

Zaca Mesa

V I N E Y A R D S

FOXEN CANYON ROAD
LOS OLIVOS

SANTA BARBARA, CALIFORNIA

210± ACRE
VINEYARD PARCEL

OFFERED FOR SALE
as a Single Parcel for the First Time

\$6,900,000



PRESENTED BY
Katie Somple | WineryX Real Estate



Zaca Mesa



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FOXEN CANYON ROAD, LOS OLIVOS

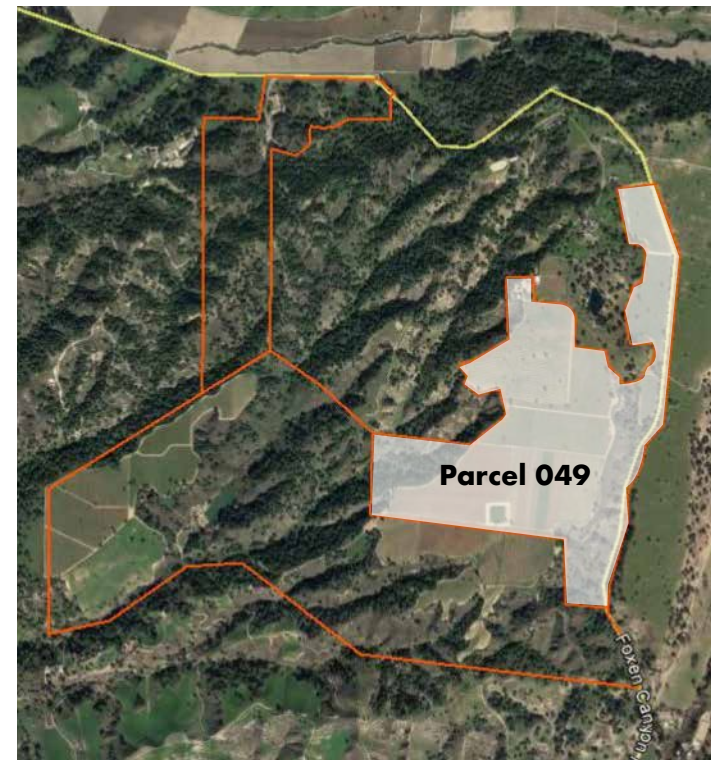
◆ A RARE AGRICULTURAL AND SCENIC GEM IN SANTA BARBARA'S SANTA YNEZ VALLEY ◆

Located in the renowned Santa Ynez Valley AVA with a Foxen Canyon Road gated entrance, this parcel offers the next owner flexible development and enjoyment options such as:

- Ownership of approximately 68± acres of premium producing vineyards
- Ability to plant approximately 61± additional acres (recently fallow/previously planted)
- Develop world-class ranch/equestrian estate/winery (allowed in Ag II zoning/permit required)

OPPORTUNITY TO PURCHASE:

- ◆ Contiguous 100± acre winery parcel
- ◆ Contiguous 406± acre vineyard parcel (*see adjacent map*)



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THE CHAPEL BLOCK

PLANTED VARIETIES

Mouvedre › 9.5± ac

Syrah › 20.5± ac

(Fallow › 28± ac)

Chapel Block Total Planted › 30± ac

THE MARIPOSA BLOCK

PLANTED VARIETIES

Cinsault › 2± ac

Mouvedre › 6± ac

Grenache › 7± ac

(Fallow › 33± ac)

Mariposa Block Total Planted › 15± ac

THE FOXEN BLOCK

PLANTED VARIETIES

Viognier › 15± ac

Roussanne › 4± ac

Mouvedre › 2± ac

Grenache › 2± ac

Foxen Block Total Planted › 23± ac

◆ AT A GLANCE ◆

15-20± acre feet reservoir (aka Cushman) supplied by a 150± gallons per minute domestic and ag well located nearby on contiguous parcel 040

A modest vineyard manager's residence and vineyard management yard and equipment site

Gated entrance at 6893 Foxen Canyon Road (shared with Demetria Estate and Oak Savannah Vineyard)



SALIENT FACTS - PARCEL 049

Region	Central Coast, Santa Barbara
PARCEL ID(s)/Size	133-110-040 133-110-046 133-110-049
Total Acreage	210±
Zoning	AG-II-100
AVA	Santa Ynez (District 8)
Ownership	Cushman Winery Corporation
Planted Acres	68±
Vineyard Blocks	Chapel, Mariposa, Foxen
Planted Varieties	Syrah - 20± ac; Viognier - 15± ac Mouvedre - 18± ac; Grenache - 9± ac Roussanne - 4± ac; Cinsault - 2± ac
Total Tons Produced	2014 - 352± 2015 - 132± 2016 - 182±
Additional plantable Acres	61±
Approximate Farming Costs Per Acre	\$6,000
*2017 Sold Fruit Contracts Per Ton	\$3,500 average (\$2,800-\$4,000 range)
Water Source(s)	The vineyards are serviced by a 15-20± acre feet on site reservoir (referred to as “Cushman reservoir”), which is supplied by a 150± gallons per minute domestic and ag well located nearby on contiguous parcel 040 (also for sale). The manager’s residence and yard site are serviced by a nearby off site well referred to as “the Ranch well” through a water sharing agreement.
Easements/Encumbrances	Agricultural Preserve Contract 71AP057C; Shared road easement; shared entrance (6893 Foxen Canyon Road) with Demetria Estate & Oak Savannah Vineyard).

**Zaca Mesa sells a strategic amount of fruit to other wineries depending on yield*



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For more information
or to arrange a showing appointment please contact:

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