



2140 SWEENEY ROAD

LOMPOC
CA 93436

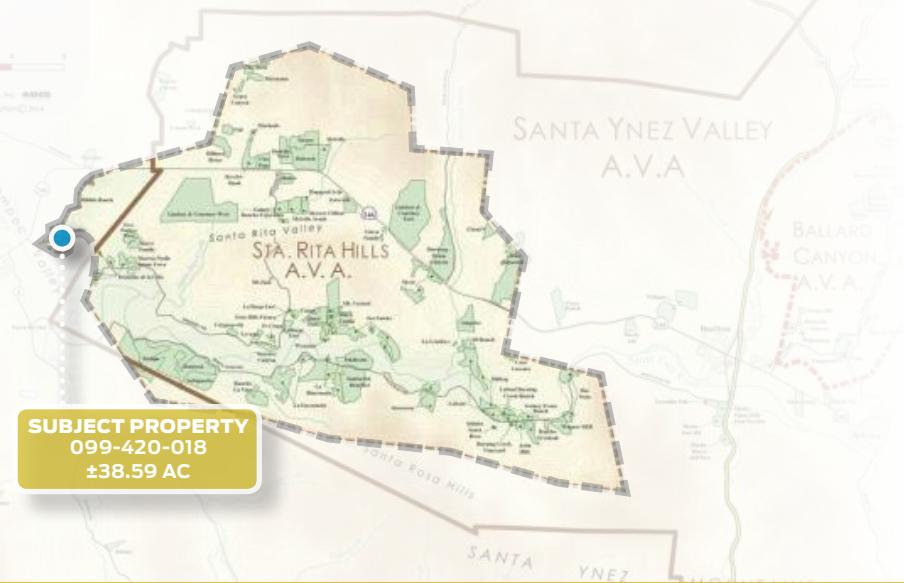
JON OHLGREN
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RADIUS[®]
Ranch, Vineyard & Ag



Located in the Sta. Rita Hills AVA



38.59 ACRES FOR SALE

Expansive hilltop home and property on the Western edge of the Sta. Rita Hills AVA. Phenomenal potential. Hoop buildings included, potential for conversion to berry farming. Or remove the hoops and convert to vineyard or horse property. There's a lot to work with here. AG-II Zoning. 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. The Agricultural Enterprise Ordinance and the Recreational Master Plan are both working their ways through the planning process (the Farmstay Ordinance Amendments have been incorporated into the Agricultural Enterprise Ordinance planning process). 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.sbcrecplan.com/>

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Offering Specs

Offered at	\$2,350,000
APN	099-420-018
Land Size	±38.59 Acres
Price/SF of Land	\$1.10/SF
Building Size	±4,776 SF Main House (includes 6 baths)
Price/ Bldg SF	\$377
Year Built	1996
Zoning	AG -II

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.



Entrance Lined With Palms



East View With Hoops



Farm Gate



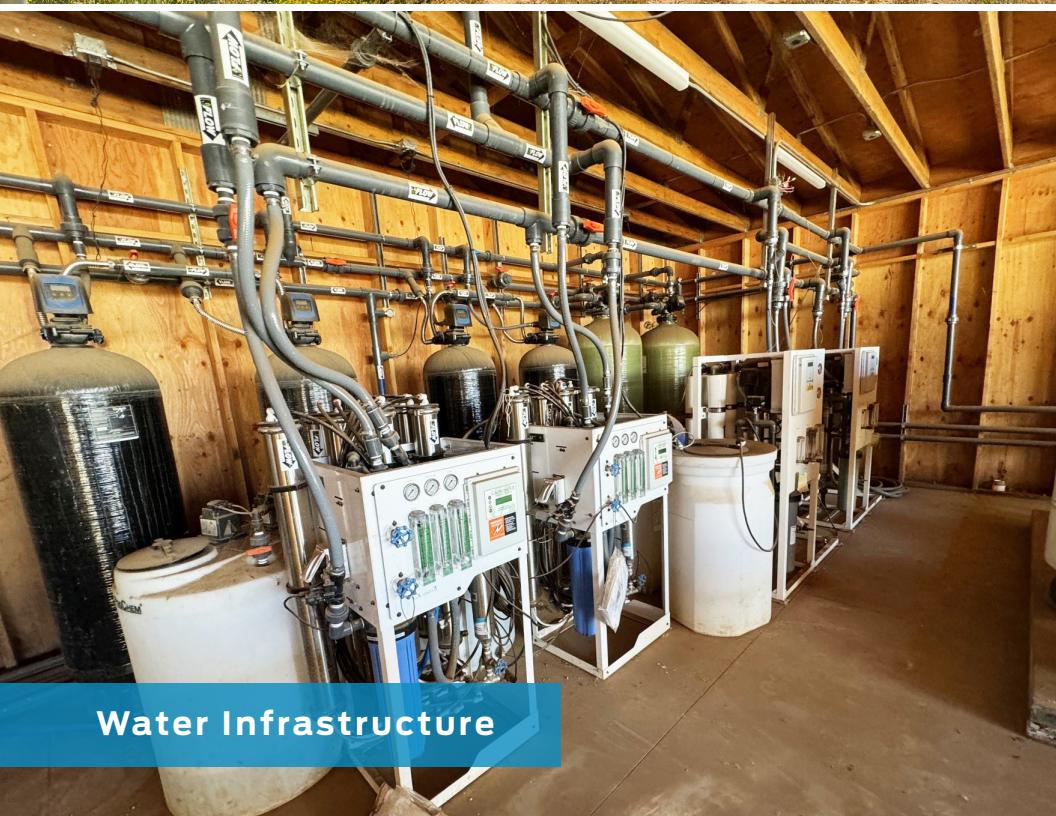
Diatomite Hills Western Sta. Rita Hills AVA



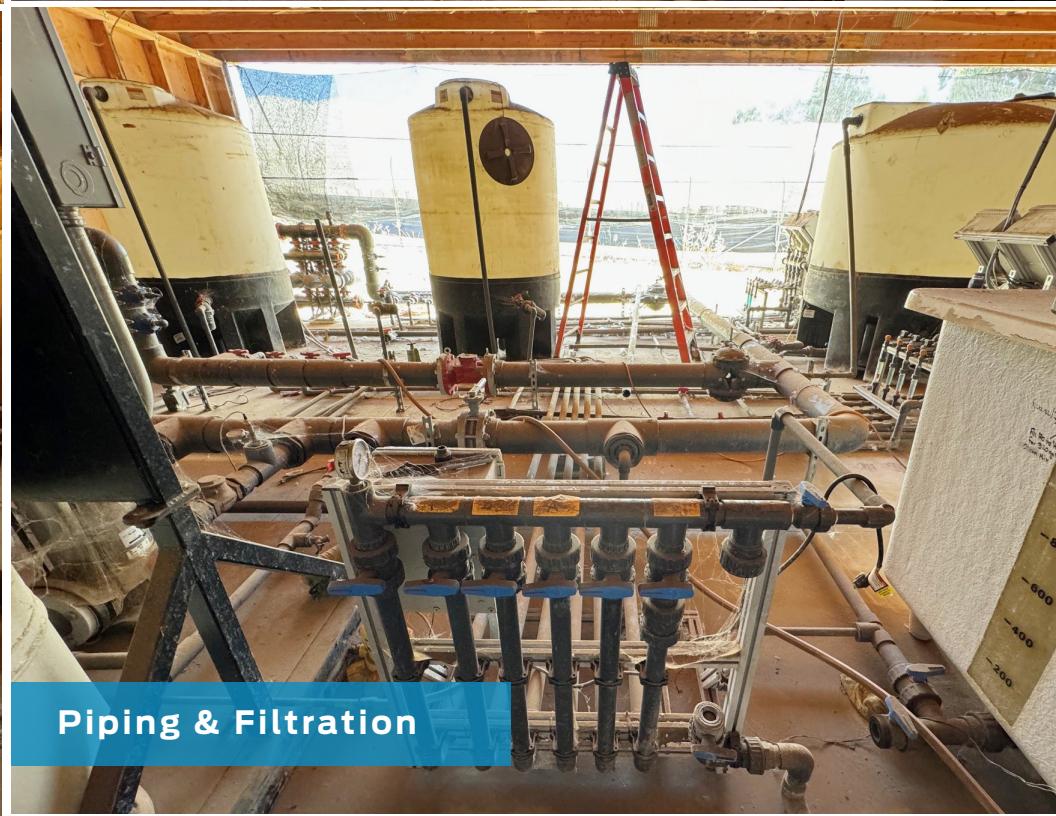
Water Filtration Infrastructure



Filtration



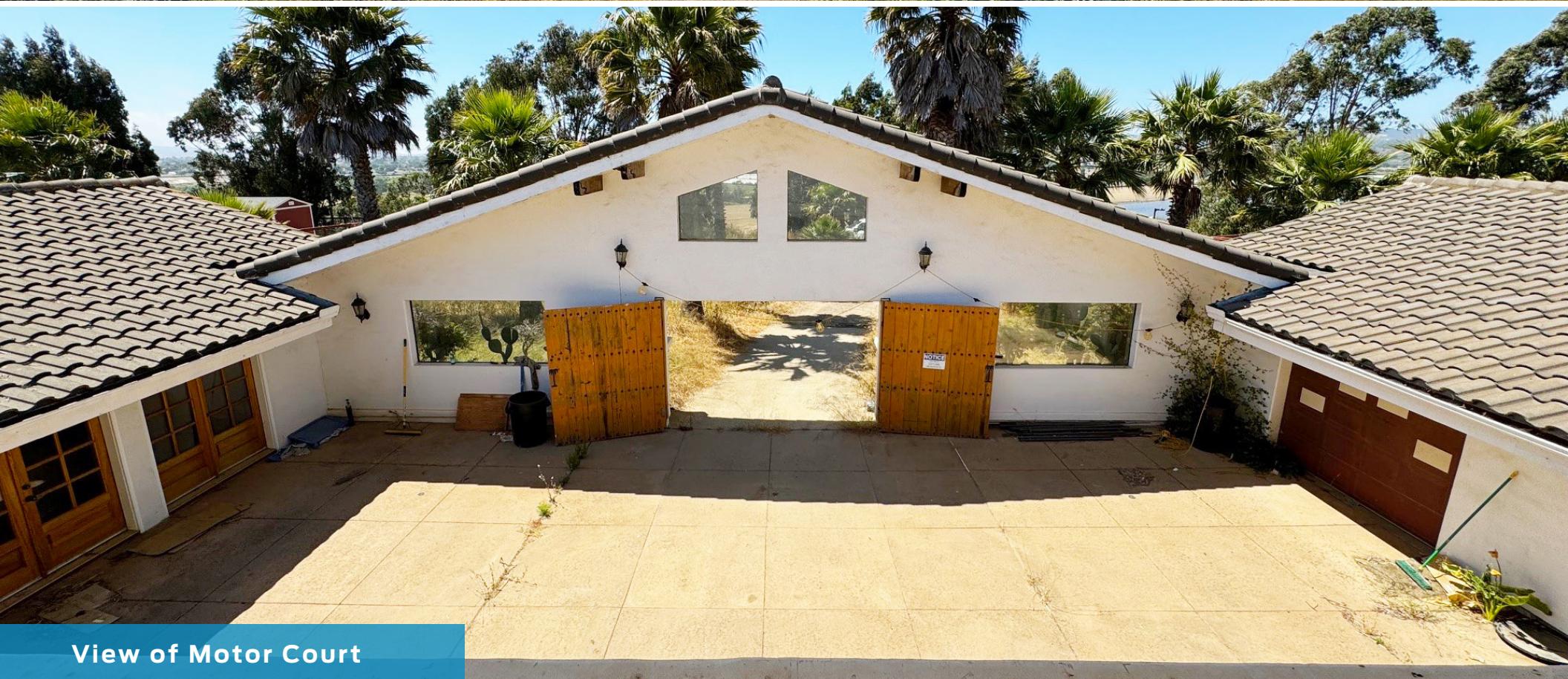
Water Infrastructure



Piping & Filtration

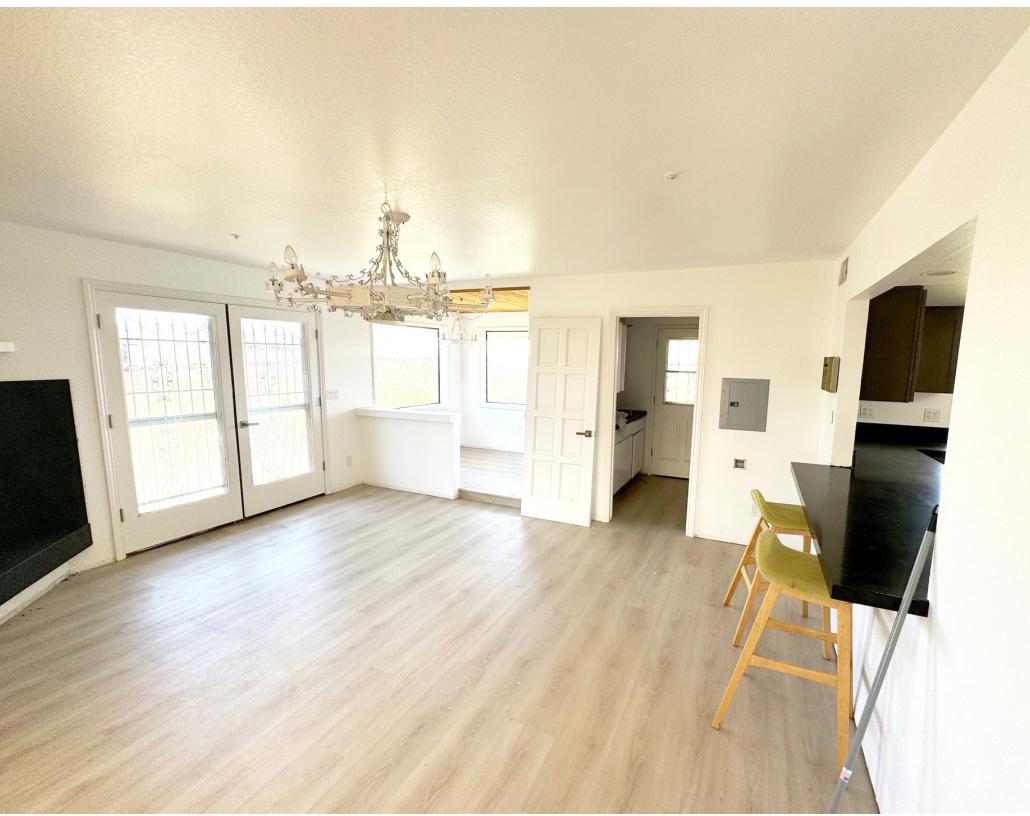


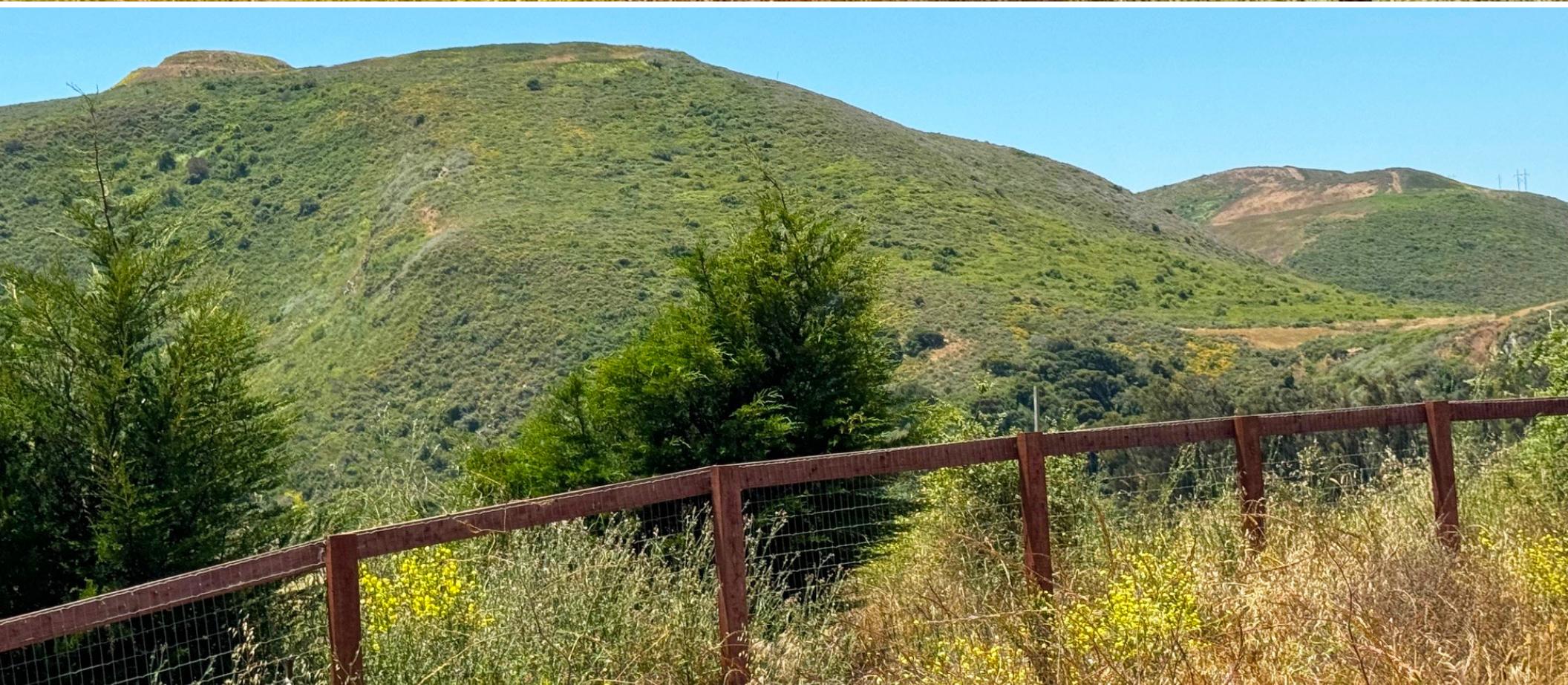
Main House Entrance

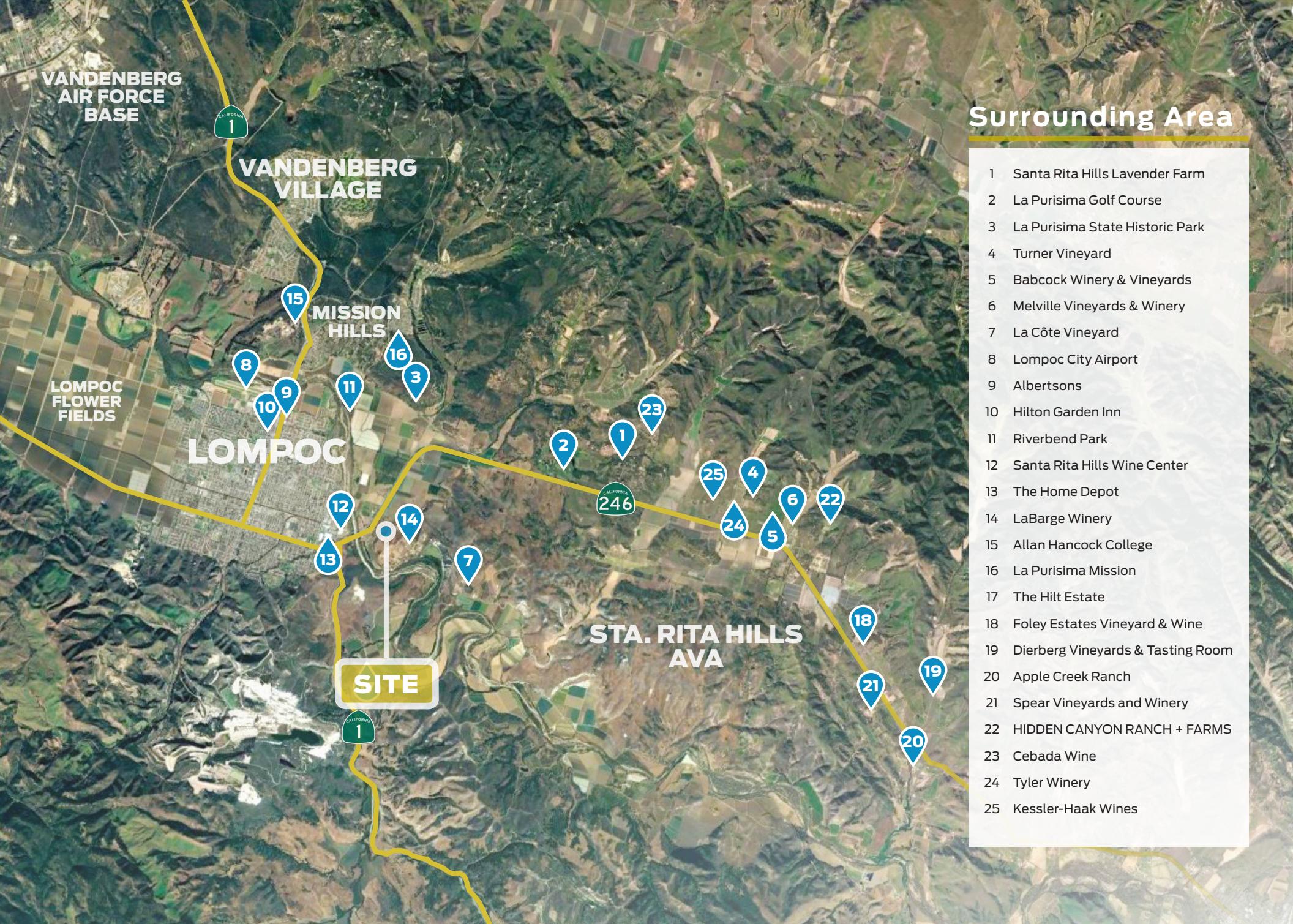


View of Motor Court









STA. RITA HILLS AVA

OFFICIAL AVA OF SANTA BARBARA COUNTY

The following information is made courtesy of The Santa Barbara Vintners Association:

Sta. Rita Hills is a sub-AVA of the greater Santa Ynez Valley appellation, located in the cooler climate area to the west. Its proximity to the Pacific Ocean results in fog-laden mornings followed by mid-morning sunshine. Almost like clockwork, ocean breezes pick up again in the early afternoon, moderating daily temperatures. This maritime influence combined with sedimentary soils with patches of diatomaceous earth and limestone provide an ideal place to grow the appellation's hallmark Chardonnay and Pinot Noir.

One of the smaller AVAs in California, the eastern edge of Sta. Rita Hills is about four miles west of Highway 101 in Buellton and continues to the western boundary, about two miles east of Highway 1 in Lompoc. 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.

On the west edges of the Sta. Rita Hills, there is a cluster of tasting rooms located on the Lompoc Wine Trail. Many of the Sta. Rita Hills winemakers make their wine and have tasting rooms here.

[Click here for more about the Sta. Rita Hills A.V.A. & The Santa Barbara Vintners Association.](#)





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.