

±100 Acres • Offered at \$3,900,000

SANTA BARBARA COUNTY

Includes highly productive AG well • Zoned
AG II-100 & Not Enrolled in Williamson Act

DUVARITA VINEYARD

LOMPOC CA 93436

LA PURISIMA
MISSION STATE
HISTORIC PARK

LA PURISIMA
GOLF COURSE

CEBADA CANYON ROAD

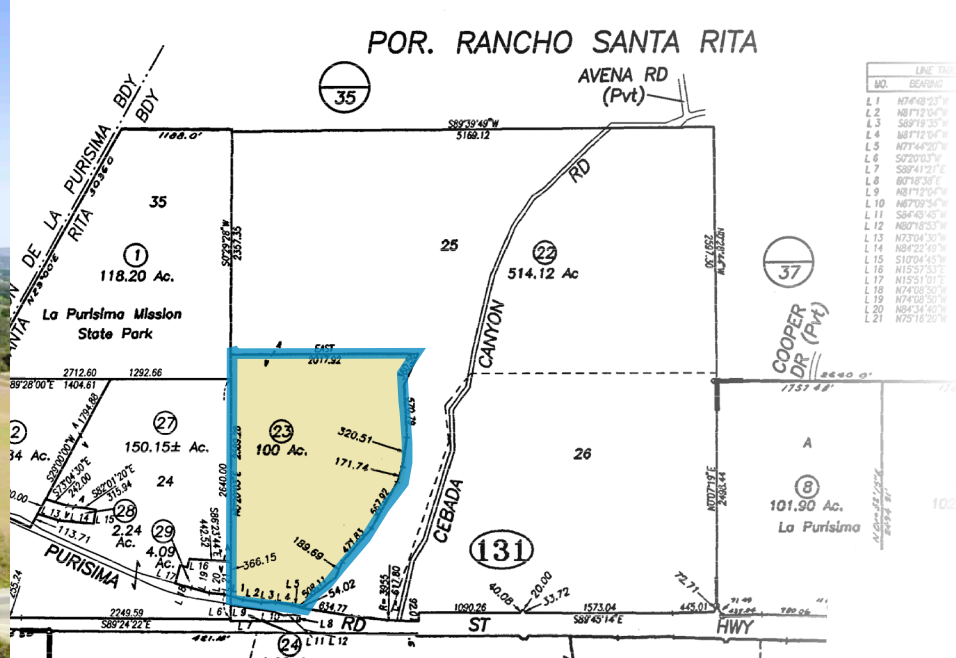
CALIFORNIA
246

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 **RADIUS**[®]
Ranch, Vineyard & Ag

10.30.23

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100 ACRES FOR SALE IN SANTA BARBARA COUNTY DUVARITA PARCEL

Approximately 28 acres of vineyard planted in 2000. Certified Biodynamic® just west of Sta. Rita Hills AVA. Contact Listing Agent for details.

The word is out that there are changes afoot at the County level which will result in the increased economic viability of Ag-zoned parcels in the unincorporated areas. This is a moment of unique opportunity for existing owners and buyers of commercial ag land to submit projects while this process is occurring:

<https://www.countyofsb.org/728/Agricultural-Enterprise-Ordinance> <https://www.sbcreplan.com/>

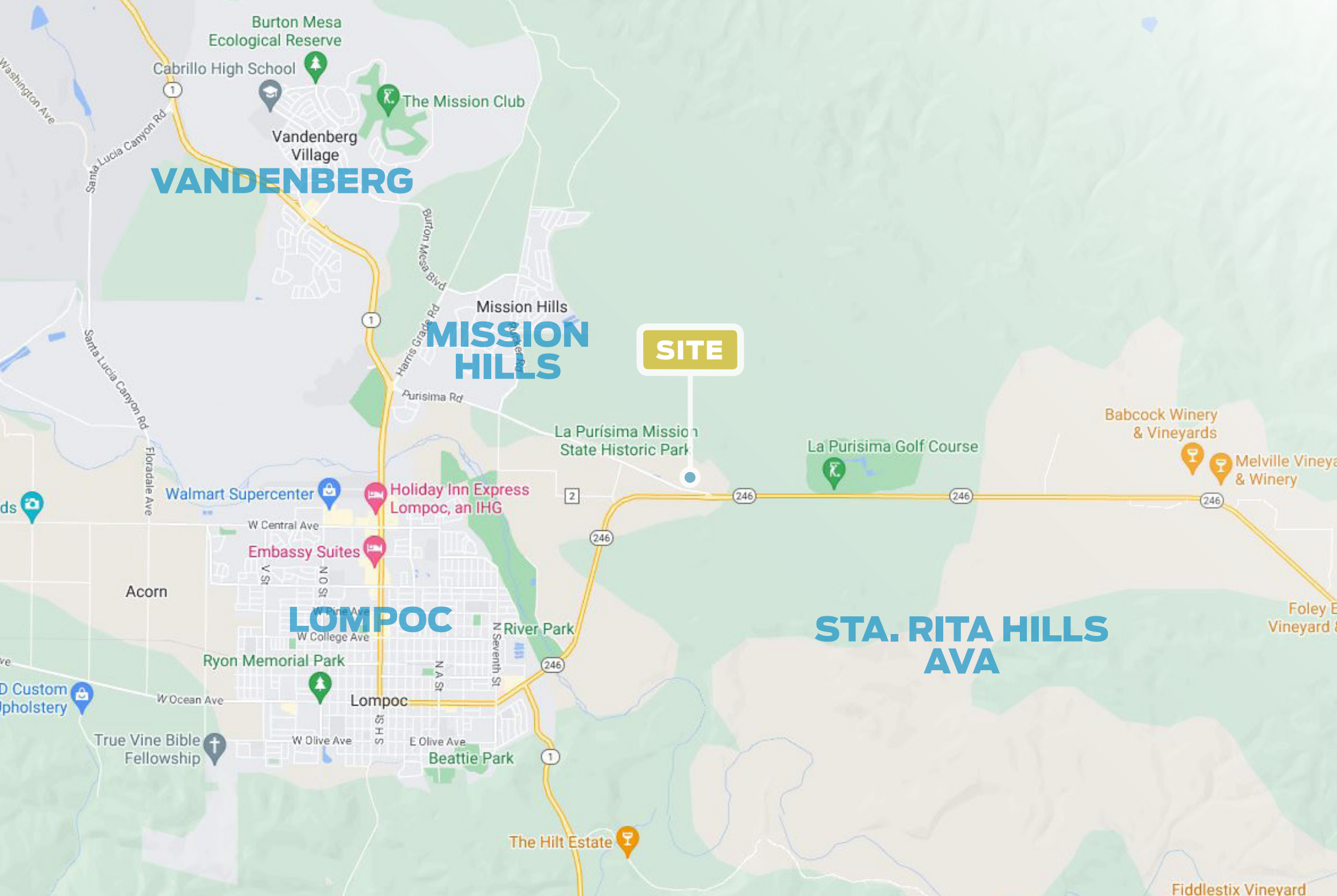
Offering Specifics

Offered at	\$3,900,000
APN	099-131-023
Land Size	±100 Acres
Vines	±16 AC Pinot Noir; ±7 AC Chardonnay; ±4 AC Syrah; Less than 1 AC Viognier
Existing Structures	±1,800 SF 2BD/2.5BA House (remodeled in 2014); Pole barn (60' x 30') built in 2013
Wells	One (1) wells ±450 gpm
Zoning	AG II-100 & not enrolled in Williamson Act

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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SITE

VANDENBERG

MISSION HILLS

LOMPOC

STA. RITA HILLS AVA

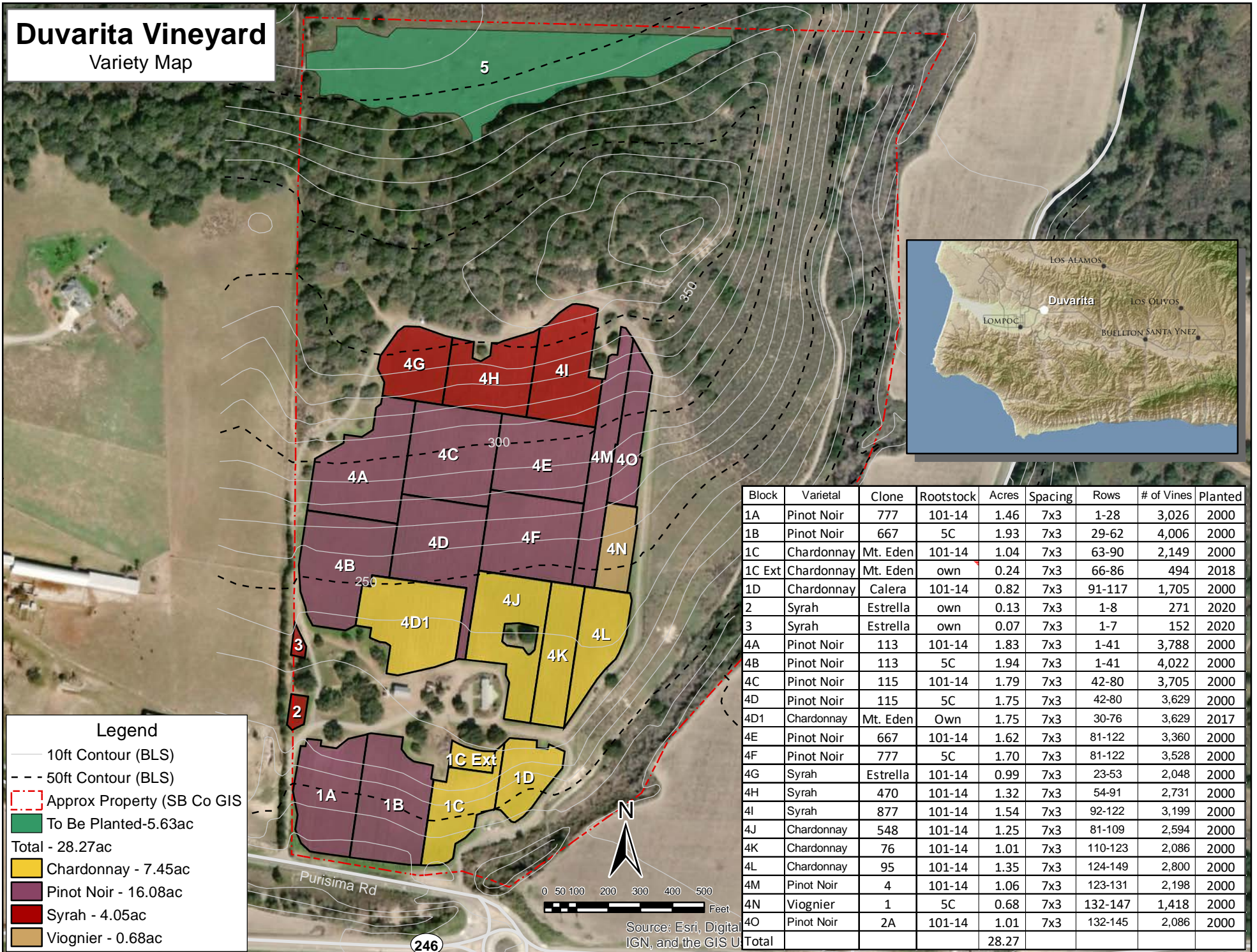
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Duvarita Vineyard

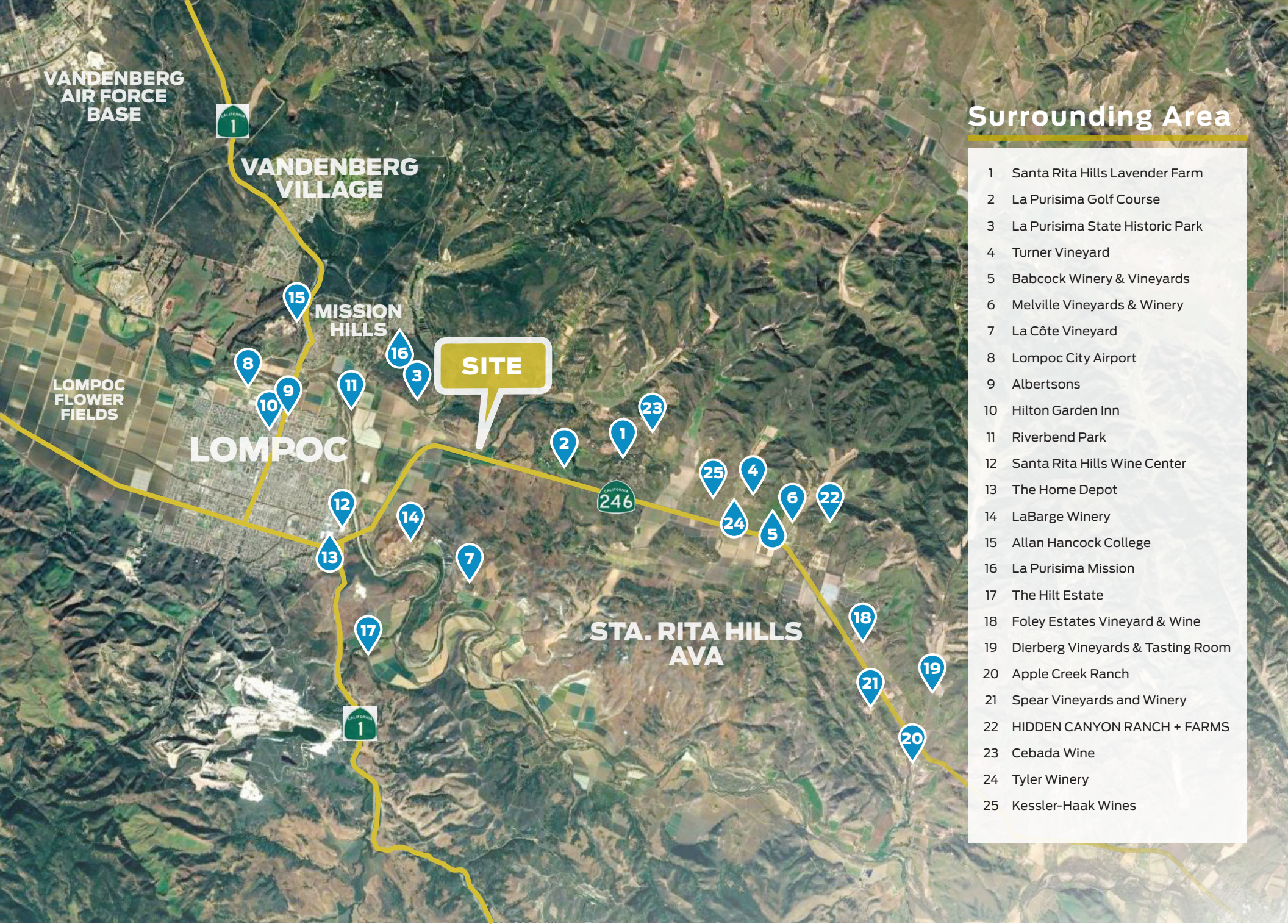
Variety Map



Legend

- 10ft Contour (BLS)
- - - 50ft Contour (BLS)
- Approx Property (SB Co GIS)
- To Be Planted-5.63ac
- Total - 28.27ac
- Chardonnay - 7.45ac
- Pinot Noir - 16.08ac
- Syrah - 4.05ac
- Viognier - 0.68ac

Block	Varietal	Clone	Rootstock	Acres	Spacing	Rows	# of Vines	Planted
1A	Pinot Noir	777	101-14	1.46	7x3	1-28	3,026	2000
1B	Pinot Noir	667	5C	1.93	7x3	29-62	4,006	2000
1C	Chardonnay	Mt. Eden	101-14	1.04	7x3	63-90	2,149	2000
1C Ext	Chardonnay	Mt. Eden	own	0.24	7x3	66-86	494	2018
1D	Chardonnay	Calera	101-14	0.82	7x3	91-117	1,705	2000
2	Syrah	Estrella	own	0.13	7x3	1-8	271	2020
3	Syrah	Estrella	own	0.07	7x3	1-7	152	2020
4A	Pinot Noir	113	101-14	1.83	7x3	1-41	3,788	2000
4B	Pinot Noir	113	5C	1.94	7x3	1-41	4,022	2000
4C	Pinot Noir	115	101-14	1.79	7x3	42-80	3,705	2000
4D	Pinot Noir	115	5C	1.75	7x3	42-80	3,629	2000
4D1	Chardonnay	Mt. Eden	Own	1.75	7x3	30-76	3,629	2017
4E	Pinot Noir	667	101-14	1.62	7x3	81-122	3,360	2000
4F	Pinot Noir	777	5C	1.70	7x3	81-122	3,528	2000
4G	Syrah	Estrella	101-14	0.99	7x3	23-53	2,048	2000
4H	Syrah	470	101-14	1.32	7x3	54-91	2,731	2000
4I	Syrah	877	101-14	1.54	7x3	92-122	3,199	2000
4J	Chardonnay	548	101-14	1.25	7x3	81-109	2,594	2000
4K	Chardonnay	76	101-14	1.01	7x3	110-123	2,086	2000
4L	Chardonnay	95	101-14	1.35	7x3	124-149	2,800	2000
4M	Pinot Noir	4	101-14	1.06	7x3	123-131	2,198	2000
4N	Viognier	1	5C	0.68	7x3	132-147	1,418	2000
4O	Pinot Noir	2A	101-14	1.01	7x3	132-145	2,086	2000
Total				28.27				



Surrounding Area

- 1 Santa Rita Hills Lavender Farm
- 2 La Purisima Golf Course
- 3 La Purisima State Historic Park
- 4 Turner Vineyard
- 5 Babcock Winery & Vineyards
- 6 Melville Vineyards & Winery
- 7 La Côte Vineyard
- 8 Lompoc City Airport
- 9 Albertsons
- 10 Hilton Garden Inn
- 11 Riverbend Park
- 12 Santa Rita Hills Wine Center
- 13 The Home Depot
- 14 LaBarge Winery
- 15 Allan Hancock College
- 16 La Purisima Mission
- 17 The Hilt Estate
- 18 Foley Estates Vineyard & Wine
- 19 Dierberg Vineyards & Tasting Room
- 20 Apple Creek Ranch
- 21 Spear Vineyards and Winery
- 22 HIDDEN CANYON RANCH + FARMS
- 23 Cebada Wine
- 24 Tyler Winery
- 25 Kessler-Haak Wines



CITY OF ARTS & FLOWERS

LOMPOC • GATEWAY TO THE STA. RITA HILLS AVA

Wine production and wine tourism comprise the rapidly expanding value-added agricultural sector of the Lompoc economy. The Lompoc Valley is considered the “Gateway to the Sta. Rita Hills AVA”, internationally recognized for premium pinot noir and chardonnay.

Thirty premium boutique wine labels are produced in Lompoc at wineries in the affectionately termed “Lompoc Wine Ghetto”—a unique two-block industrial park located off of North Seventh Street on Chestnut Court—and at other locations across town. The complex offers world-class wine, presented in a laid back atmosphere, where, quite often, the person pouring the wine is also the person that made it.

Several other wineries are located along California State Route 246, linking Lompoc with Buellton, and on Santa Rosa Road. Lompoc hosts the Santa Barbara County Vintners’ Festival held at River Park in the spring, and enjoys world-wide acclaim as the “City of Arts and Flowers.” The flower seed capital is awash in colorful blooms throughout the warmer months and is home to more than 30 murals, mostly concentrated in Old Town.

Located on scenic Pacific Coast Highway, Lompoc is approximately 55 miles northwest of Santa Barbara, 155 miles northwest of Los Angeles and 270 miles southeast of San Francisco. The Pacific Ocean is roughly nine miles from town. The Lompoc Valley is a key part of the Central California region with a population of approximately 44,398. Vandenberg Air Force Base — a major regional employer — is 10 miles northwest of the City and is among the nation’s most important military and aerospace installations.