WARMSTONE
ADVISORS

OFFERING MEMORANDUM

Loma Verde

Vineyard · California

PROPERTY FACTS

PROPERTY TYPE	Vineyard
LOT SIZE	±632 acres
ZONING	AG-II
WATER	Two high-capacity wells (750± and 2,000± GPM) feeding two reservoirs, 54 acre-feet combined
STATUS	Pending

LOMA VERDE

Opportunity Overview

SANTA MARIA AVA

The ±632 acre property is a unique investment opportunity for discerning buyers seeking to capitalize on the region's rich agricultural heritage, bolstered by the newly approved Santa Barbara County Agricultural Enterprise Ordinance.

A piece of Santa Barbara County viticultural history.

An Exceptional Harvest

The vineyard has demonstrated exceptional output.

A Robust Infrastructure

Access to natural gas offers a reliable and cost-effective energy source for the vineyard to efficiently power its irrigation systems. Santa Barbara County's new Agricultural Enterprise Ordinance allows for rural recreational and agritourism uses such as small-scale campgrounds, farmstays, and incidental food service.

With its prime location, extensive water resources, established vineyard blocks, and new opportunities under the Agricultural

Enterprise Ordinance, this estate is ready to welcome its next chapter of growth and success.

Investment Highlights

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AVA Properties

The vineyard and winery practice. AVA Properties represents vineyards, wineries, and agricultural estates from the Sta. Rita Hills to Napa Valley, advised by practitioners with decades inside the wine industry itself.

Properties are positioned through the trade's most influential channels, with discretion and off-market access at the heart of the practice.

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

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