

Zaca Mesa

V I N E Y A R D S

FOXEN CANYON ROAD
LOS OLIVOS

SANTA BARBARA, CALIFORNIA

406± ACRE
VINEYARD PARCEL

OFFERED FOR SALE
as a Single Parcel for the First Time

\$10,900,000



PRESENTED BY
Katie Somple | WineryX Real Estate



Zaca Mesa



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FOXEN CANYON ROAD, LOS OLIVOS

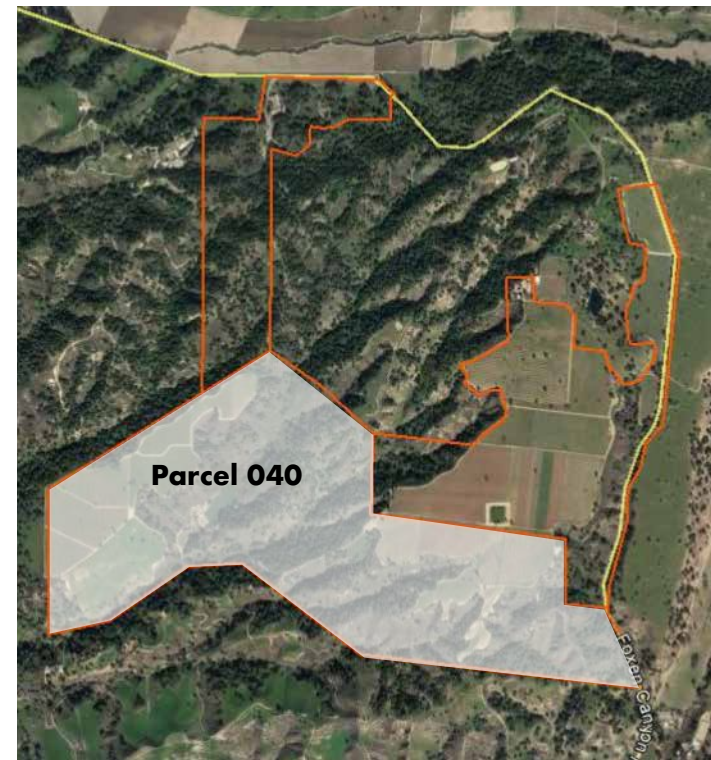
◆ A RARE AGRICULTURAL AND SCENIC GEM IN SANTA BARBARA'S SANTA YNEZ VALLEY ◆

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 80± acres of premium producing vineyards
- Ability to plant approximately 24± additional acres (recently fallow/previously planted)
- Develop world-class ranch/equestrian estate/winery (allowed in Ag II zoning/permit required)

OPPORTUNITY TO PURCHASE:

- ◆ Contiguous 210± acre vineyard parcel
- ◆ Contiguous 100± acre winery parcel
(see adjacent map)



Zaca Mesa



V I N E Y A R D S

THE MESA BLOCK

PLANTED VARIETIES

Syrah › 57± ac

Grenache › 3± ac

Mouvedre › 4± ac

Mesa Block Total Planted › 64± ac

◆ PARCEL 040 AT A GLANCE ◆

406± Scenic Acres in Los Olivos

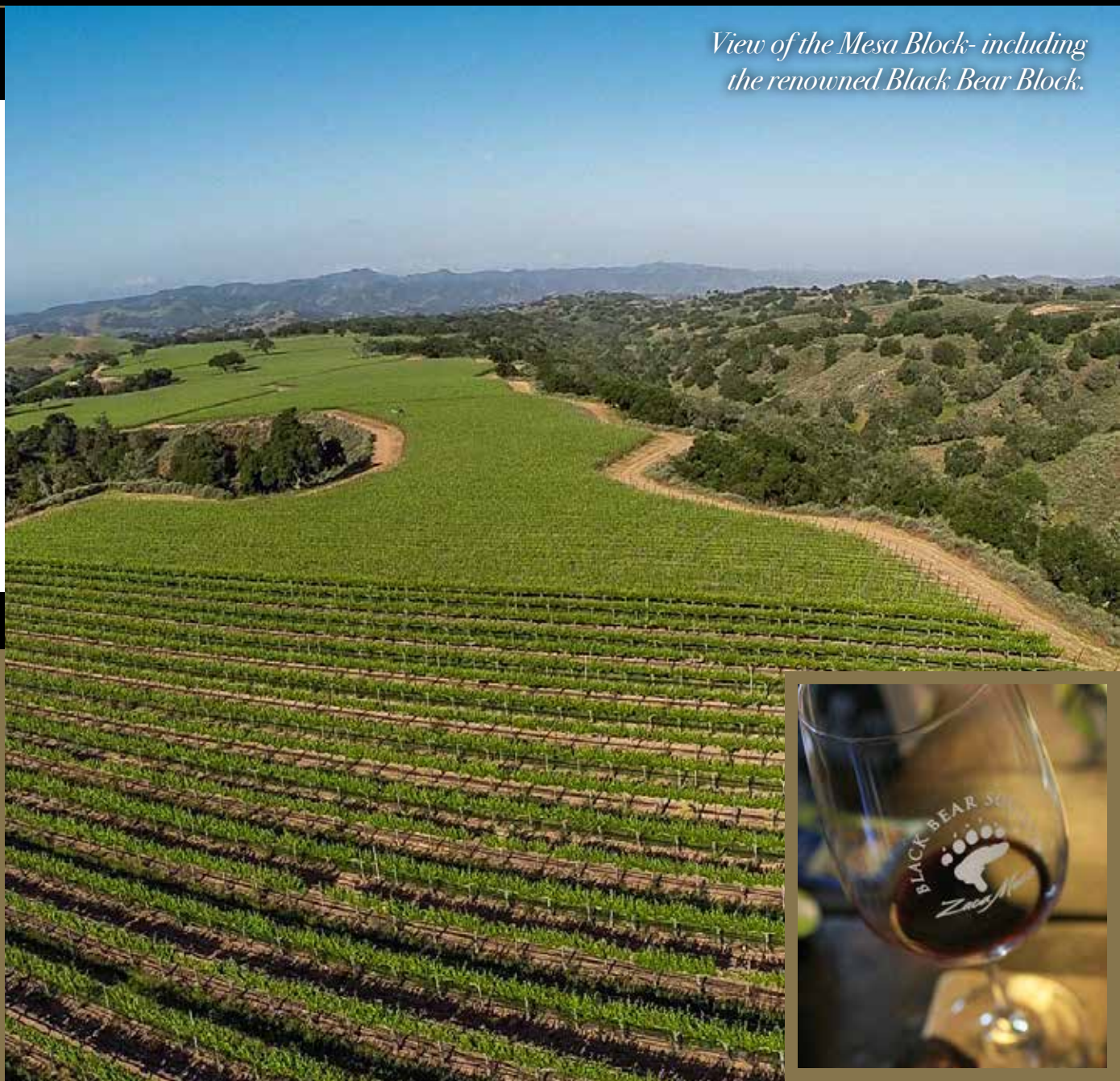
**80± Total Acres Producing
Premium Vineyards — Two
Vineyard Blocks**

24± Plantable Acres

Camp Zaca

Ranch/Estate/Winery Potential

*View of the Mesa Block- including
the renowned Black Bear Block.*



Zaca Mesa



V I N E Y A R D S



THE CUSHMAN BLOCK

PLANTED VARIETIES

Grenache Noir > 9± ac

Viognier > 7± ac

(Fallow > 24± ac)

Cushman Block Total Planted > 16± ac

◆ AT A GLANCE ◆

A 50± acre feet reservoir (aka Toyon) supplied by a 460± gallons per minute ag well

A 150± gallons per minute domestic and ag (aka Cushman) well located on the border of contiguous parcel 049

Camp Zaca - a fully functional camping and recreation lake (aka Toyon)

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

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CAMP ZACA

Camp Zaca (also Toyon Reservoir) is a private camping area outfitted with a food prep pavilion including a Santa Maria Grill, brick oven, bathrooms, tent platforms and a fire pit. The reservoir is stocked with fish and has a casting dock. There is also a shaded area for horseshoes, bocce, volleyball, etc. It's an ideal setting for private use or glamping events.



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SALIENT FACTS - PARCEL 040

Region	Central Coast, Santa Barbara
PARCEL ID(s)/Size	133-110-040 133-110-046 133-110-049
Total Acreage	406±
Zoning	AG-II-100
AVA	Santa Ynez (District 8)
Ownership	Cushman Winery Corporation
Planted Acres	80±
Vineyard Blocks	Cushman and Mesa (Black Bear Block)
Planted Varieties	Syrah - 57± ac; Grenache - 12± ac; Mouvedre - 4± ac; Viognier - 7± ac
Total Tons Produced	2014 - 282± 2015 - 139± 2016 - 235±
Additional Plantable Acres	24±
Approximate Farming Costs Per Acre	\$6,000
*2017 Sold Fruit Contracts Per Ton	\$3,500 average (\$2,800-\$4,000 range)
Water Source(s)	**Cushman Well: 150± gallons per minute domestic and ag Toyon Well: + 3 Boosters Toyon Reservoir (aka Camp Mesa): 50± acre feet
Easements/Encumbrances	Agricultural Preserve Contract 00-AP-010 (currently combined with winery parcel 046); Shared road easement(s); shared entrance 6893 Foxen Canyon Road (with Demetria Estate and Oak Savannah Vineyard); Note: parcel 040 touches Foxen Canyon road further south from the 6893 entrance. A separate entrance was never explored by Seller, but may be possible).

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

***Cushman Well also serves parcel 049 irrigation and frost protection needs*



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

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