WARMSTONE
ADVISORS

OFFERING MEMORANDUM

7680 W Hwy 246

Agricultural land with farmhouse and barn · California

PROPERTY FACTS

PROPERTY TYPE	Agricultural land with farmhouse and barn
BEDROOMS / BATHROOMS	2 / 1 (1,000± sq ft farmhouse)
ZONING	AG-II-100
WATER	Two wells (domestic and high-capacity agricultural)
STATUS	Sold

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Opportunity Overview

A Canvas for Your Vision

Zoned AG-II-100, it qualifies under Santa Barbara County's new Agricultural Enterprise Ordinance, allowing for future hospitality uses including farmstead lodging, a small-scale campground, and incidental food service.

Unmatched Visibility & Access

Surrounded by world-class vineyards and directly across from Pence Vineyards & Winery, the property blends visibility, access, and water resources with the long-term potential of one of California's most prestigious wine regions.

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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Licensed specialists. Accountable by name.