

Ranch 10 Industrial Land

106 +/- Acres zoned General Manufacturing and Light Manufacturing
In the City of Santa Maria, CA



Offered at \$32,300,000 in Whole, or by Individual Parcels

Presented by:



Property Information

Pricing: *Property tours are by appointment only, please contact Rincon Corporation for an appointment.*

APN	ZONING	ACRES	PRICE	\$/S.F.
117-310-005	M-2	9.80	3,415,000	8.00
117-310-006	M-2	9.82	3,415,000	7.98
117-310-007	M-2	9.80	3,415,000	8.00
117-310-008	M-2	9.80	3,415,000	8.00
117-310-009	M-1	33.28	11,500,000	7.93
117-310-010	M-1	33.41	11,500,000	7.90
AS A WHOLE		105.91	32,300,000	7.00

Size: Ranch 10 on Betteravia Road consists of a total of 105.91 +/- acres, comprised of four parcels of approximately 10 +/- acres each and two parcels of about 33 +/- acres each.

Location: Ranch 10 is in Santa Barbara County, on the west side of the City of Santa Maria in the industrial area known as Area 9. This land was annexed in 2011 with a specific plan adopted by city of Santa Maria 2012. Located at the northeast corner of Betteravia Road which is on the southern boundary, and Black Road which is on the western boundary of the Property. Highway 101 is about three and a half miles to the east and Santa Maria airport is located about 3.5 miles by road to the south. Immediately to the north of the Property is the renowned Windset Farms greenhouses, comprised of 168 acres, and 8 million square feet overall, of high tech growing operations of tomatoes and miscellaneous vegetables.

Description: Ranch 10 on Betteravia Road is approximately 105.9 acres currently being farmed to vegetables by the owners of the Property. It is all level and is virtually all useable. There is 4,300 +/- feet of frontage on Betteravia Road and approximately 1,300 feet of frontage on Black Road. The Property benefits from direct access from both roads. Carmen Lane, a paper street that does not yet physically exist borders the north of the Property and bisects a portion of one of the five parcels.

Zoning: As indicated above, the Property is zoned M-1 and M-2 by the City of Santa Maria, with a PD (Planned Development) overlay, and a minimum lot size of 15,000 square feet.



ALL INFORMATION CONTAINED IN THIS MEMORANDUM, AND ALL SUBSEQUENT INFORMATION PROVIDED, IS DEEMED RELIABLE BUT NOT GUARANTEED BY EITHER SELLER OR RINCON CORPORATION, AND SHOULD BE VERIFIED BY PROSPECTIVE PURCHASER (RECIPIENT) AND THEIR REPRESENTATIVES.

Property Information (Continued)

Water : Currently the water on the Property is produced by two onsite wells. One well is 650' deep with a 125 hp motor producing approximately 1,200 GPM according to the owners. The second well does not yet have a pump installed. The Property is located in the Santa Maria Groundwater Basin which is an adjudicated basin and therefore not subject to SGMA. The basin is not critically over drafted, and no pumping restrictions are currently in place. If individual parcels are sold off, the owners will retain rights to the existing irrigation wells to continue their farming operations.

Utilities: The Property does not have city utilities available. A sewer trunk line runs along the south side of Betteravia Road, however hookups to the Property are not presently available. No city water lines are in the immediate vicinity and the nearest city utilities are located one mile to the east at the intersection of Betteravia and Blosser Rd. The Property currently would require domestic wells for water and septic tank for sewage.

Topography and Drainage: Ranch 10 is all level, with elevations ranging from 190 to 200 feet above sea level. Drainage is generally to the west towards Black Road.

Structural Improvements: There are no structural improvements on the Property.

Site Improvements: Site improvements are limited to the two water wells, an underground pressurized irrigation system, and dirt farming roads located throughout the Property.

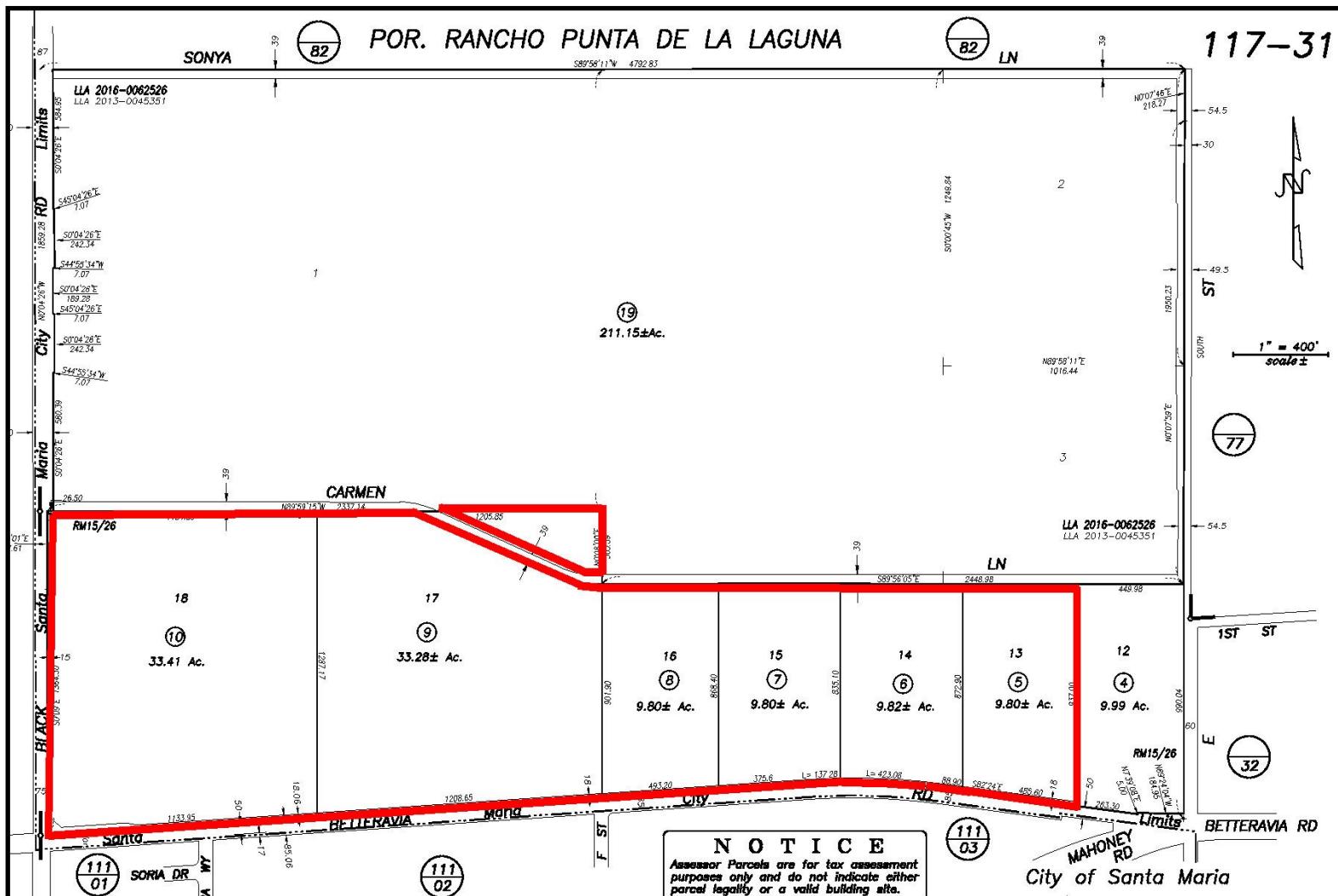
APNs: 137-310-005, 006, 007, 008, 009, and 010

Agricultural Preserve: This Property IS NOT subject to the Williamson Act (Ag Preserve)

Property Taxes: Subject to Prop 13 re-assessment



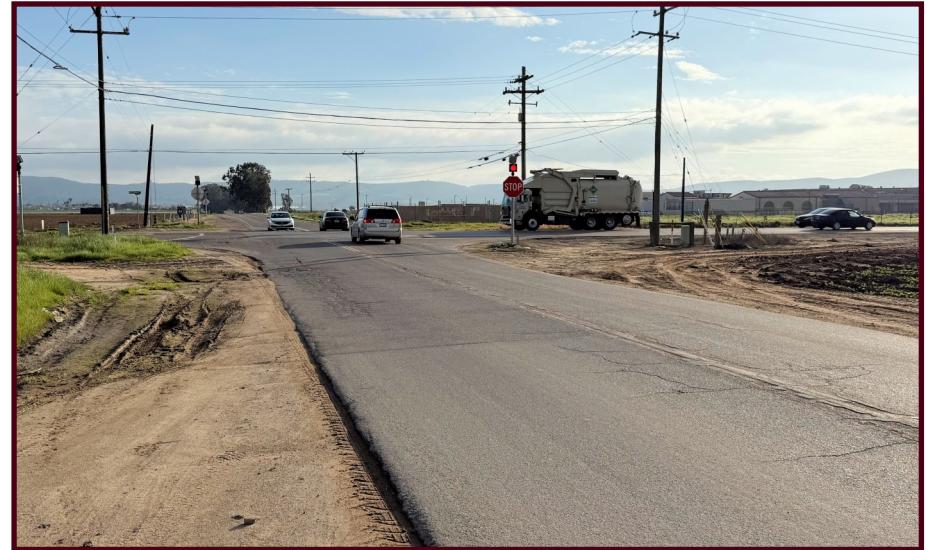
Parcel Map



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RANCH 10 INDUSTRIAL LAND, SANTA MARIA VALLEY, CA

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