

# RIVER EDGE FARM

801 EAST HIGHWAY 246  
SOLVANG, CA 93463

**FOR SALE**

±125 Acre Ranch/Commercial  
Horse Facility

Offered at \$10,500,000

PROPERTY VIDEO

[https://player.vimeo.com/video/1106501821?badge=0&autoplay=0&player\\_id=0&app\\_id=58479](https://player.vimeo.com/video/1106501821?badge=0&autoplay=0&player_id=0&app_id=58479)

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# RIVER EDGE FARM

801 EAST HIGHWAY 246  
SOLVANG, CA 93463



Spanning approximately 125 acres across three parcels, this exceptional property offers extensive equestrian facilities and a vineyard. Highlights include a newly constructed training track, a 24-stall barn, a 28-stall barn, and a fully equipped breeding complex with a breeding barn, veterinary lab, offices, a 6-stall stallion area, and a 6-stall foaling area. Additional amenities include a four-bedroom manager's residence, an arena, a round pen, equipment buildings, and multiple fenced, irrigated pastures. There is a long term equine tenant on the property.

## Investment Highlights

**Offered at**  
\$10,500,000

**Land Size**  
±125.08 Acres

**APNs**  
137-250-068, -069; 137-120-034

**Year Built**  
1977

**Zoning**  
AG-1-40; AG-1-20



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## LOCATION

BALLARD CANYON ROAD

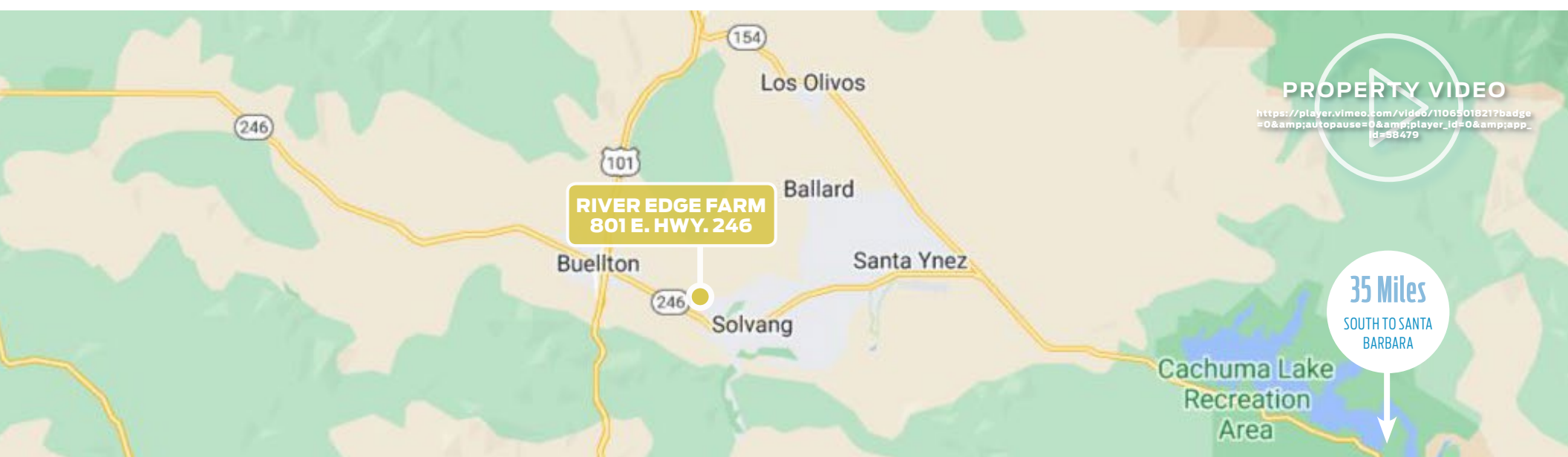
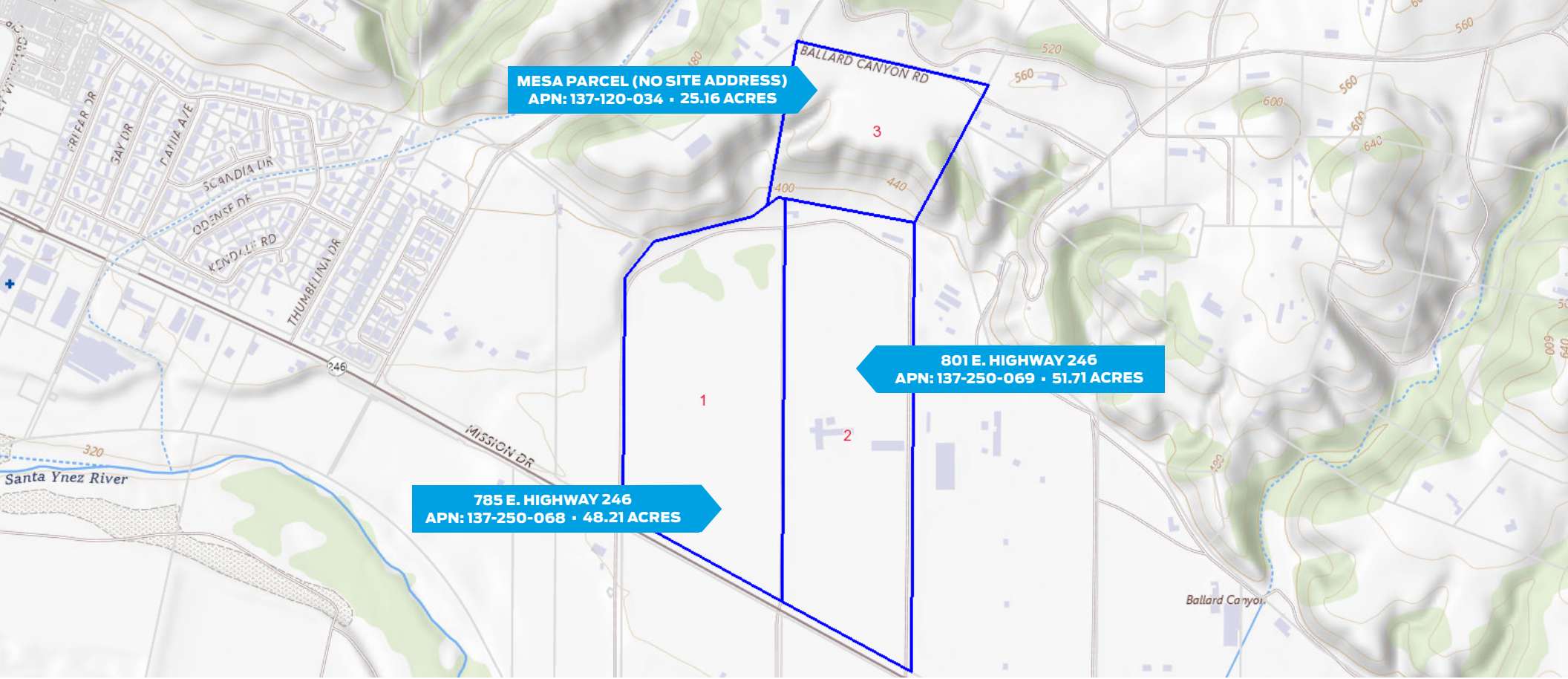
HIGHWAY 246/MISSION DRIVE

PROPERTY VIDEO

[https://player.vimeo.com/video/1106501821?badge=0&autoplay=0&player\\_id=0&app\\_id=58479](https://player.vimeo.com/video/1106501821?badge=0&autoplay=0&player_id=0&app_id=58479)

±125 ACRES







Lot 34 | Rootstalk: 1103 | 4.6 Acres

Lot 34 | Rootstalk: 1103 | 1.1 Acres

Lot 34 | Rootstalk: 1102 | 0.17 Acre

Lot 34 | Rootstalk: S04 | 0.6 Acre

Lot 34 | Rootstalk: 3309 | 1.3 Acre

Lot 68 | Rootstalk: 1103 | 8.01 Acres

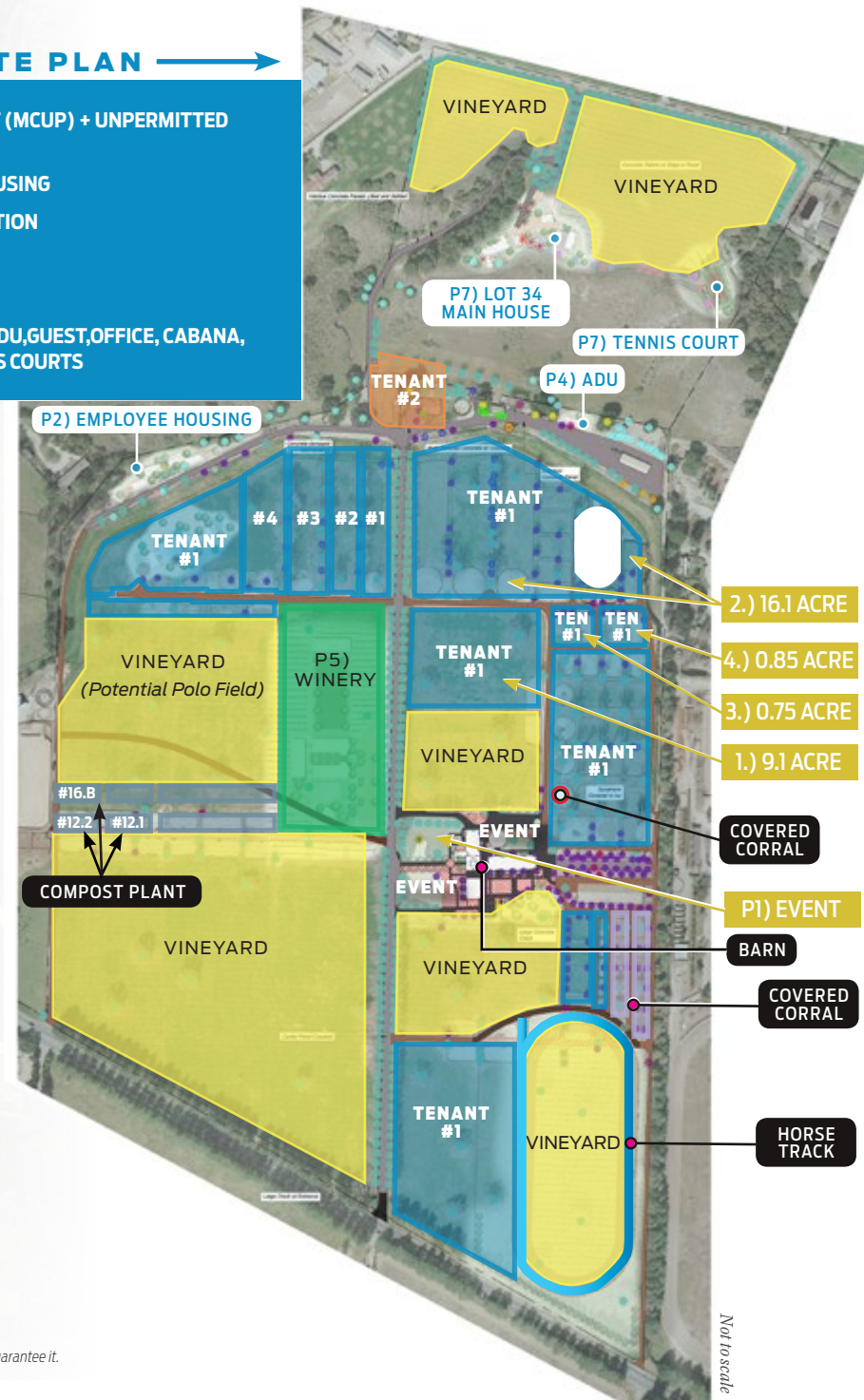
Lot 68 | Rootstalk: 1103P | 7.96 Acres

Lot 69 | Rootstalk: 1103P | 2.7 Acres

Lot 69 | Rootstalk: 1103P | 2 Acres

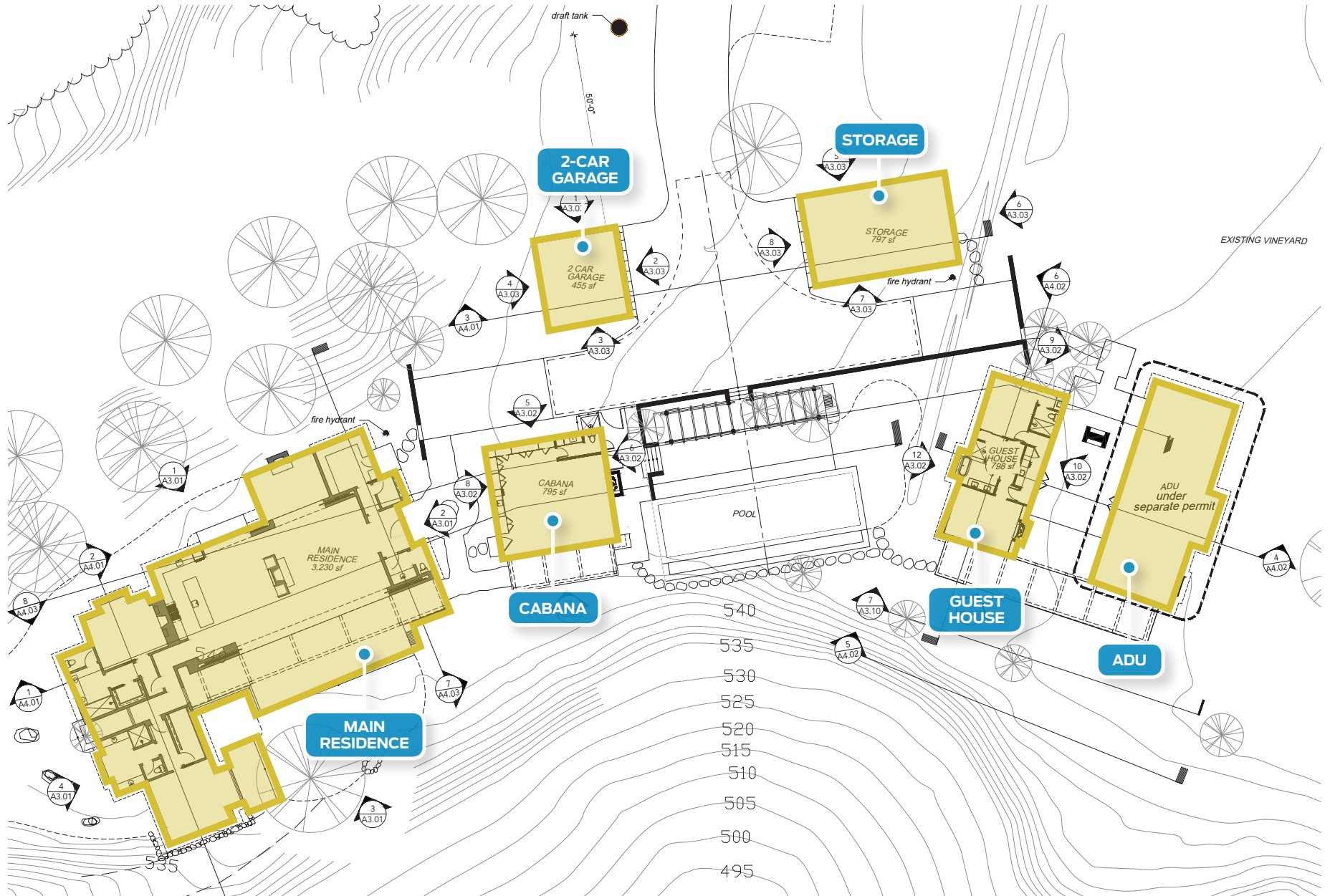
- **P1 - LOT 69 SPECIAL EVENT (MCUP) + UNPERMITTED LOT 69 SHEDS**
- **P2 - LOT 68 EMPLOYEE HOUSING**
- **P3 - LOT 69 BARN RENOVATION**
- **P4 - LOT 69 ADU**
- **P5 - LOT 68 TIER 2 WINERY**
- **P7 - LOT 34 MAIN HOUSE,ADU,GUEST,OFFICE, CABANA, MAID'S QUARTER & TENNIS COURTS**

PLANT SCHEDULE INVENTORY				
Plant	Plant Name	Plant Location	Plant	Plant
	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum
	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum
	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum
	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum
	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum
	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum
	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum
	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum
	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum
	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum
	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum
	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum
	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum
	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum	Adiantum pedatum



8





Not to scale

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# PROPOSED MAIN HOUSE ELEVATIONS • MESA RESIDENCE

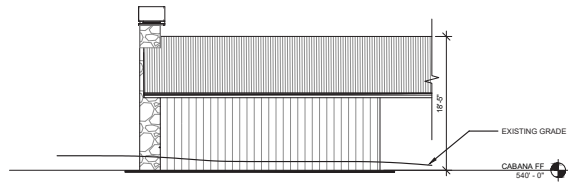


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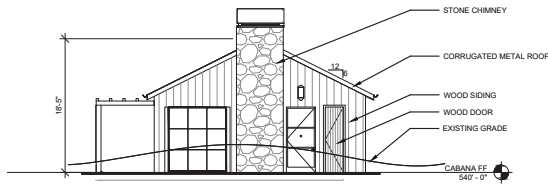
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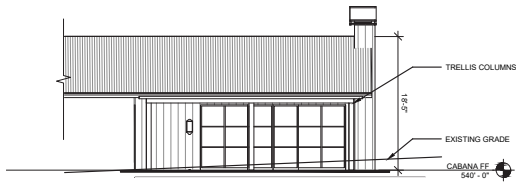
# PROPOSED CABANA & GUEST HOUSE ELEVATIONS • MESA RESIDENCE



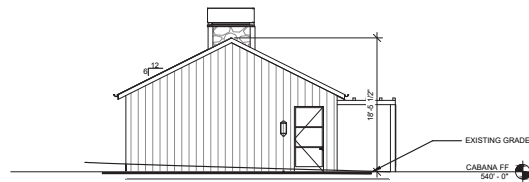
5 NORTH



6 EAST

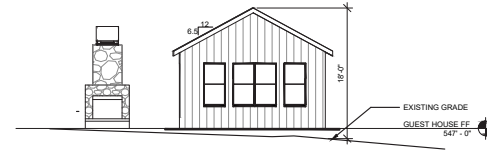


7 SOUTH

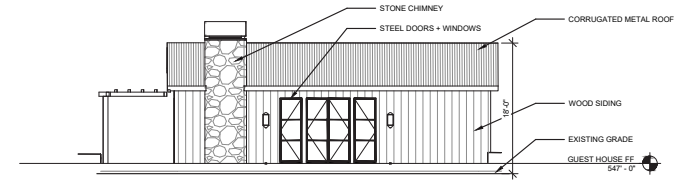


8 WEST

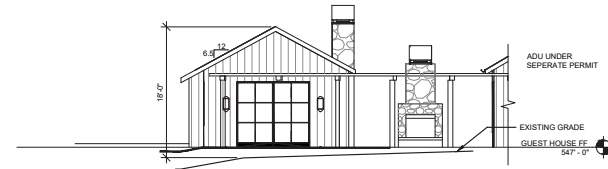
CABANA



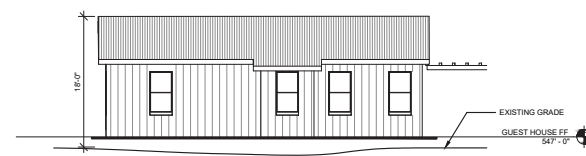
9 NORTH



10 EAST



11 SOUTH



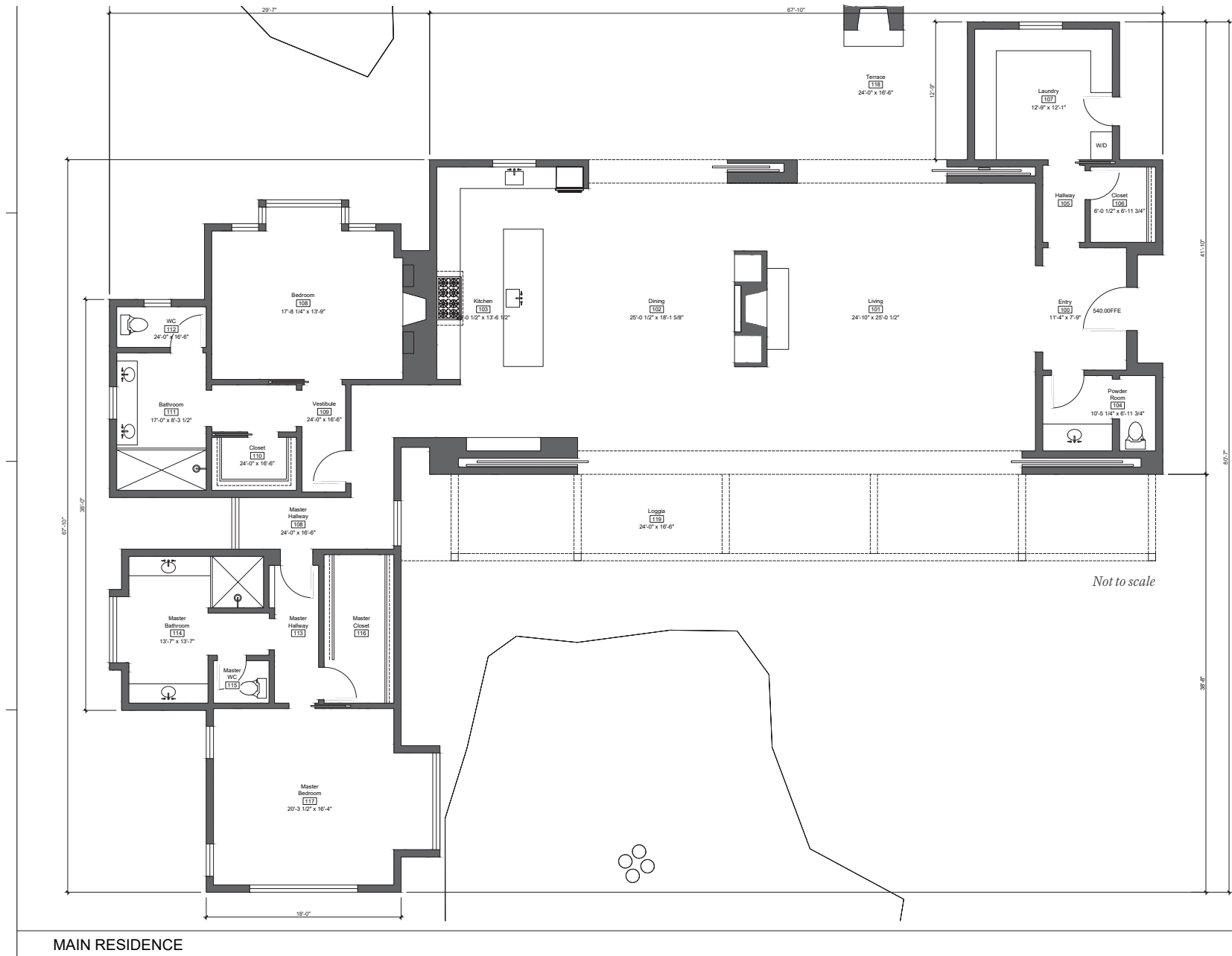
12 WEST

GUEST HOUSE

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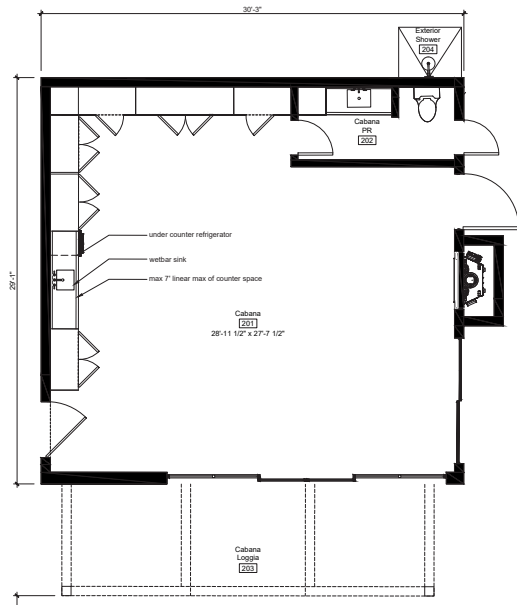




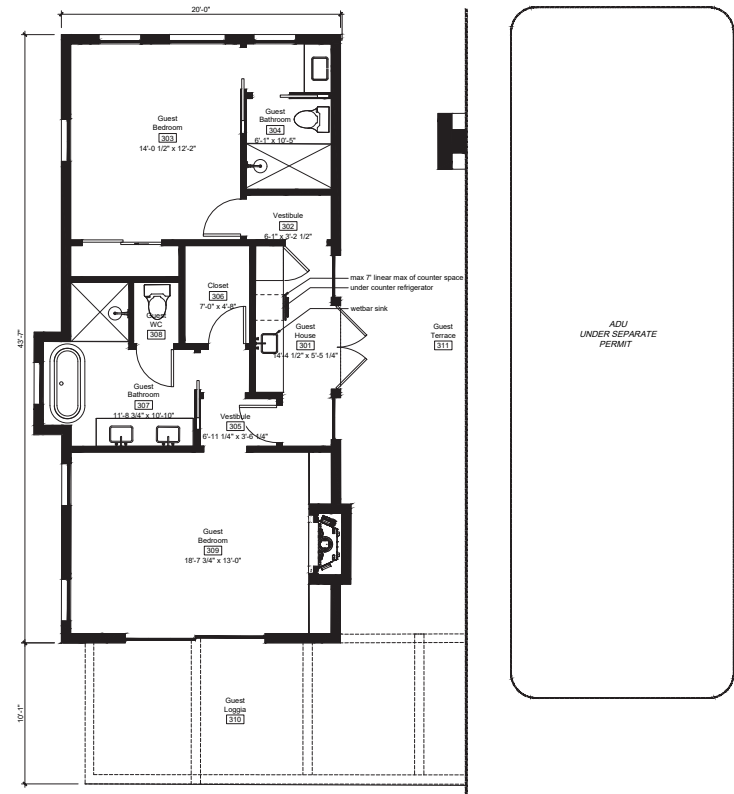
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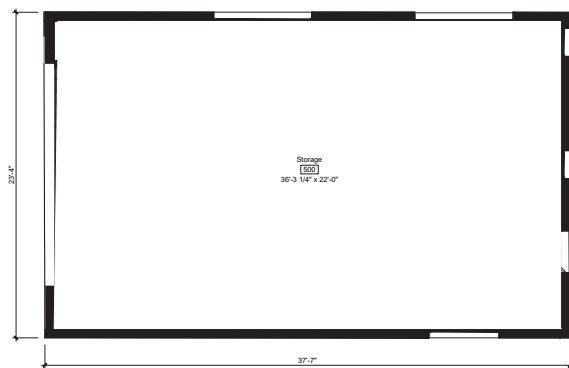
# PROPOSED CABANA, GUEST HOUSE & STORAGE FLOOR PLANS • MESA RESIDENCE



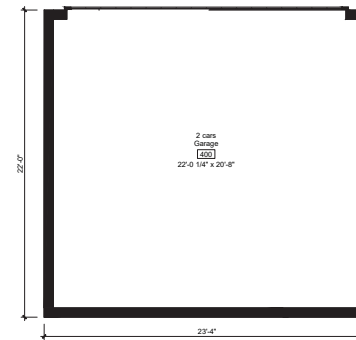
CABANA



GUEST HOUSE



STORAGE



GARAGE

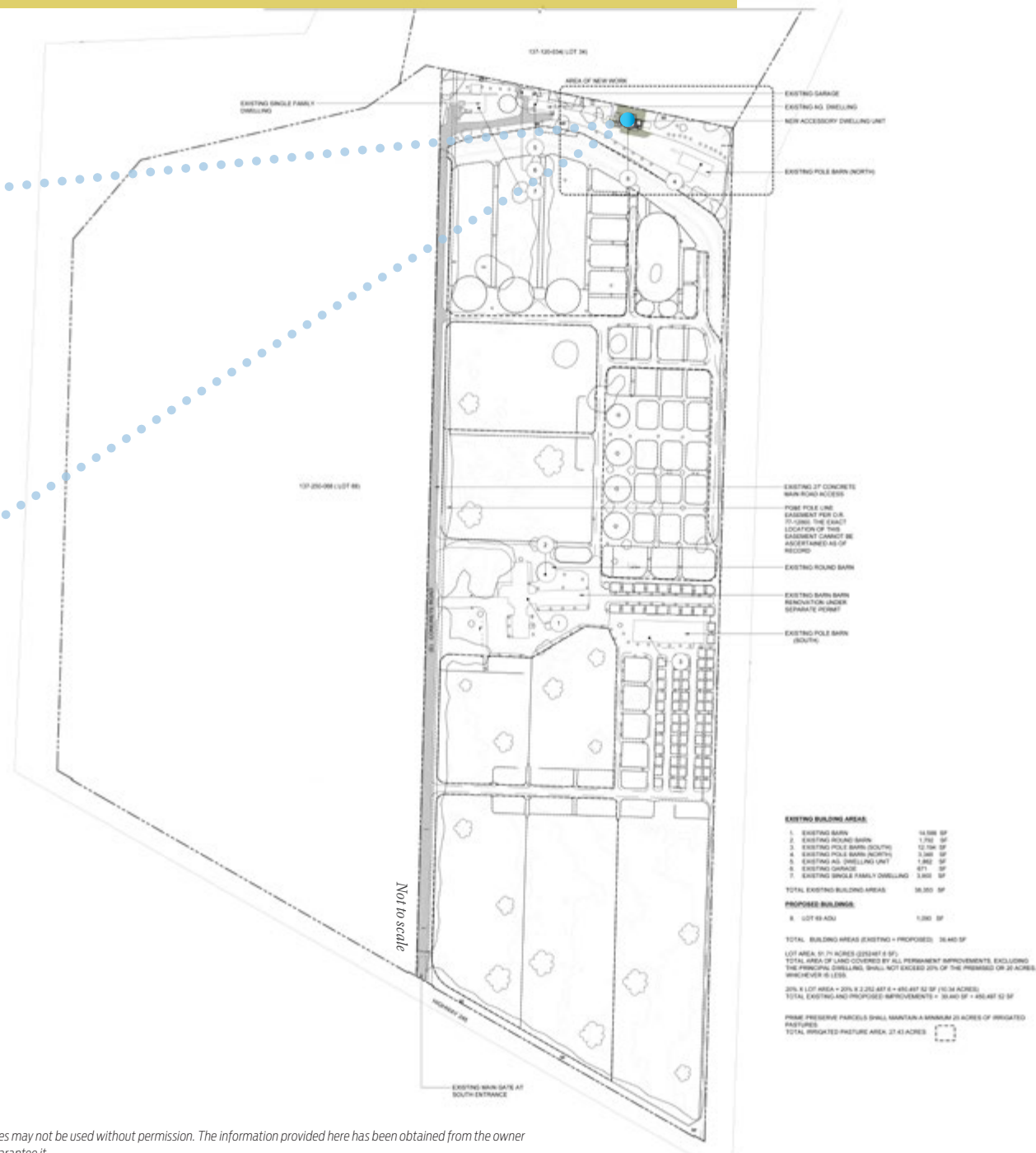
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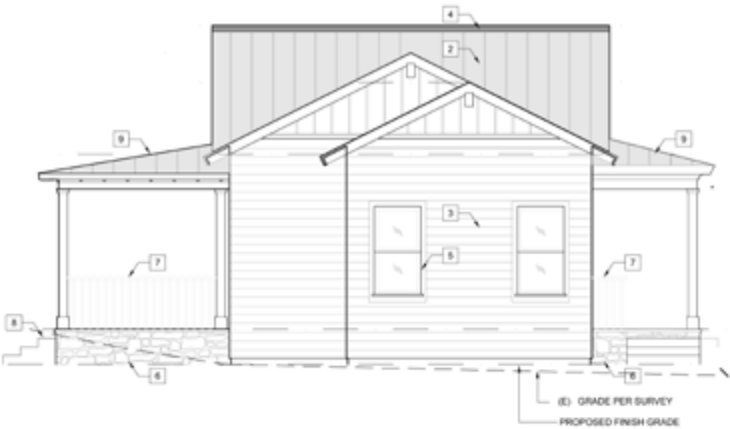


PROPOSED ACCESSORY DWELLING  
UNIT (ADU) APPROXIMATE LOCATION



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WEST ELEVATION

SCALE  
1/4"=1'-0"



NORTH ELEVATION

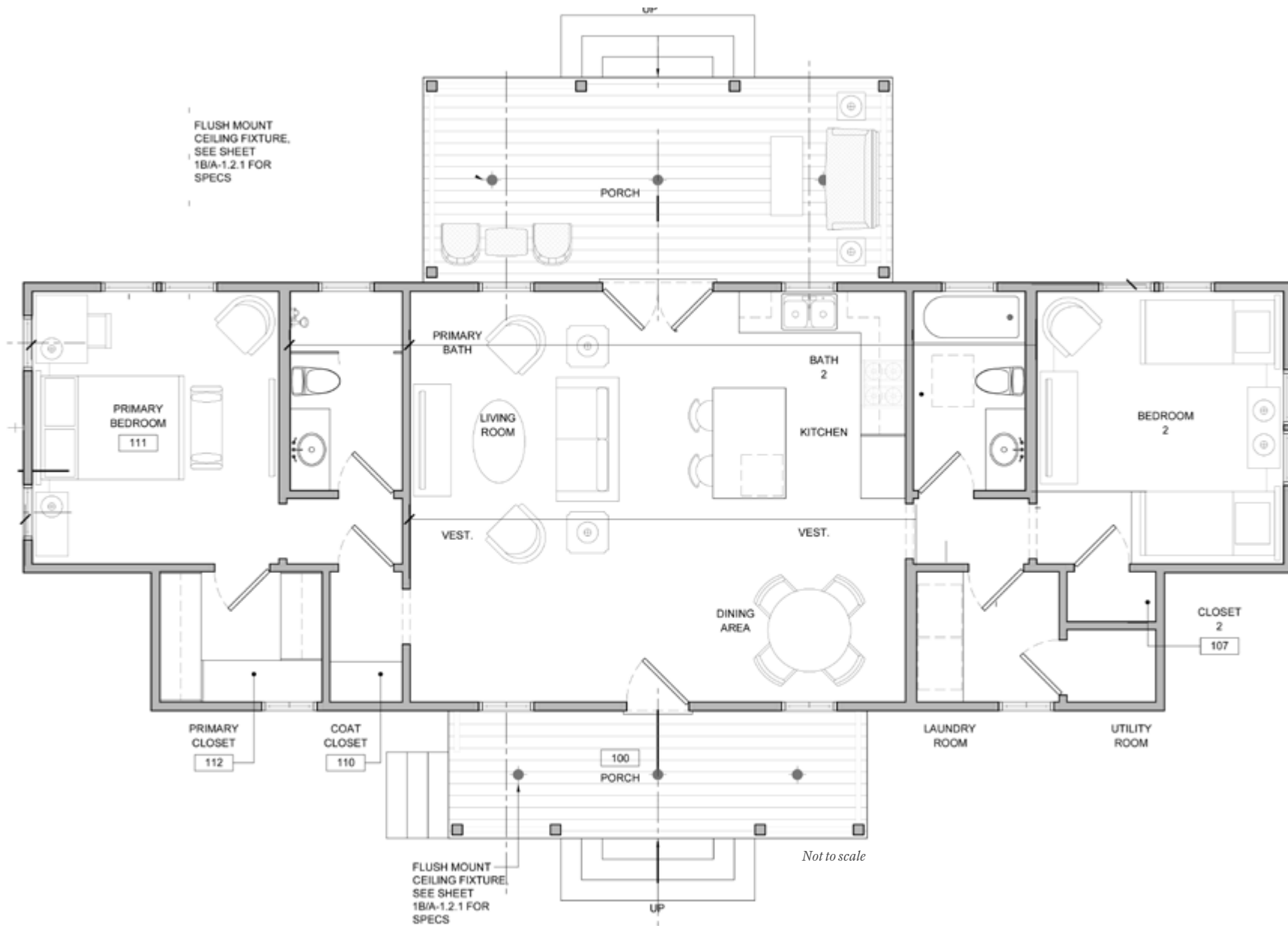
SCALE  
1/4"=1'-0"



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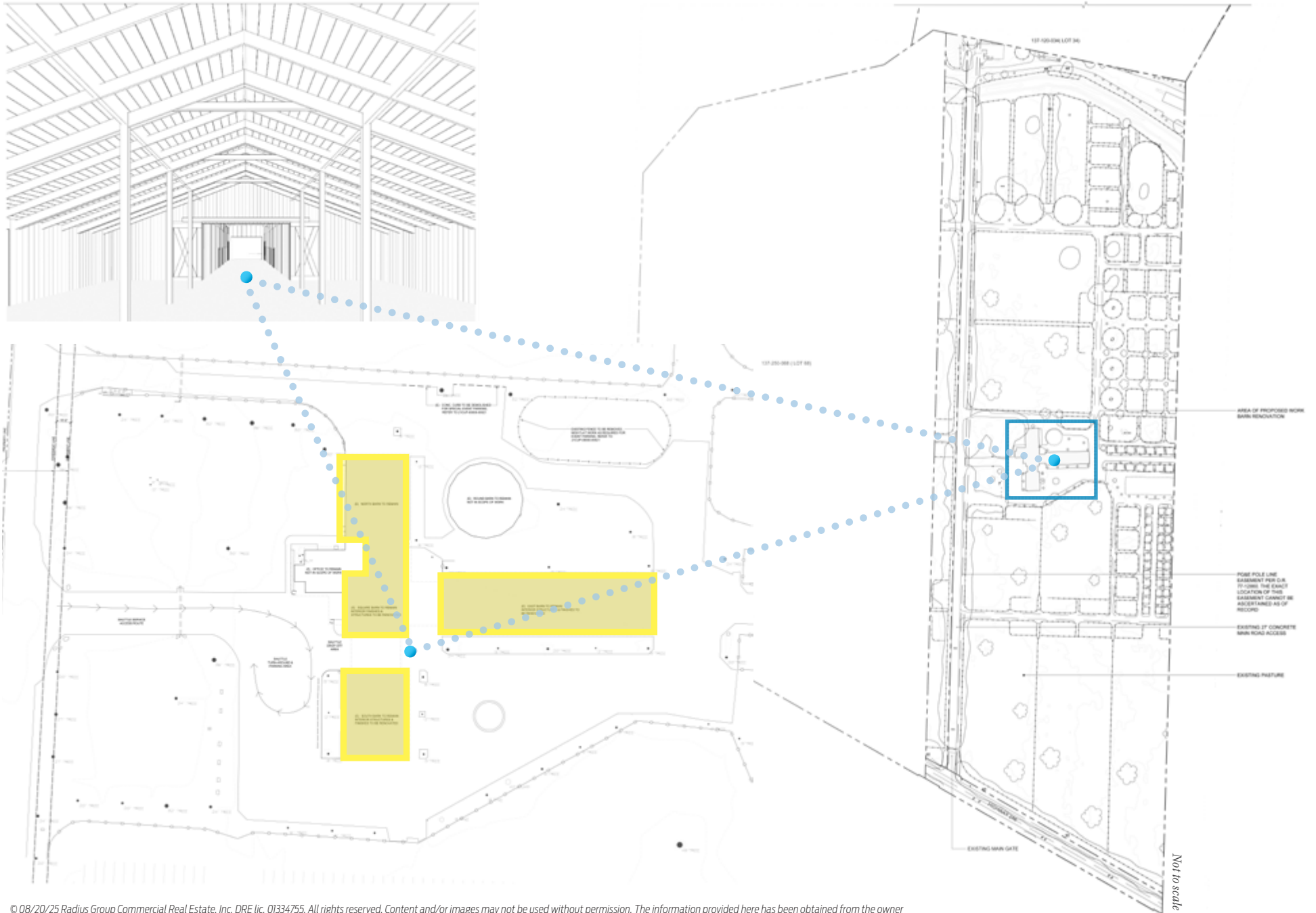
# PROPOSED 2-BEDROOM/2-BATH FLOOR PLAN • ADU



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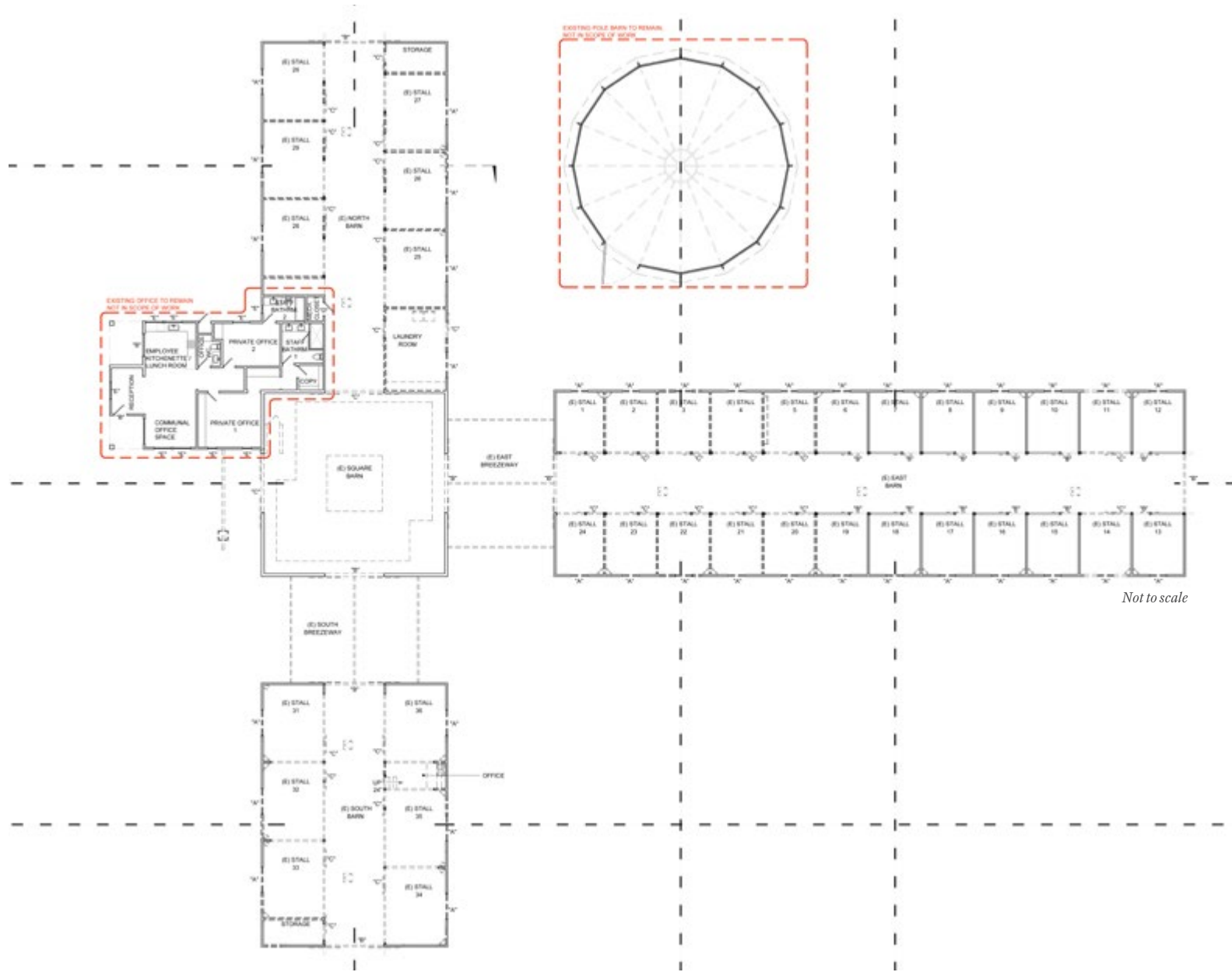
## PROPOSED SITE PLAN - MAIN BARN RENOVATION



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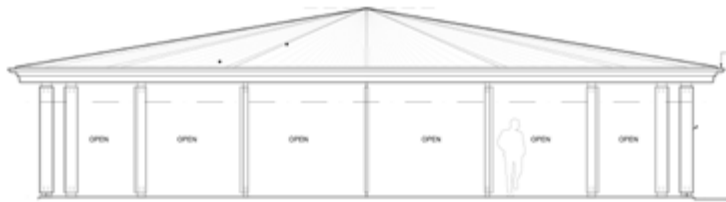
# PROPOSED MAIN BARN RENOVATION • FLOOR PLAN



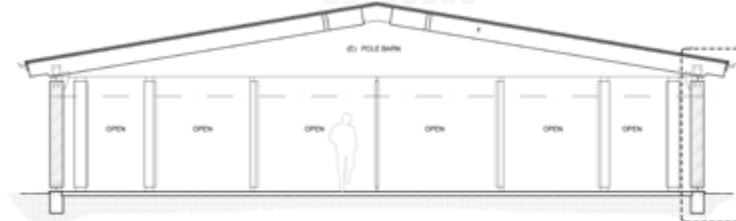
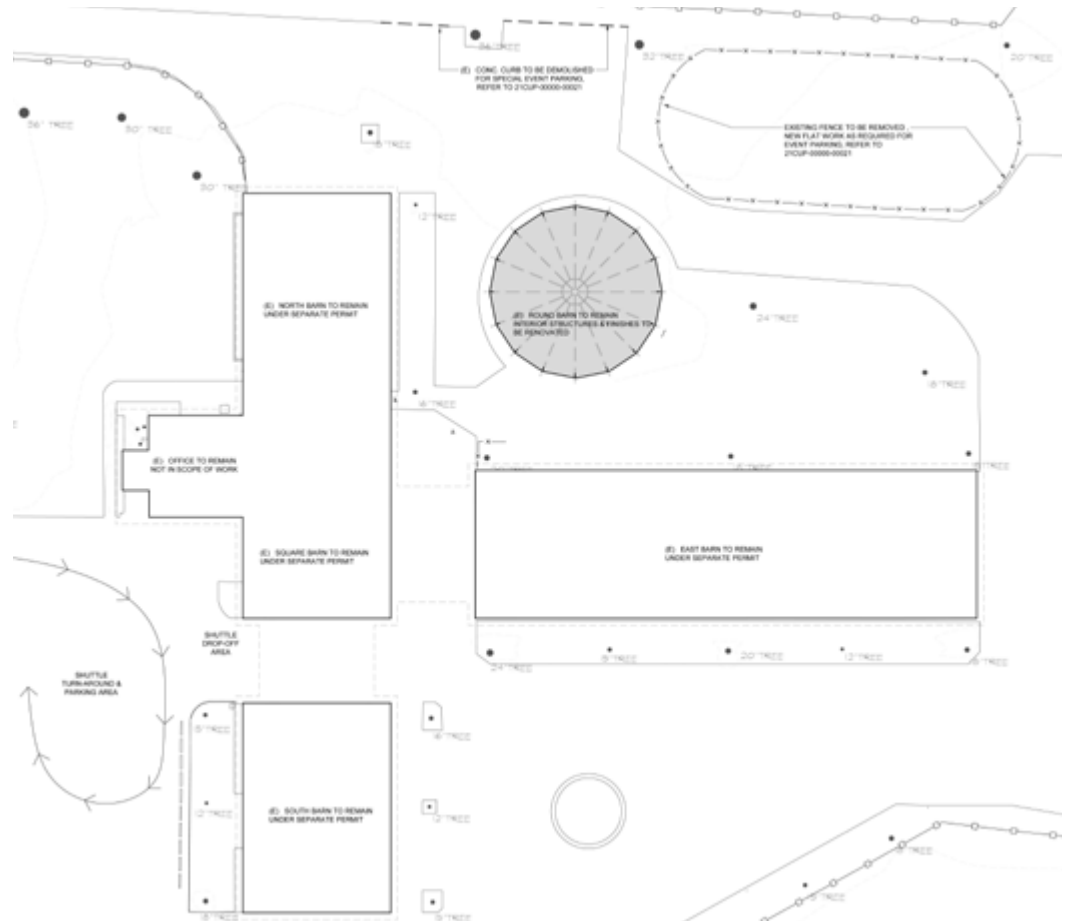
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# PROPOSED SITE PLAN, FLOOR PLAN & ELEVATIONS • POLE BARN RENOVATION



NEW EXTERIOR ELEVATION



NEW BUILDING SECTION

Not to scale

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## OUTLYING AREA

- |                                       |                                       |                                        |
|---------------------------------------|---------------------------------------|----------------------------------------|
| 1 D'Alfonso-Curran Wines              | 10 The Tavern At Zaca Creek           | 19 Santa Ynez Airport/Kunkle Field     |
| 2 Sanford Winery                      | 11 Rusack Vineyards                   | 20 Brave & Maiden Estate               |
| 3 Fiddlestix Vineyard                 | 12 Elverhøj Museum of History & Art   | 21 Kalyra Winery                       |
| 4 Peake Ranch Winery                  | 13 Ostrichland USA                    | 22 Rideau Vineyard                     |
| 5 Folded Hills Winery Ranch Farmstead | 14 Solvang Vintage Motorcycle Museum  | 23 Beckmen Vineyards                   |
| 6 Santa Barbara Blueberries           | 15 Bella Cavalli Farms                | 24 Olive + Lavender Farms              |
| 7 Albertsons                          | 16 Old Santa Inés Mission Mill        | 25 Bar Le Côte                         |
| 8 Hitching Post 2                     | 17 New Frontiers Natural Marketplace  | 26 Margerum Los Olivos Tasting Room    |
| 9 Industrial Eats                     | 18 Santa Ynez Valley Cottage Hospital | 27 Brothers Restaurant at the Red Barn |



# SANTA YNEZ VALLEY

## GOLDEN VINEYARD WINE COUNTRY

The great wide open countryside of the Santa Ynez Valley is located 30 minutes north of Santa Barbara and nestled between the Santa Ynez and Santa Rafael Mountains. Numerous world-renowned wineries and vineyards dot the landscape as well as horse and cattle ranches. In fact, the valley is recognized as the epicenter of California's multi-billion dollar equine industry. Other attractions include the Los Padres National Forest, Lake Cachuma, Old Mission Santa Inez, golf courses and the Santa Ynez Valley Historical Museum & Parks-Janeway Carriage House displaying old stagecoach relics from the valley's past. Six small towns are home to the region and include Ballard, the smallest and oldest community, Solvang, a charming Danish-American hamlet, the rapidly growing Buellton, the vintage chic community of Los Alamos, the laid-back wine tasting haven of Los Olivos, and the turn-of-the-20th-Century township of Santa Ynez.



BUELLTON



SANTA YNEZ



SOLVANG



**“Most Christmassy Towns  
in America”**

TIME MAGAZINE

**“Best Historic Small Town  
Category”**

10 BEST READERS' CHOICE AWARDS USA TODAY

**“10 Most Beautiful Small Towns  
in the Western U.S.”**

SUNSET MAGAZINE

# SOLVANG - DENMARK'S GOLDEN OUTPOST

Full of old-world Scandinavian charm, Solvang (Danish for “Sunny Field”) is a storybook village in the heart of the Santa Ynez Valley, celebrated for its festive spirit, rich heritage, and picturesque surroundings. Each December, the town transforms into a winter wonderland for its month-long “Julefest,” a magical celebration of lights, pageantry, and culinary delights that draws holiday shoppers and travelers from near and far. Visitors stroll cobblestone-style streets beneath twinkling garlands, savoring warm pastries fresh from the bakery while music and laughter fill the crisp winter air.

Framed by vineyard-dotted hills and rolling countryside, Solvang is famous for its authentic Danish-style architecture—complete with windmills, half-timbered facades, and flower-lined balconies—as well as its proximity to some of California’s most renowned wineries. This is a community steeped in tradition, where festivals, fashion, music, and cuisine weave together to create an atmosphere unlike anywhere else in the state.

Paying tribute to its cultural roots, the town proudly displays a bronze statue of Hans Christian Andersen’s The Little Mermaid, nestled in the gardens of Founders Market. Honored by both the New York Post and Reader’s Digest as one of America’s “Best Christmas Towns,” Solvang also entices visitors year-round with chic Scandinavian-style inns, boutique shops brimming with artisan goods, chef-driven restaurants serving both classic and modern fare, and, of course, the exceptional local wines that have put the Santa Ynez Valley on the world stage.



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