

Hollister Ranch

3725 SAN MIGUELITO ROAD, LOMPOC, CALIFORNIA

739 +/- Acres, with residence and barn



Offered at \$3,895,000

(\$5,270 +/- per acre)

Presented by:



RINCON
CORPORATION

Property Information

Purchase Price: \$3,895,000

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

Size: 739± deeded acres, Lompoc, California, County of Santa Barbara (the Property)

Location: The Property is located at 3725 San Miguelito Road, approximately 3.5 miles south of the city of Lompoc, and approximately 5.5 miles and 12 minutes by vehicle. It is situated in Santa Barbara County, approximately 7.5 miles east from the Pacific Ocean, and is conveniently on the way to several points of interest, including: the Lompoc flower fields, Vandenberg Air Force Base, the Lompoc Public Airport and Old Town Lompoc. Vandenberg Air Force Base borders the Property to the west. A proposed windfarm that has been approved by the County is to be located on several ranches to the south and to include 29 windmills, including some on the adjacent ranch.

Tucked between the Coastal Range and the Pacific, the small city of Lompoc is a popular getaway destination for wine lovers, history buffs and art enthusiasts. Famous for its many fields of commercially grown flowers, its wineries and its beautiful street murals, Lompoc offers visitors an appealing blend of attractions and recreational opportunities, including hiking, golfing or simply taking a scenic drive. Just miles from the city are the crashing waves of the Pacific and wide stretches of sand from which to take it all in.

Description: The Hollister Ranch represents a private retreat and a step back into its rich history as part of Old California, which provides an exceptional opportunity to actually experience the true remnants of the Old California lifestyle in today's frantic world. Located in a beautiful private setting on the outskirts of the City of Lompoc, this pastoral ranch is private, secure, and essentially self-contained in a bucolic setting with abundant wildlife, dramatic landscape, offering very scenic and sweeping panoramic vistas of a large portion of Santa Barbara County.

The Property consists of approximately 739.57 acres of native cattle pasture, according to assessor's information, and is comprised of two parcels. The western parcel, APN 083-080-001 is approximately 500 acres and the eastern parcel, APN 083-080-003 is approximately 239.57 acres. Varying from nearly level to gently rolling hills, to steep terrain with rock outcroppings, the native pasture includes grasslands, chaparral, and oak savannahs. Livestock have always been the mainstay at the Hollister Ranch. Cattle were the lifeblood of the early economy in early rancho days, and horses were utilized to work the cattle. The Property fronts on San Miguelito Road but provides privacy to the headquarters area from the main road. The property is long, narrow, and irregular in shape and varies in elevation from a high point of approximately 1,800 feet along the western property line, reducing to about 700 feet along San Miguelito Road.



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)

Present Use:	Currently and historically , the Property has been used as a rural residence and cattle-grazing ranch.
Water Source:	Water is provided by a municipal (city of Lompoc) owned and operated spring located adjacent to the Property that provides both domestic and stock water at no cost. A year round stream runs along the eastern boundary of the Property fed by the overflow of this municipal spring. Additionally, there are four more improved springs to the west of the Property that provide additional livestock water.
Structural Improvements:	Improvements include a 3 bedroom, 2 bath single-family residence of about 2,060 square feet plus a separate garage, which is currently rented to a tenant. There is also a 2,000 square foot barn built in 1999 that is used for hay and equipment storage. Two working livestock corrals provide the ability to care for the livestock, one located adjacent to the barn, and a second located on the western parcel of the ranch.
Site Improvements:	Site improvements include dirt driveways/interior roads, drainage culverts, minimal landscaping and barbed-wire fencing and cross fencing. The several miles of dirt and gravel roads provide ample access for biking, hiking, horseback, or other recreational pursuits.
Soils:	Soils and topography vary considerably. For further detail, see soils map on Page 4
Zoning:	The Property is located in an unincorporated area of Santa Barbara County: <i>Zoned Agriculture (AG II-100)</i>
Utilities:	Major public utility companies to the property include telephone and electricity, which are extended to the home-stead site on San Miguelito Road. While there is no public water or sewer in the area, it is common to find private septic systems being utilized. No natural gas is available; however, liquid propane gas is available via private commercial vendors.
Assessor's Parcel Number:	APN's 083-080-001 and -003
Agricultural Preserve:	This Property is subject to the Williamson Act (Ag Preserve)
Property Taxes:	2020-2021 Taxes are \$4,385.80 annually



Soil Map



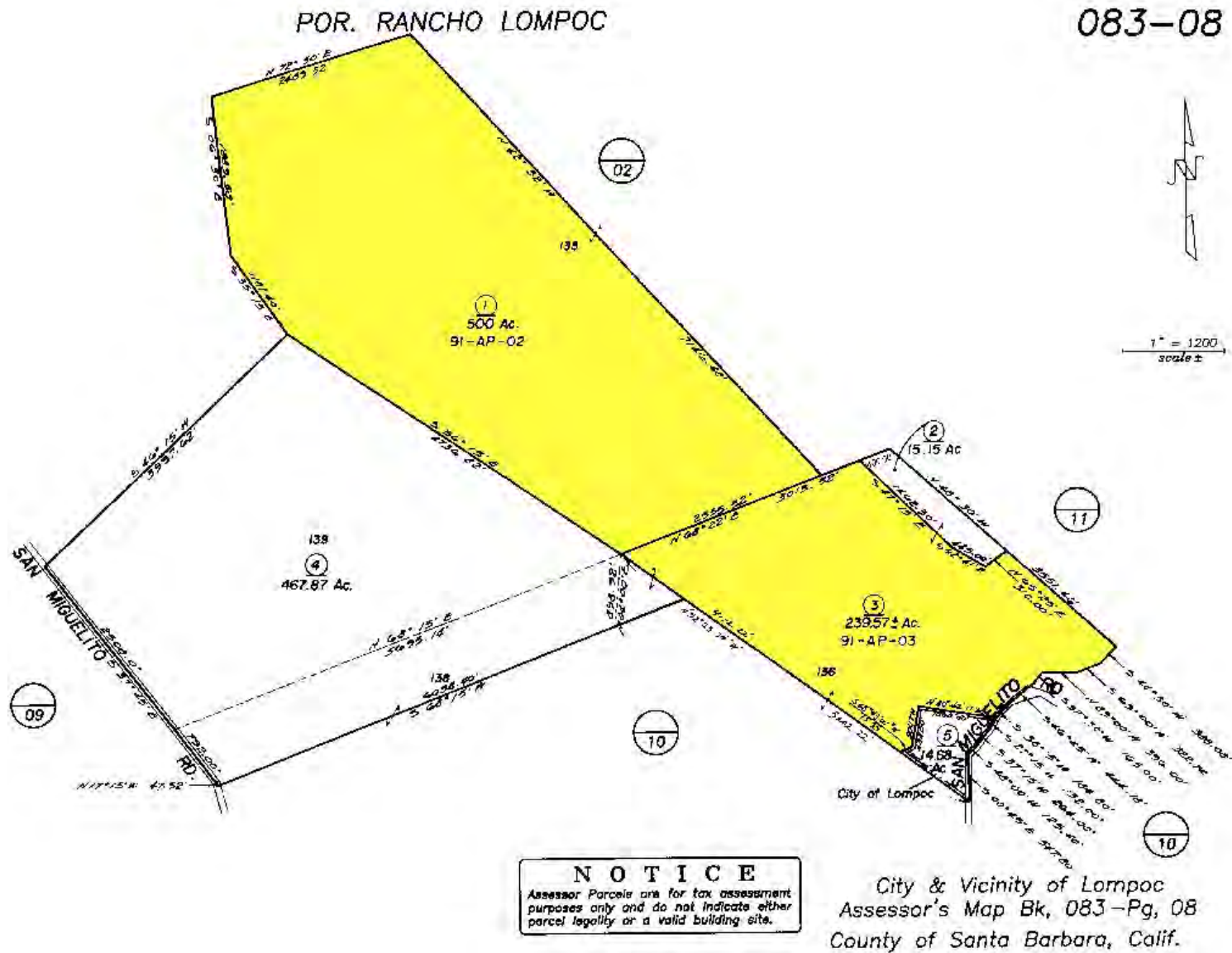
Map Unit Symbol	Soil Type	Acres	% of Area
AE	Argixerolls & Xerets, landslide areas	2.9	0.4%
CdG	Capitan-Rock outcrop, 50 to 75% slopes	1.0	0.1%
CkF	Crow Hill silty clay loam, 30-50% slopes	9.0	1.2%
DaC	Diablo Clay, 2-9% slopes	3.6	0.5%
DaE2	Diablo Clay, 15-30% slopes	109.3	14.7%
DaF2	Diablo Clay, 30-50% slopes	27.6	3.7%
GaE	Gaviota sandy loam, 9-30% slopes	5.7	0.8%
GaG	Gaviota sandy loam, 30-75% slopes	9.9	1.3%
LeE2	Lopez-Santa Lucia complex 9-30% slopes	12.9	1.7%
LeF2	Lopez-Santa Lucia complex 30-50% slopes	24.5	3.3%
LgE2	Los Osos clay loam, 15-30% slopes	148.6	19.9%
LgF2	Los Osos clay loam, 30-50% slopes	126.1	16.9%
MgF2	Montara stony clay, 15-50% slopes	172.5	23.1%
NOT COM	No digital data available	0.9	0.1%
ScE2	Santa Lucia shaly clay loam, 15-30% slopes	18.3	2.5%
ScF2	Santa Lucia shaly clay loam, 30-50% slopes	72.4	9.7%
Total for Area of Interest (1)		745.2	100.0%

(1) Note: Boundaries shown are approximate and therefore acreage totals are slightly off



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Parcel Map



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View of Southwest Corner of Property (near VAFB antennas on top)



Residence



Looking Down on Barn and Corrals



Rock Formation with Lompoc in the Background



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Top: Viewing east along southern fenceline

Bottom Left: Viewing north from high knoll

Bottom Right: Corrals with barn in background.



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