

7855

LOS ALAMOS
CALIFORNIA
93440

OLD CAREAGA RANCH ROAD

**\$200K PRICE
IMPROVEMENT**

Now offered at
\$4,495,000

**INVESTMENT OPPORTUNITY
±406 AC TOTAL PARCEL**

**±150 Acres Plantable to Premium
Vineyards & Other Crops**

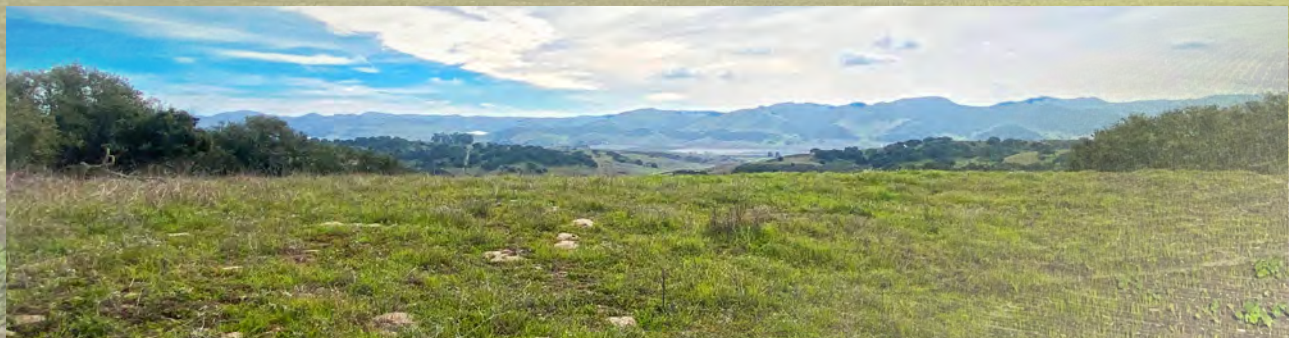
±50 Acres Row Crop Ground

Productive Agricultural Well

**West of the Acclaimed
Kick On Ranch Vineyard**

PROPERTY VIDEO

[https://player.vimeo.com/
video/932585087](https://player.vimeo.com/video/932585087)



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RADIUSGROUP.COM

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SITE

OLD CAREAGA RANCH RD.

**Premiere
Agricultural**

**Kick On
Vineyard**

Sprawling income-producing ranch with excellent potential for conservation easement. Row crop and cattle leases produce over \$100,000/year. House and environs provide an opportunity for additional rental income or caretaker housing. There are productive Agricultural and separate Residential wells. There are hidden beautiful meadows and seasonal flower patches encircled by oak woodland forest, lots of acreage to explore while land banking and collecting income from this agricultural investment opportunity.

Opportunity Highlights

New Price	\$4,495,000
Land Size	±406 Acres
Uses	±200 Plantable Acres ±150 Acres suitable to vineyard or other crops. ±45–50 Acres row crops (Cannabis LUP in place for ±27 Hoop/±17 Outdoor)
Zoning	AG-II
APN	101-080-098

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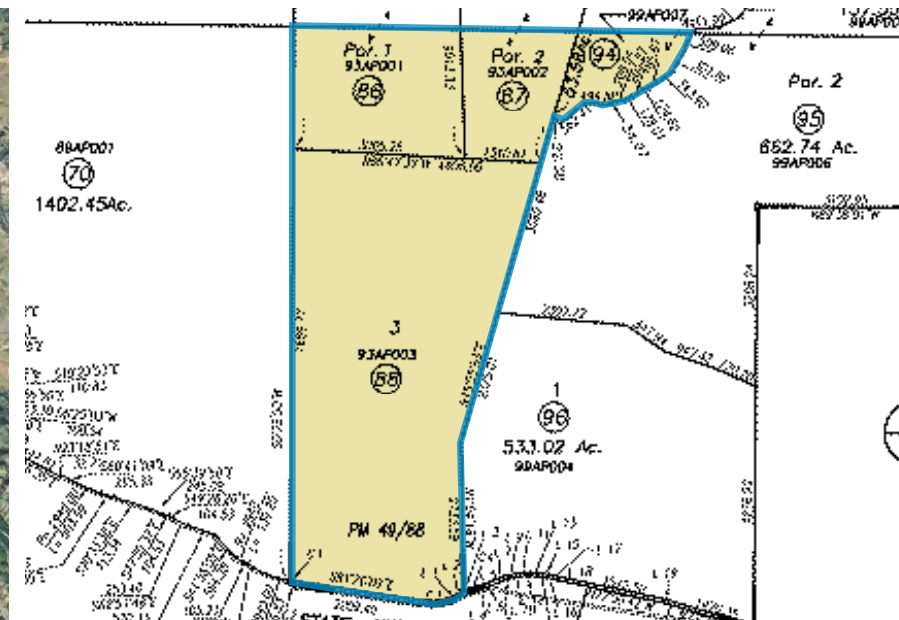
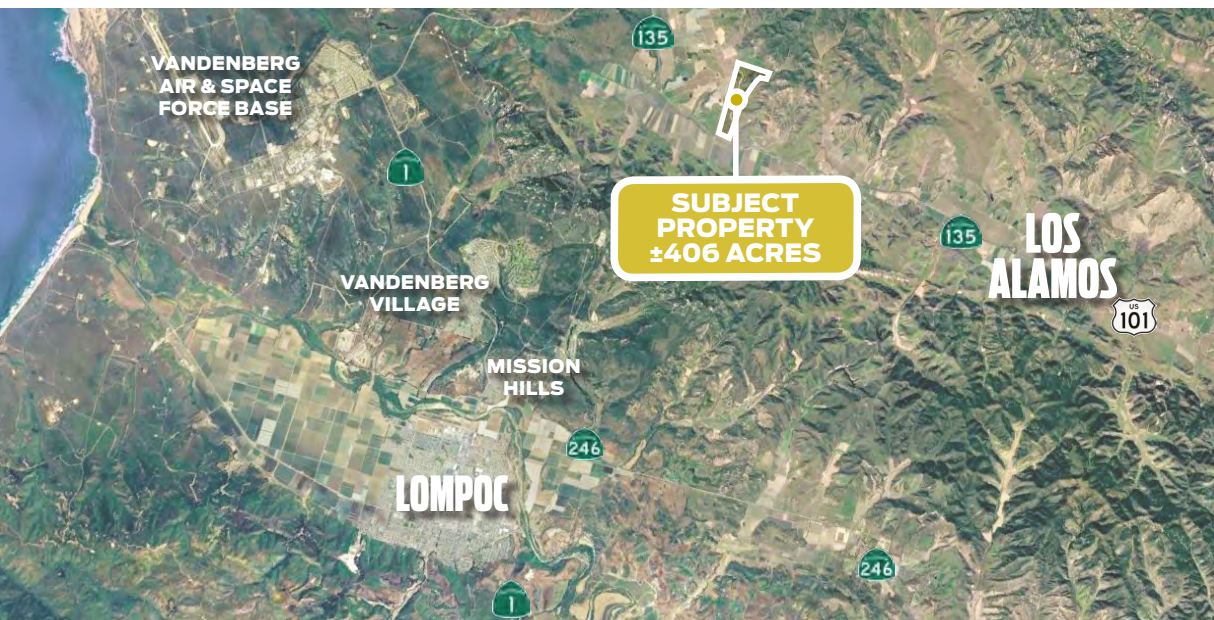
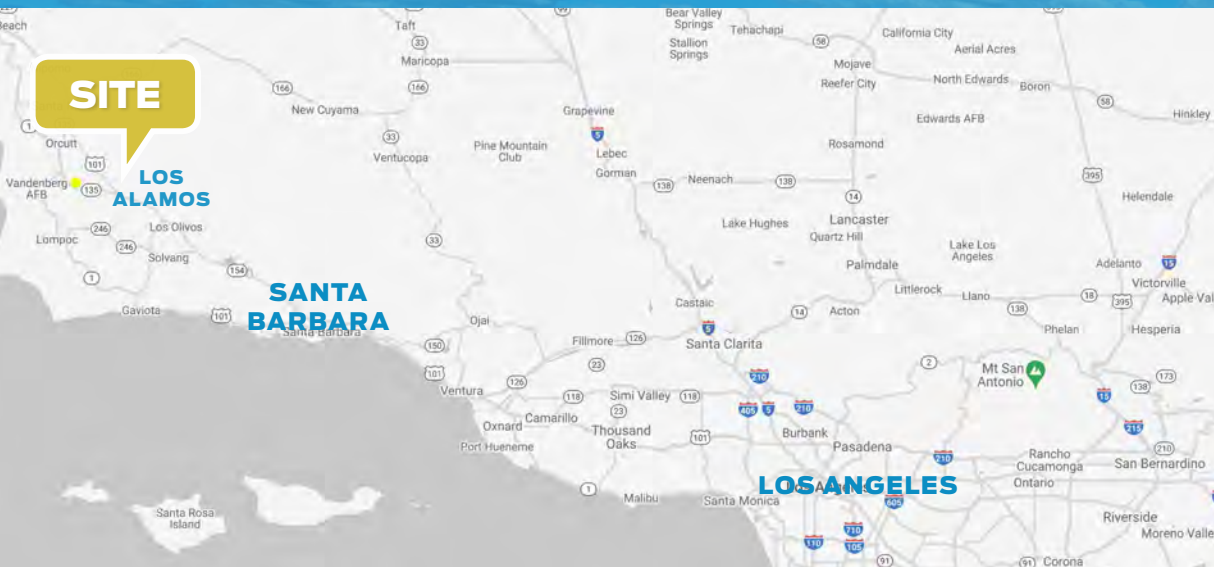
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RADIUS®
Ranch, Vineyard & Ag

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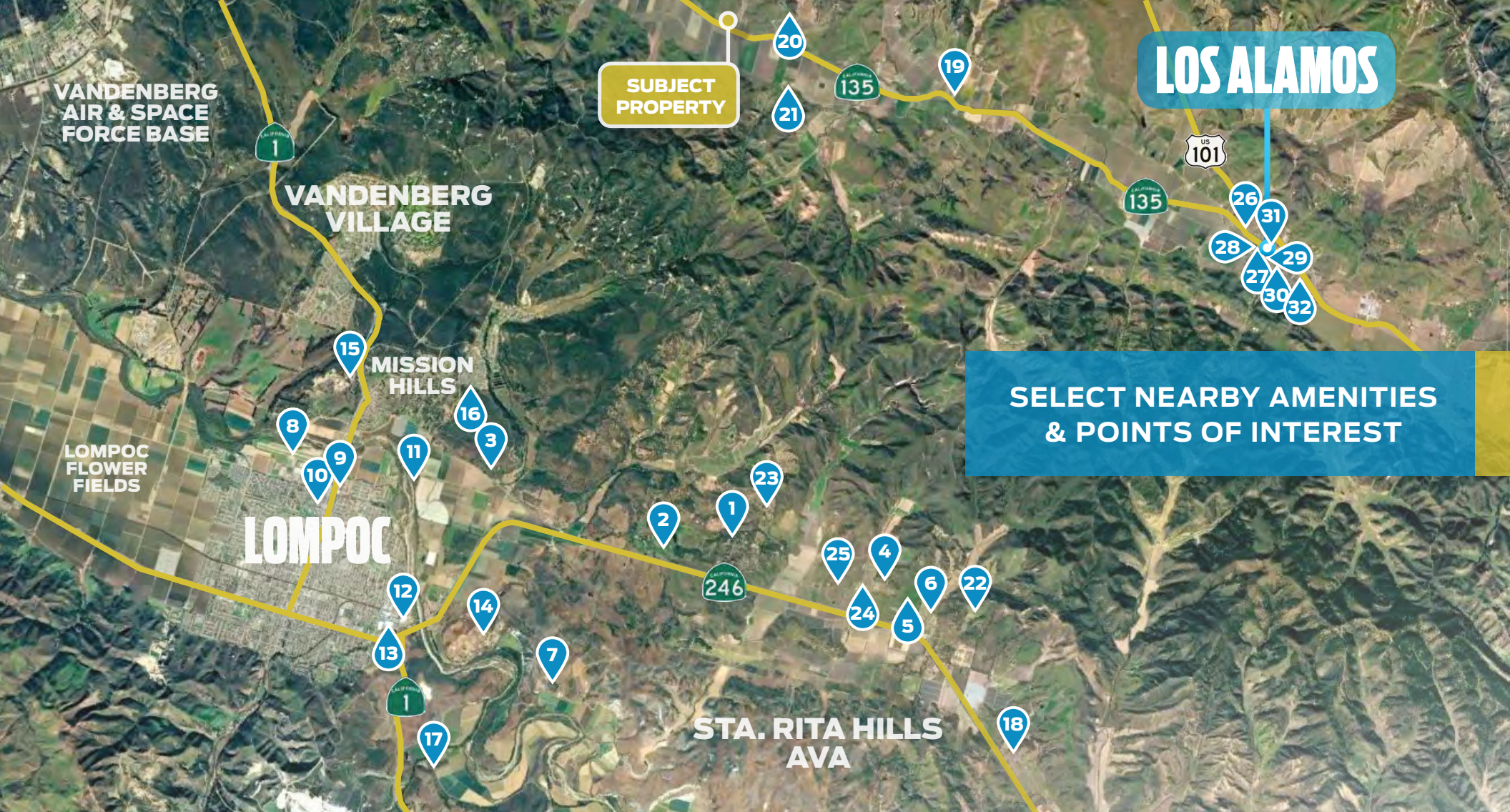
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LOS ALAMOS

SELECT NEARBY AMENITIES
& POINTS OF INTEREST

- | | | | |
|-----------------------------------|---------------------------------|----------------------------------|----------------------------|
| 1 Santa Rita Hills Lavender Farm | 9 Albertsons | 17 The Hilt Estate | 25 Kessler-Haak Wines |
| 2 La Purisima Golf Course | 10 Hilton Garden Inn | 18 Foley Estates Vineyard & Wine | 26 Full Of Life Flatbread |
| 3 La Purisima State Historic Park | 11 Riverbend Park | 19 Los Alamos Vineyard | 27 Bell's |
| 4 Turner Vineyard | 12 Santa Rita Hills Wine Center | 20 Kick On Vineyard | 28 Casa Dumetz Wines |
| 5 Babcock Winery & Vineyards | 13 The Home Depot | 21 Las Cumbres Ranch | 29 Lo-Fi Wines |
| 6 Melville Vineyards & Winery | 14 LaBarge Winery | 22 HIDDEN CANYON RANCH + FARMS | 30 Lumen Wines |
| 7 La Côte Vineyard | 15 Allan Hancock College | 23 Cebada Wine | 31 Los Alamos Gallery |
| 8 Lompoc City Airport | 16 La Purisima Mission | 24 Tyler Winery | 32 Bob's Well Bread Bakery |

HIP SMALL TOWN, BIG OLD-WEST VIBES

With a thriving food & wine scene and vintage look & feel, Los Alamos—dubbed “Little LA” by those in the know—is perhaps Santa Barbara Wine Country’s best well-kept secret



Burgeoning food, wine, & arts scene plus one-of-a-kind lodging, including the historic 1880 Union Hotel, a Victorian-style bed & breakfast, an inn with a view, and a classic motor court... Buildings old and new house art galleries, antique shops, wine tasting rooms and a surprising variety of restaurants for every type of diner from locavore to carnivore. The Los Alamos Third Saturday Stroll every month offers themed special events. During the last weekend of September, Los Alamos Old Days honors the town’s western heritage with a celebration including arts & crafts fair, BBQ, car show, dance and parade.



ALAMOS



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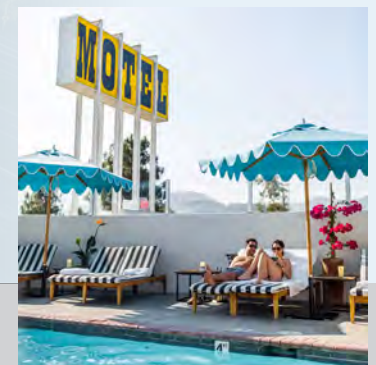
**“This Old West California Town
Is Hiding a Killer Wine
and Food Scene”**

**TRAVEL+
LEISURE**

**“This Tiny Town You’ve Never
Heard of Is Suddenly the Best
Place to Go Wine Tasting
in California”**

**ESCAPE
←LOS→
ANGELES**

**“Vineyards blend with Old West
vibes in this relaxed town perfect
for getting away from it all.”**



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±45 Acres Approved Cannabis Cultivation On ±406 AC Parcel

- **Approved LUP for ±27 acres in hoops & ±17 acres outdoor cultivation**
- **Entire ±45 acres of cannabis cultivation included under the SB County total acreage cap**
- **Buildout for business license completed**
- **Fencing, screening & security cameras all in place**

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