

FREMONT RIDGE RANCH

EAST CAMINO CIELO
SANTA BARBARA
CA 93105

**MAJOR PRICE
REDUCTION**

Now Offered at \$1,950,000

**RECREATIONAL VIEW
PROPERTY ON ±227 ACRES
ZONED AG-II WITH A
HORIZONTAL WELL**

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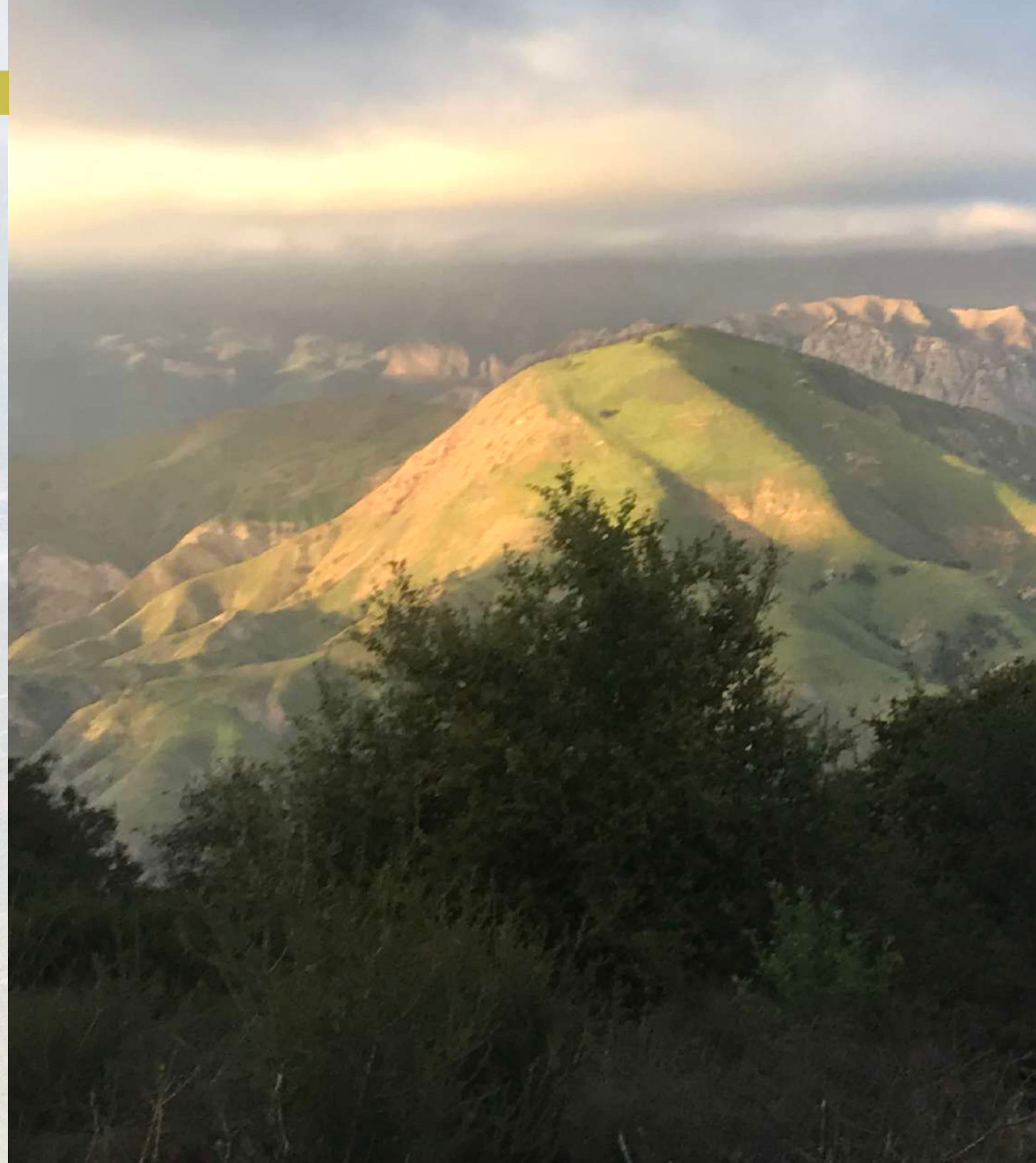
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CONTENTS

5

OPPORTUNITY SUMMARY

6–7

LOCATION

8–13

PROPERTY PHOTOS

14–15

MARKET OVERVIEW

FREMONT RIDGE RANCH

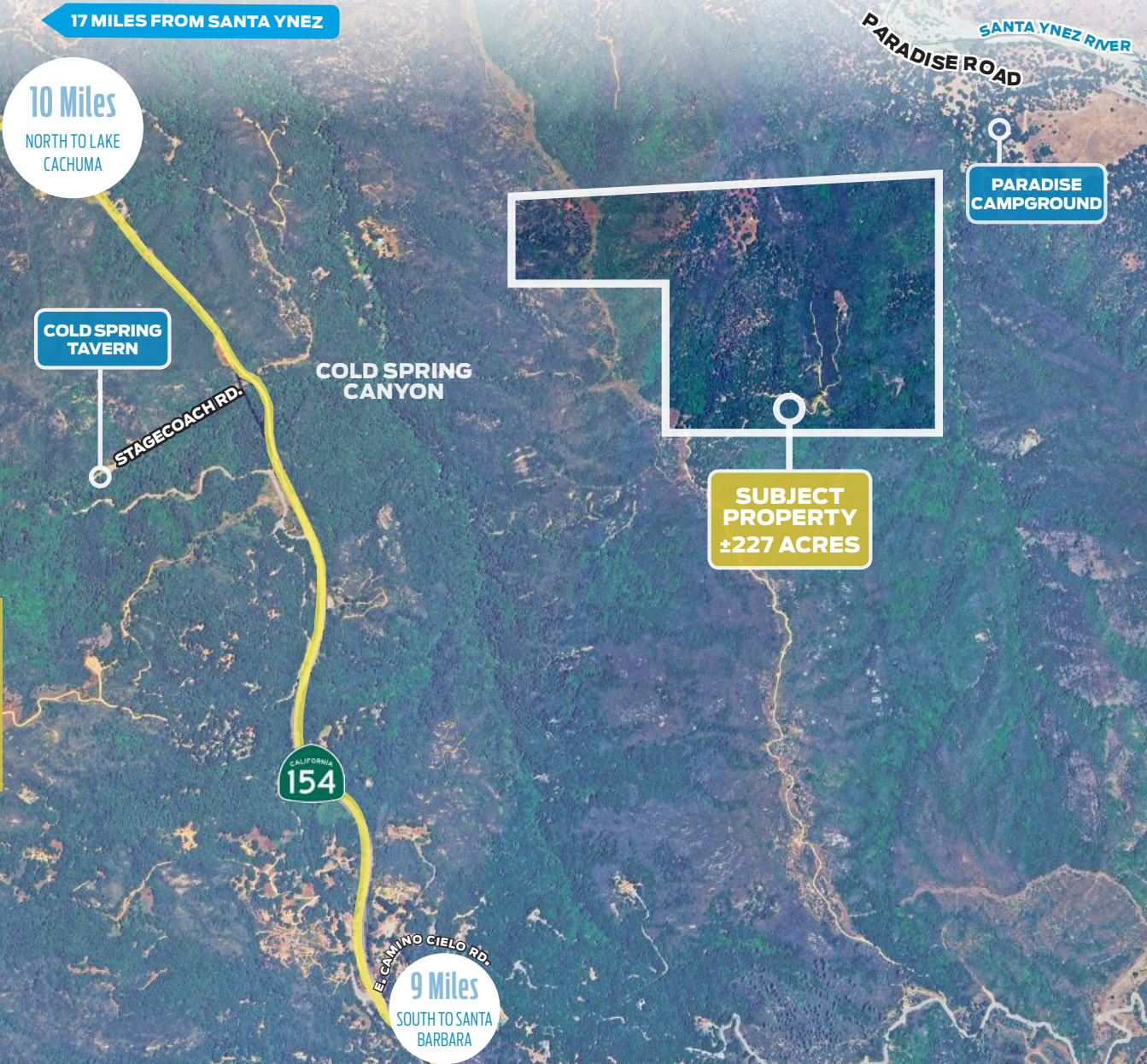
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SANTA BARBARA
CA 93105

**MAJOR PRICE
REDUCTION**

Now Offered at \$1,950,000

Entrance road to the ranch

Now offered at \$1,950,000 Fremont Ridge Ranch ±227 acres almost entirely surrounded by National Forest. From regional views to intimate meadows, this recreational property consists of one beautiful spot after another. Access is via Forest Service gate on Camino Cielo. Water from horizontal well. Appointment only.



INVESTMENT HIGHLIGHTS

**MAJOR PRICE REDUCTION
NOW OFFERED AT
\$1,950,000**

LOT SIZE
±227 AC

PRICE PER ACRE
\$8,590/AC

WATER
Accessed from a horizontal well

ZONING
AG-II

APN
153-010-021

LOCATION

±227 ACRES

PROPERTY PHOTOS



PASTURE



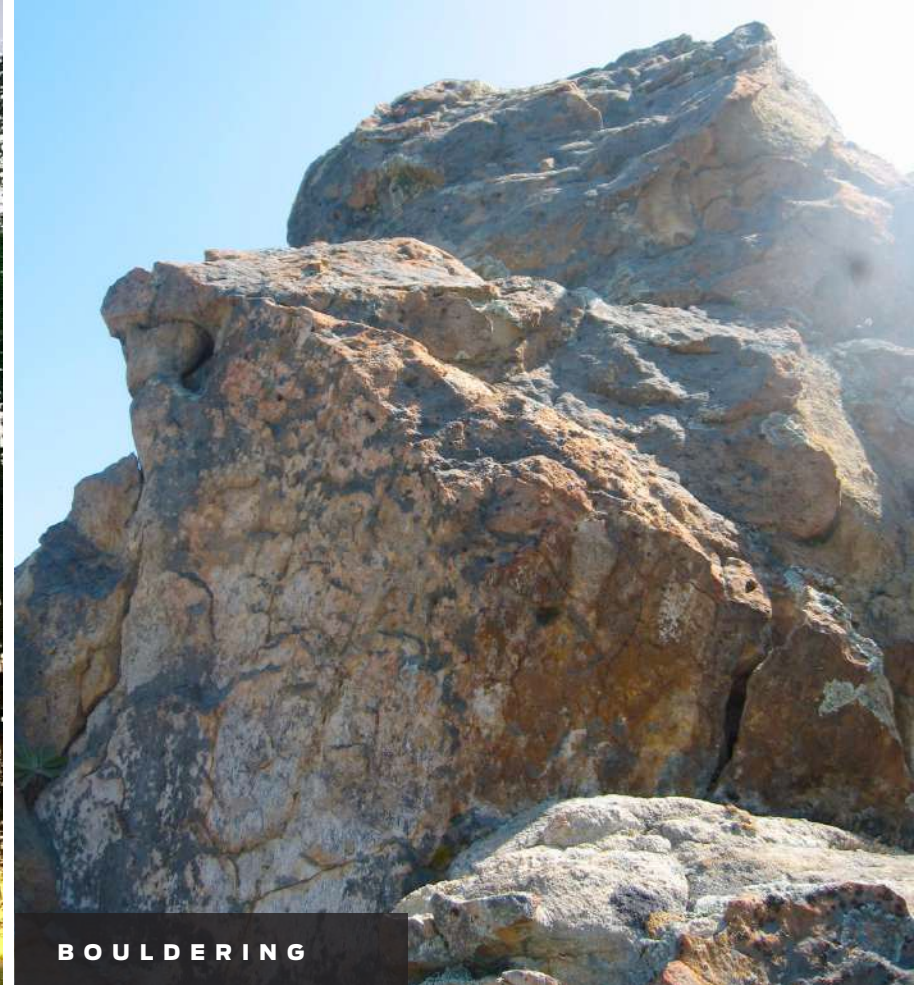
VERNAL POOL



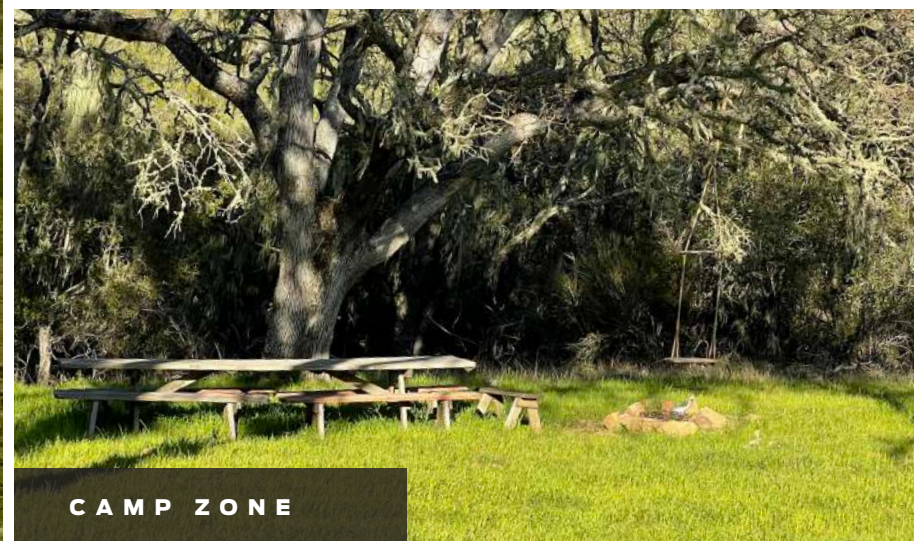
PEACEFUL MEADOW



SPRING SUNSET



BOULDERING



CAMP ZONE



WATER TROUGH



ISLAND PEAK FROM ENTRANCE ROAD



ACORN ORCHARD



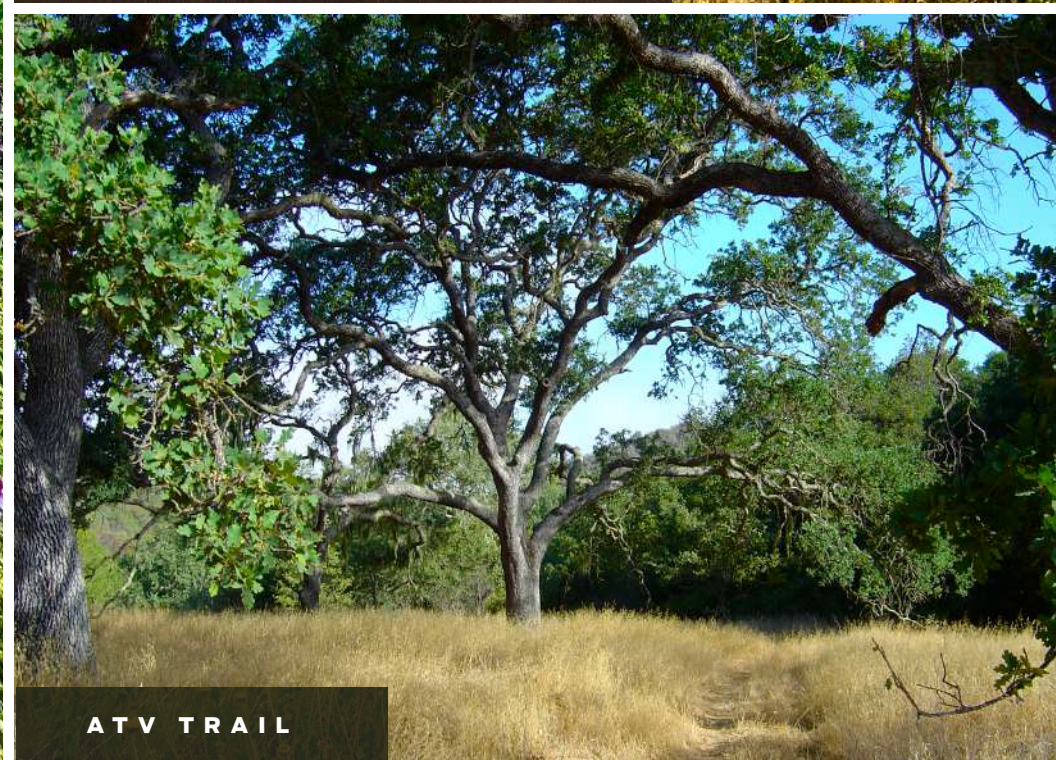
EARLY SPRING



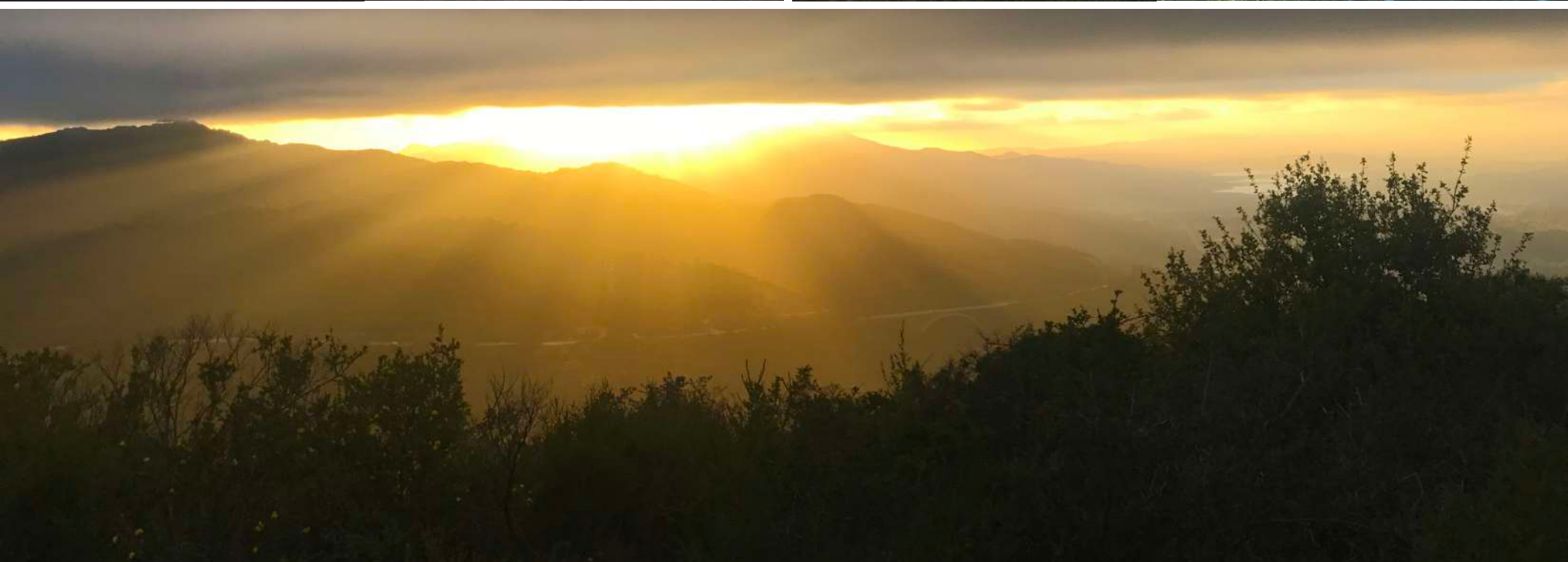
PURPLE VETCH



VIEWS OF LAKE CACHUMA

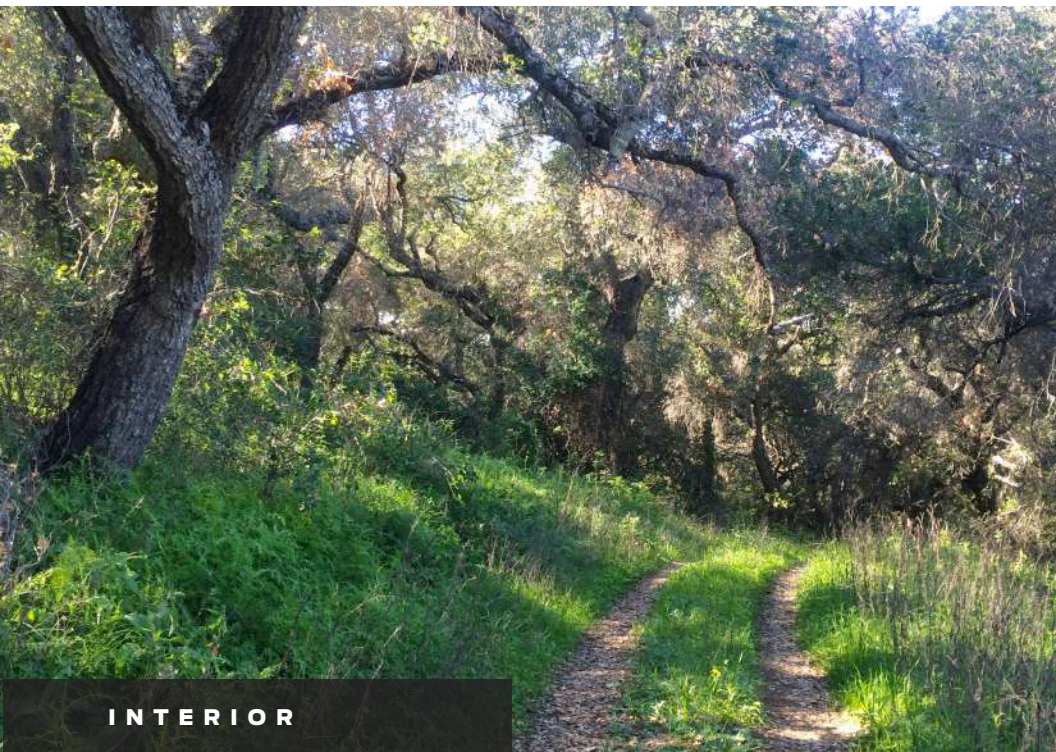


ATV TRAIL





FREMONT RIDGE CACHUMA SADDLE VIEWS



INTERIOR



THE AMERICAN RIVIERA

Symbolizing the ultimate in casual California lifestyle, Santa Barbara is undoubtedly one of America's most desirable destinations to live and travel.



Located on a pristine coastline approximately 337 miles south of San Francisco and 93 miles north of Los Angeles, Santa Barbara is nestled between the Pacific Ocean and the Santa Ynez Mountains. This stretch of coast is known as the "American Riviera" because of its mild Mediterranean climate.

With a population of approximately 87,533, Santa Barbara is both small and vibrant. Locals and visitors are drawn to the city's charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, wide variety of shops and galleries, numerous Zagat-rated restaurants and thriving open-air shopping centers like the famed Paseo Nuevo Mall. Pristine, sunny beaches, an expansive harbor and countless outdoor attractions including the Santa Barbara Zoo, Santa Barbara Mission, Stearns Wharf and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 220 vineyards within a short drive, Santa Barbara County is a renowned wine region offering an array of some of the finest labels in the world.

"Best Beach Town"

Sunset Magazine's 2015 Inaugural Travel Awards

"The 12 Best Cities for a Weekend Getaway"

U.S. News & World Report

"30 Best Small Cities in America"

Condé Nast Traveler's Readers' Choice Awards



SANTA YNEZ VALLEY

GOLDEN VINEYARD WINE COUNTRY

The great wide open countryside of the Santa Ynez Valley is located 30 minutes north of Santa Barbara and nestled between the Santa Ynez and Santa Rafael Mountains. Numerous world-renowned wineries and vineyards dot the landscape as well as horse and cattle ranches. In fact, the valley is recognized as the epicenter of California's multi-billion dollar equine industry. Other attractions include the Los Padres National Forest, Lake Cachuma, Old Mission Santa Inez, golf courses and the Santa Ynez Valley Historical Museum & Parks-Janeway Carriage House displaying old stagecoach relics from the valley's past. Six small towns are home to the region and include Ballard, the smallest and oldest community, Solvang, a charming Danish-American hamlet, the rapidly growing Buellton, the vintage chic community of Los Alamos, the laid-back wine tasting haven of Los Olivos, and the turn-of-the-20th-Century township of Santa Ynez.



BUELLTON



SANTA YNEZ



SOLVANG

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