

FOR
SALE

1040 Drum Canyon Road
LOMPOC, CA 93436




SANTA BARBARA VINTNERS
Sta. Rita Hills
Viticultural Area
SANTA BARBARA COUNTY, CALIFORNIA

The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

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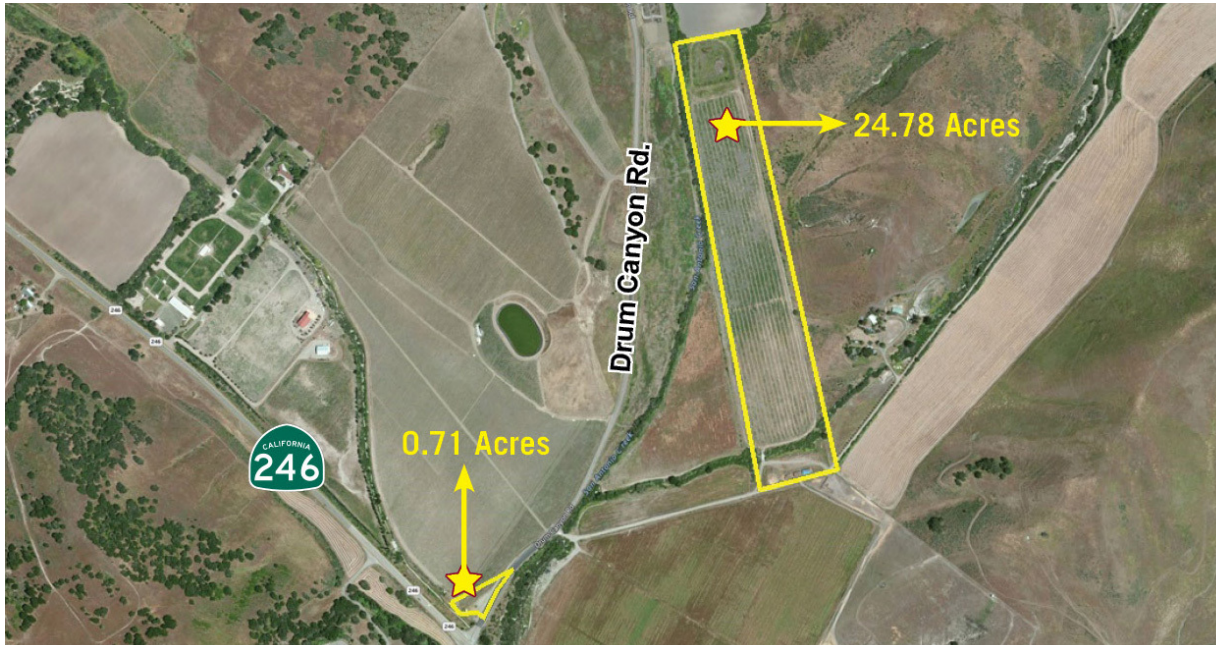
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leecentralcoast.com



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PROPERTY SUMMARY

Sale Price: \$1,200,000

Lot Size: 25.49 Acres

APN #: 099-170-024
099-210-051

Zoning: AG

Market: SB North County

Cross Streets: Highway 246

AVA: Santa Rita Hills AVA

PROPERTY OVERVIEW

Prime Santa Rita Hills vineyard land located east of Buellton on Highway 246 and Drum Canyon Road. Over twenty-five acres of flat usable land adjacent to Dierberg Star Lane vineyards.

The sale features two separate parcels:

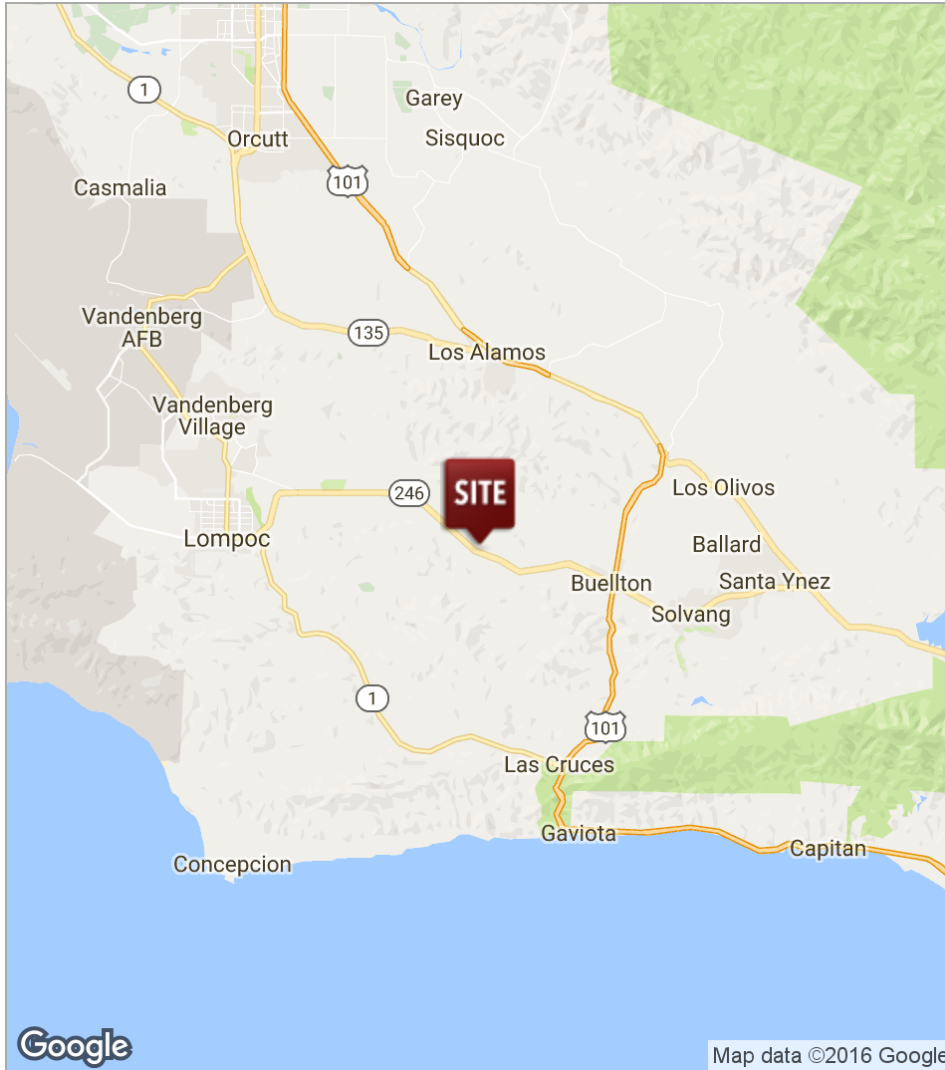
APN 099-170-024 = 24.78 Acres

APN 099-210-051 = 0.71 Acres

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SANTA RITA HILLS AVA

The Sta. Rita Hills American Viticulture Appellation is located on California’s Central Coast in Santa Barbara County. The Pacific Ocean’s marine layer and afternoon ocean breezes traverse the coastal valley corridors between the Purisima Hills and the Santa Rosa Hills, creating the perfect environment for growing Pinot Noir, Chardonnay and other cool climate wine grape varieties.

With a total area of 30,720 acres, the Sta. Rita Hills AVA is home to over 59 vineyards, totaling 2,700 hundred acres planted to Pinot Noir, Chardonnay and 18 other cool climate wine grape varieties.

PROPERTY HIGHLIGHTS

- Located within Santa Rita Hills AVA
- Excellent well
- Flat usable land
- Certified organic farm



	1 Mile	5 Miles	10 Miles
Total Households:	50	1,112	5,127
Total Population:	152	3,311	14,631
Average HH Income:	\$102,938	\$98,888	\$99,484

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