WARMSTONE
ADVISORS

OFFERING MEMORANDUM

1051 Foothill Rd

Land · Cuyama, California

PROPERTY FACTS

PROPERTY TYPE	Land
LOT SIZE	±320 acres
ZONING	AG-40
WATER	3 wells, approximately 2,750 GPM
STATUS	Closed

1051 FOOTHILL RD

Opportunity Overview

A ±320-acre farm with 160 acres of approved cultivation canopy in Santa Barbara County, represented to close.

Zaki Properties

The regulated cannabis practice. Zaki Properties represents cultivation facilities, greenhouse and outdoor operations, manufacturing assets, and licensed cannabis businesses across California.

The practice extends into counsel beyond the transaction. Broker opinions of value, concurrent dual escrows separating real estate from licensed operations, court-appointed receivership work, and advisory for family offices and private equity.

Prepared and verified by Jamie Warm · Founder & Principal Advisor · DRE #02192518

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Licensed specialists. Accountable by name.