WARMSTONE
ADVISORS

OFFERING MEMORANDUM

Rancho Cañada de la Laguna

Ranch and agricultural holding · Buellton, California

PROPERTY FACTS

PROPERTY ADDRESS	1050 W Hwy 246, Buellton, CA 93427
PROPERTY TYPE	Ranch and agricultural holding
LOT SIZE	148.9 acres
BEDROOMS / BATHROOMS	Three residences: 4BR/2BA, 3BR/2BA, 2BR/1BA (per SBAOR remarks; do not total)
APN	099-240-073 and 099-240-078
ZONING	A-2
STATUS	Closed

RANCHO CAÑADA DE LA LAGUNA

Opportunity Overview

A 148.9-acre agricultural holding spanning both sides of Highway 246 in Buellton, with direct frontage on the Santa Ynez River.

Nearly all of the ground is level and cultivated. Improvements include three residences and a classic 100-year-old dairy barn.

The property holds prime visibility and access along Highway 246, minutes to Buellton and the Santa Ynez Valley wine country.

Warmstone Estates

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The practice pairs the firm's market intelligence with Strategic Films, cinematic property marketing authored as declarations rather than listings.

Represented by Warmstone Advisors

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