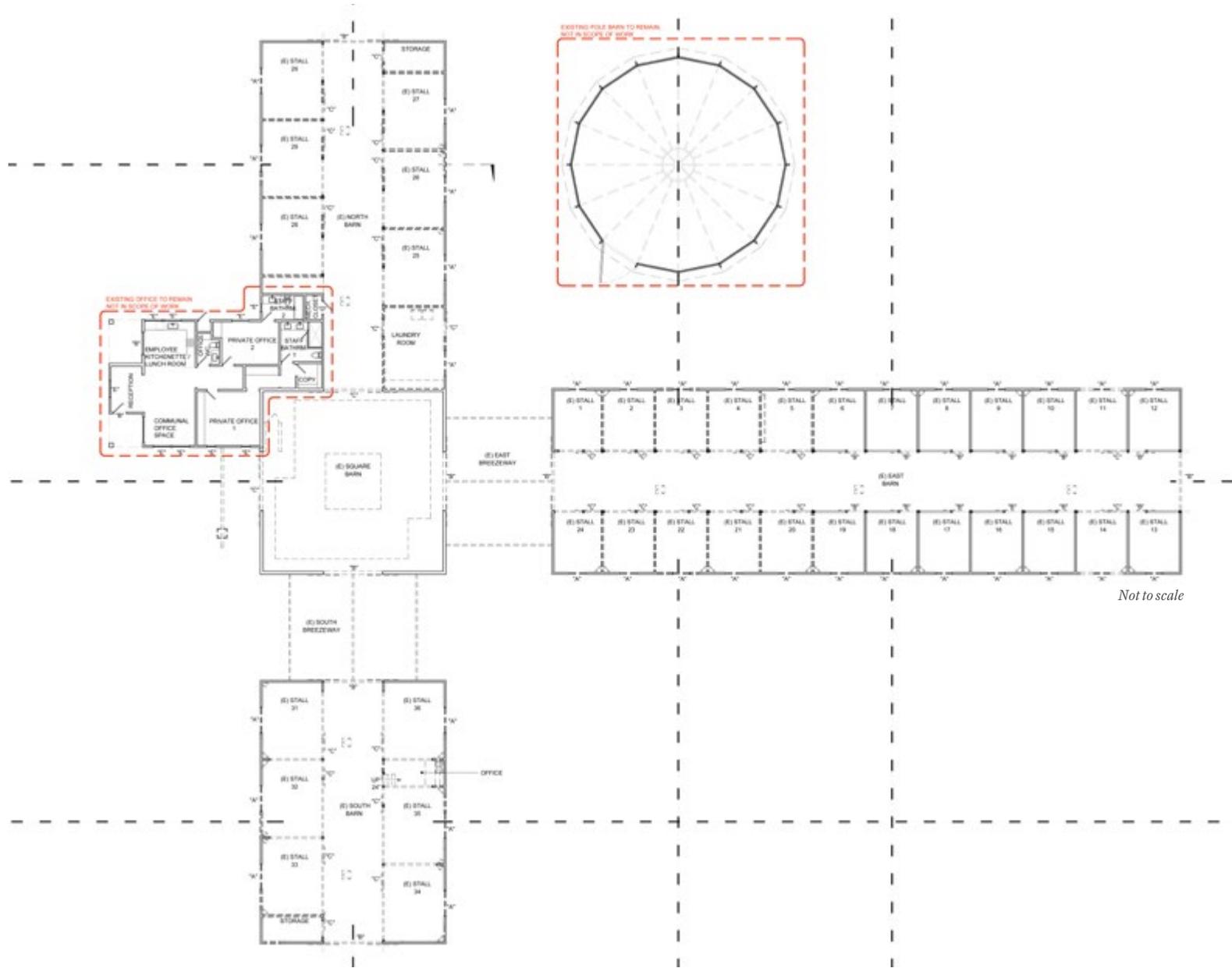


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PROPOSED 2-BEDROOM/2-BATH FLOOR PLAN · ADU

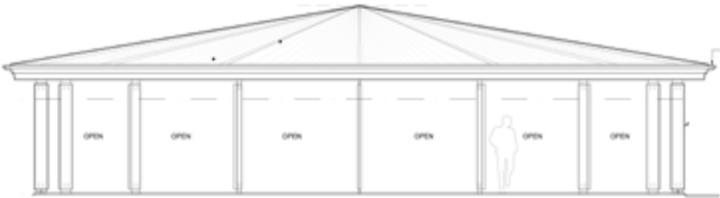
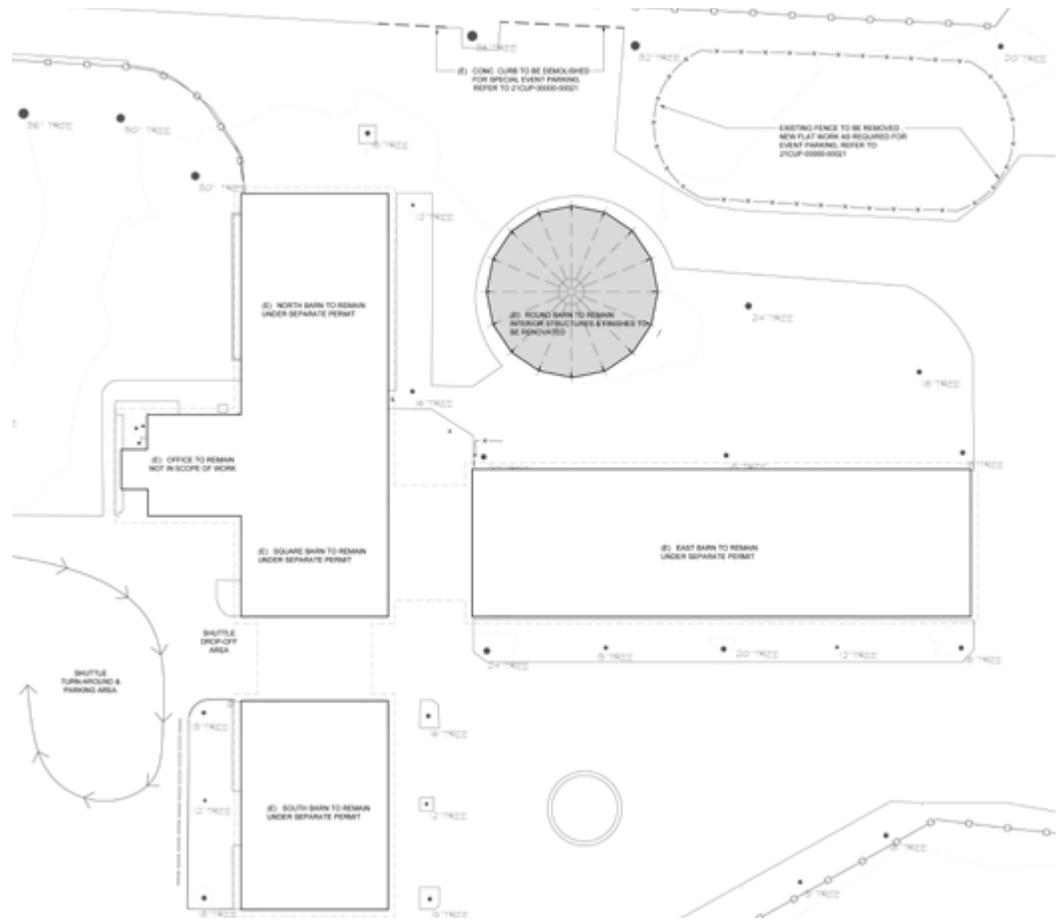


PROPOSED MAIN BARN RENOVATION - FLOOR PLAN

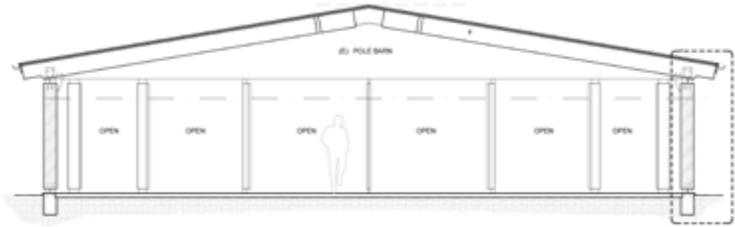


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PROPOSED SITE PLAN, FLOOR PLAN & ELEVATIONS · POLE BARN RENOVATION



NEW EXTERIOR ELEVATION



NEW BUILDING SECTION

Not to scale



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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.



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