



SCHUIL
AG REAL ESTATE



+/-361.37 Acres – Vineyard – Los Alamos, CA

7903 Cat Canyon Rd, Los Alamos, CA 93440,
USA • 361.37 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION :

The property is located in the Los Alamos hills on the north side of Cat Canyon Road just east of Highway 101. The site address is 7903 Cat Canyon Road, Santa Maria, CA 93454.

SIZE :

+/-361.37 Assessed Acres with +/-191 Plantable Acres

PLANTINGS:

The property currently has +/-8 acres of producing Sangiovese and +/-27 acres of producing Syrah vines.

There are +/-85 acres of vineyard redevelopment land.

HOMES:

The property features a ranch-style home, built in 1981, offering 4,447 square feet of living space, including two sunrooms. The home includes a spacious living room, dining room, kitchen, mudroom, laundry room, and a long hallway connecting the sunrooms. The master suite includes a large bedroom and a bath with his-and-her vanities, while two additional bedrooms share a full bathroom. There are also two half baths. Modern kitchen appliances, tiled bathroom counters, and three wood-burning fireplaces add to the charm. Open wood beam ceilings enhance the living room, dining room, and kitchen. There is an attached 3-car garage with a small shop.

The property also includes one double wide mobile home.

HORSE FACILITY:

The property includes a +/-6,900 square feet center aisle horse barn with 14 stalls and a tack room built in late 1970's. There is also a wood fenced round pen right outside the horse barn as well as open range land.

BUILDINGS:

There are two hay barns as well as a large equipment storage shop on the north end of the property.

WATER:

Property features three electric powered (3) wells:

- Two (2) turbine ag wells (675 total gpm)
- One (1) Domestic 20hp submersible

Property is equipped with drip irrigation system for vines supported by a 20-acre-foot lined reservoir.

SOIL :

See 'Soil Map' and 'Soil Description' for more details.

LEGAL :

Santa Barbara APNs: 101-300-010, 101-300-011, 101-300-012, 101-300-013 and 101-300-014

**GROUNDWATER
DISCLOSURE :**

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS:

Nestled in the rolling coastal hills of Los Alamos, this stunning +/- 361.37-acre vineyard property offers a prime opportunity in Santa Barbara County's renowned wine country. Featuring +/- 191 plantable acres, including +/- 35.1 acres of producing Syrah vines and +/- 85 acres of vineyard redevelopment land, the estate is perfectly positioned for continued vineyard expansion. The property includes a ranch-style main residence, built in 1981, offering 4,447 square feet of living space, a double-wide mobile home, and a large center-aisle horse barn with 14 stalls, a tack room, and a wood-fenced round pen. In addition, a large equipment storage shop provides versatile space for farming and equestrian activities.

With a robust water infrastructure, including three wells and a 20-acre-foot lined reservoir, the property supports a drip irrigation system for the vineyard. Located off Cat Canyon Road, near Highway 101, this picturesque estate is surrounded by award-winning vineyards and wineries, further enhancing its appeal as a significant investment in one of California's top wine-producing regions.

This property offers unique development opportunities, including the potential to create a profitable vineyard with a signature wine label. Equestrian enthusiasts can enhance the estate to meet their riding needs or repurpose the horse barn into a charming bed and breakfast, taking advantage of the small-town charm and rich history of Los Alamos.

The sale includes the "White Hawk Vineyard" brand. The property is strategically located just 21 miles from the Pacific Ocean and 2 miles north of Los Alamos at an elevation of 900 feet. Known for its exceptional white wines, the Los Alamos Hills region is a sought-after area in the wine industry.

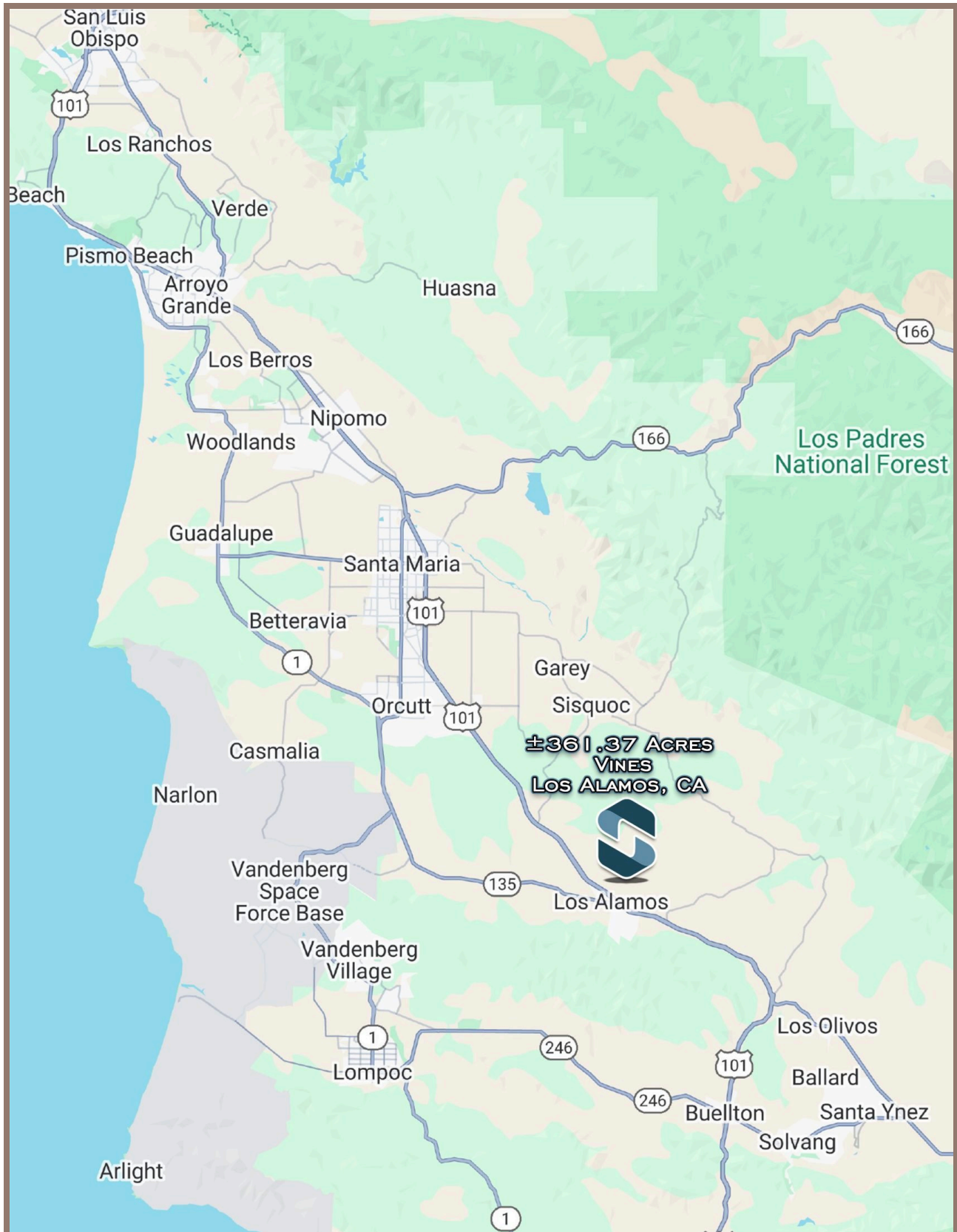
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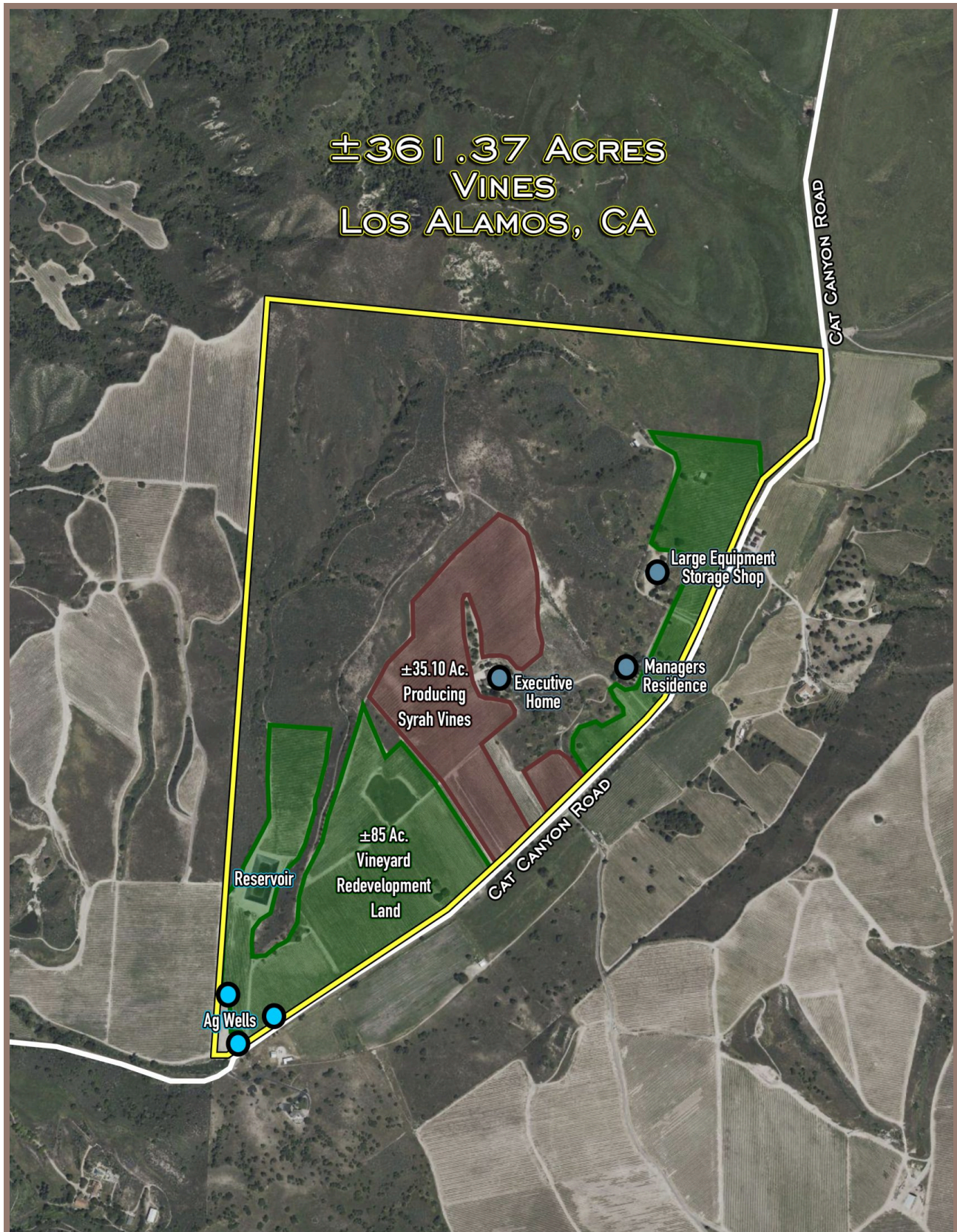
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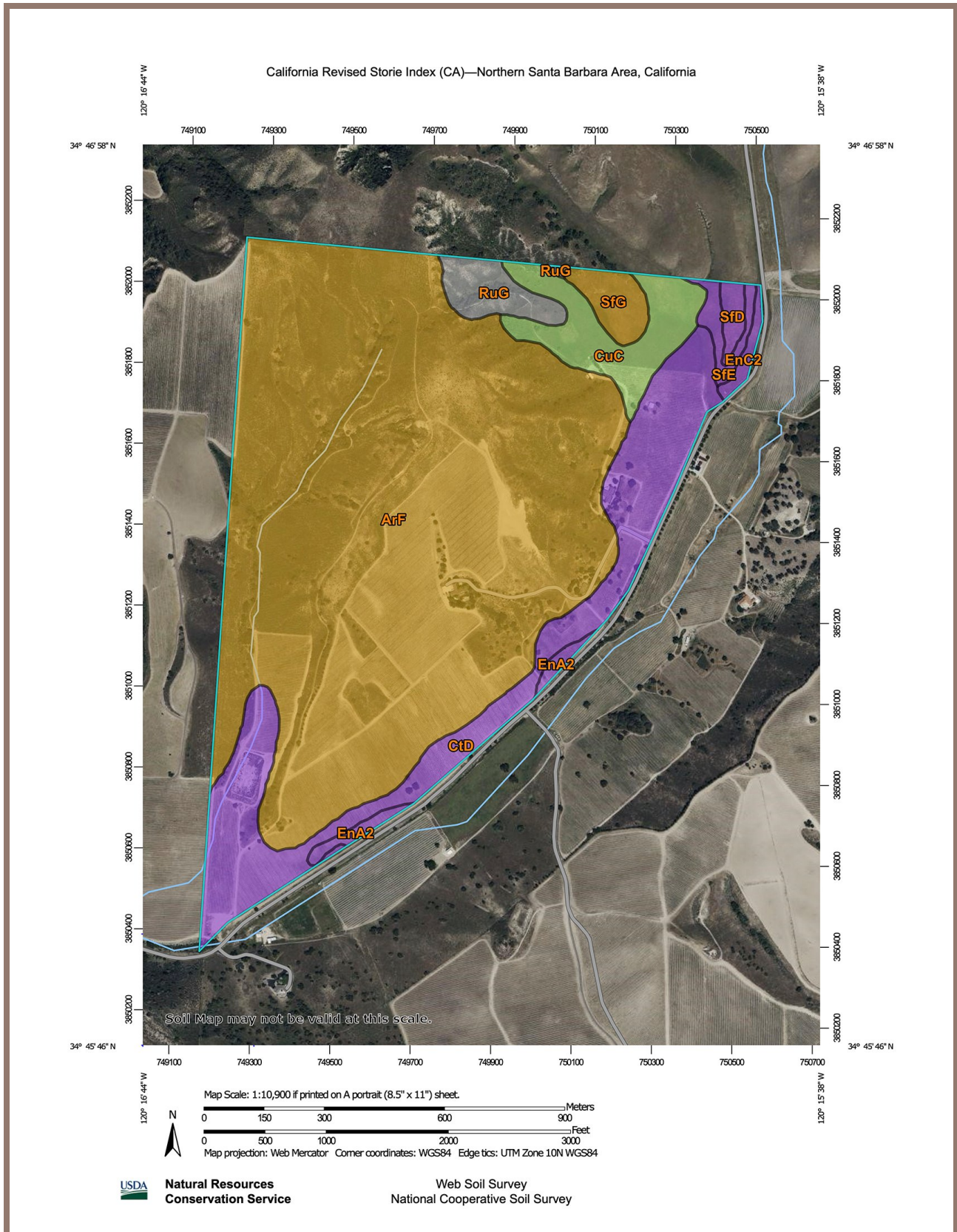
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California Revised Storie Index (CA)—Northern Santa Barbara Area, California

California Revised Storie Index (CA)

| Map unit symbol | Map unit name | Rating | Component name (percent) | Acres in AOI | Percent of AOI |
|------------------------------------|---|----------------|--------------------------|--------------|----------------|
| ArF | Arnold sand, 15 to 45 percent slopes | Grade 4 - Poor | Arnold (85%) | 259.9 | 72.2% |
| CtD | Corralitos sand, 2 to 15 percent slopes | Grade 3 - Fair | Corralitos (85%) | 56.0 | 15.6% |
| CuC | Corralitos loamy sand, 2 to 9 percent slopes | Grade 2 - Good | Corralitos (85%) | 18.9 | 5.3% |
| EnA2 | Elder shaly loam, 0 to 2 percent slopes, eroded | Grade 3 - Fair | Elder (85%) | 3.1 | 0.9% |
| EnC2 | Elder shaly loam, 2 to 9 percent slopes, eroded | Grade 3 - Fair | Elder (85%) | 1.9 | 0.5% |
| RuG | Rough broken land | Not Rated | Rough broken land (50%) | 8.1 | 2.3% |
| | | | Lithic Xerorthents (40%) | | |
| | | | Unnamed (10%) | | |
| SfD | San Andreas-Tierra complex, 5 to 15 percent slopes | Grade 3 - Fair | San Andreas (50%) | 2.4 | 0.7% |
| SfE | San Andreas-Tierra complex, 15 to 30 percent slopes | Grade 3 - Fair | San Andreas (60%) | 3.7 | 1.0% |
| SfG | San Andreas-Tierra complex, 30 to 75 percent slopes | Grade 4 - Poor | San Andreas (60%) | 6.0 | 1.7% |
| Totals for Area of Interest | | | | 360.1 | 100.0% |

