

# A PIECE OF PARADISE

Rancho San Marcos  
*Santa Barbara, California*

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COMPASS

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INTERNATIONAL REALTY



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4515 & 4600 Hwy 154, Santa Barbara, CA 93105

## Property Overview

Offered Together at \$12,000,000

FIVE APNs COMBINED: 297.62 ± Acres

ALL SOLD TOGETHER

THREE PARCELS:

- 1) River Well Parcel - 100.17 ± acres  
(145-160-067, 145-160-091 & 145-160-092)
- 2) Barn Parcel - 101.13 ± acres  
(145-160-070)
- 3) Old Headquarters Parcel - 96.32 ± acres  
(145-160-065)

Zoning: AG II – 100

Features: Various farm structures and barns, large pond, irrigation water is supplied by various wells which affords a limited irrigation system for agriculture  
Phase I: Phase One site work (will be) completed

Located near Paradise Road and just minutes from Santa Barbara and the charming town of Santa Ynez, the former Rancho San Marcos Golf Course is a rare vast and versatile site ready for creative reimagining. This exceptional piece of paradise is steeped in history and rich with resplendent scenery. Explore three approx. 100-acre parcels with five APNs totaling 297.59 ± acres that are surrounded by magnificent mountains, stunning vistas, and gently undulating landscapes dotted with ancient live oaks. The property wanders along the river bench of the Santa Ynez River which affords abundant wildlife including wild turkey and deer. Rancho San Marcos provides various equestrian structures, barns, a clubhouse, an office, 4 dwellings used as bunkhouses and worker residences, a well-maintained multi-use trail system, a large pond filled with bass, and irrigation water is supplied by various wells which affords a limited irrigation system for agriculture. This property is perfect for an entrepreneur seeking a family compound, a corporate retreat, and/or an opportunity for the possibility of a return over time through the sale of parcels.



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Information is deemed reliable, but not guaranteed.



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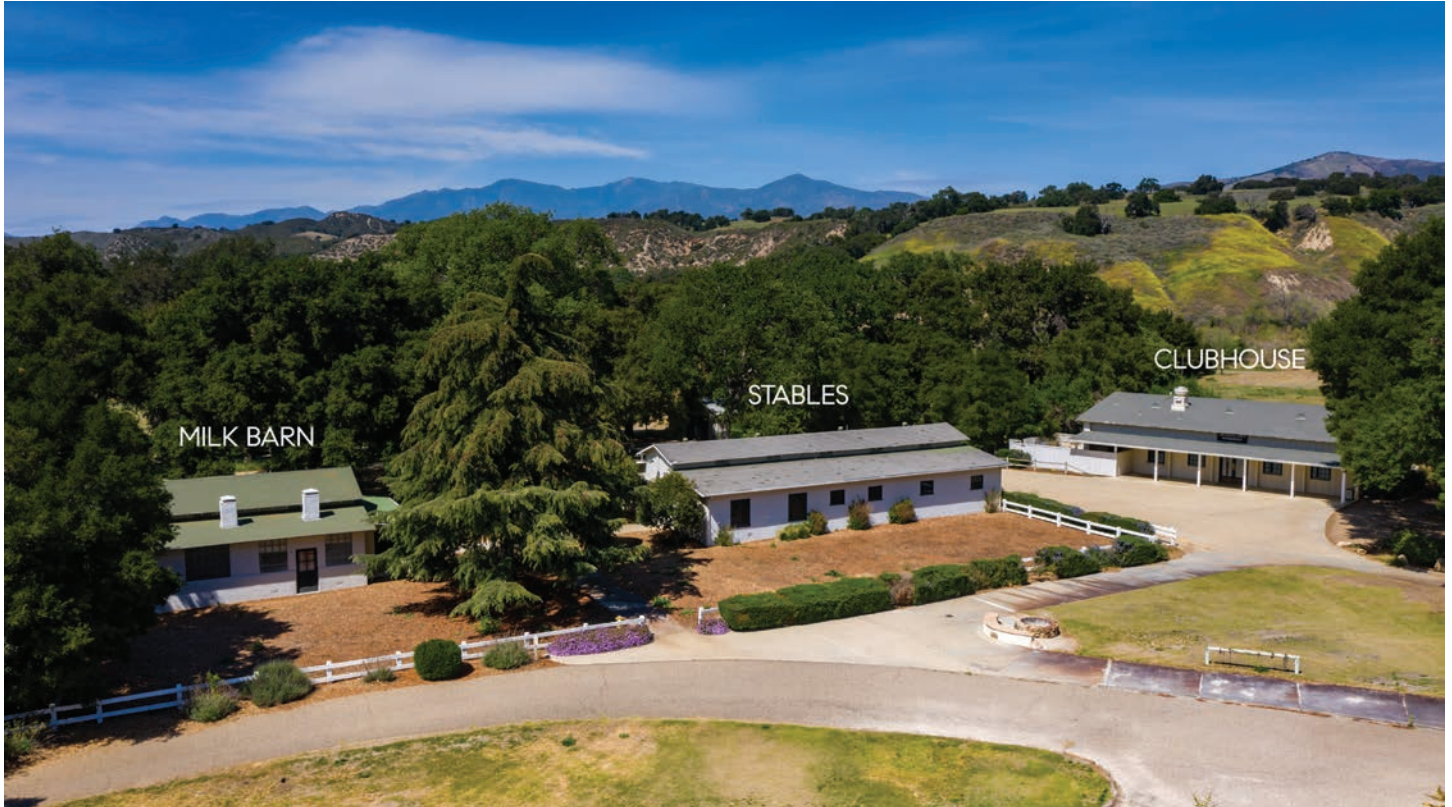
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