

## Pepper Oaks Farm Offering

Kentucky Parcel	40± Acres
Ranch Parcel	50.78± Acres
Farmhouse Parcel	39.55± Acres
Olive Mill Parcel	39.55± Acres
<b>Total Acreage</b>	<b>169.88± Acres</b>

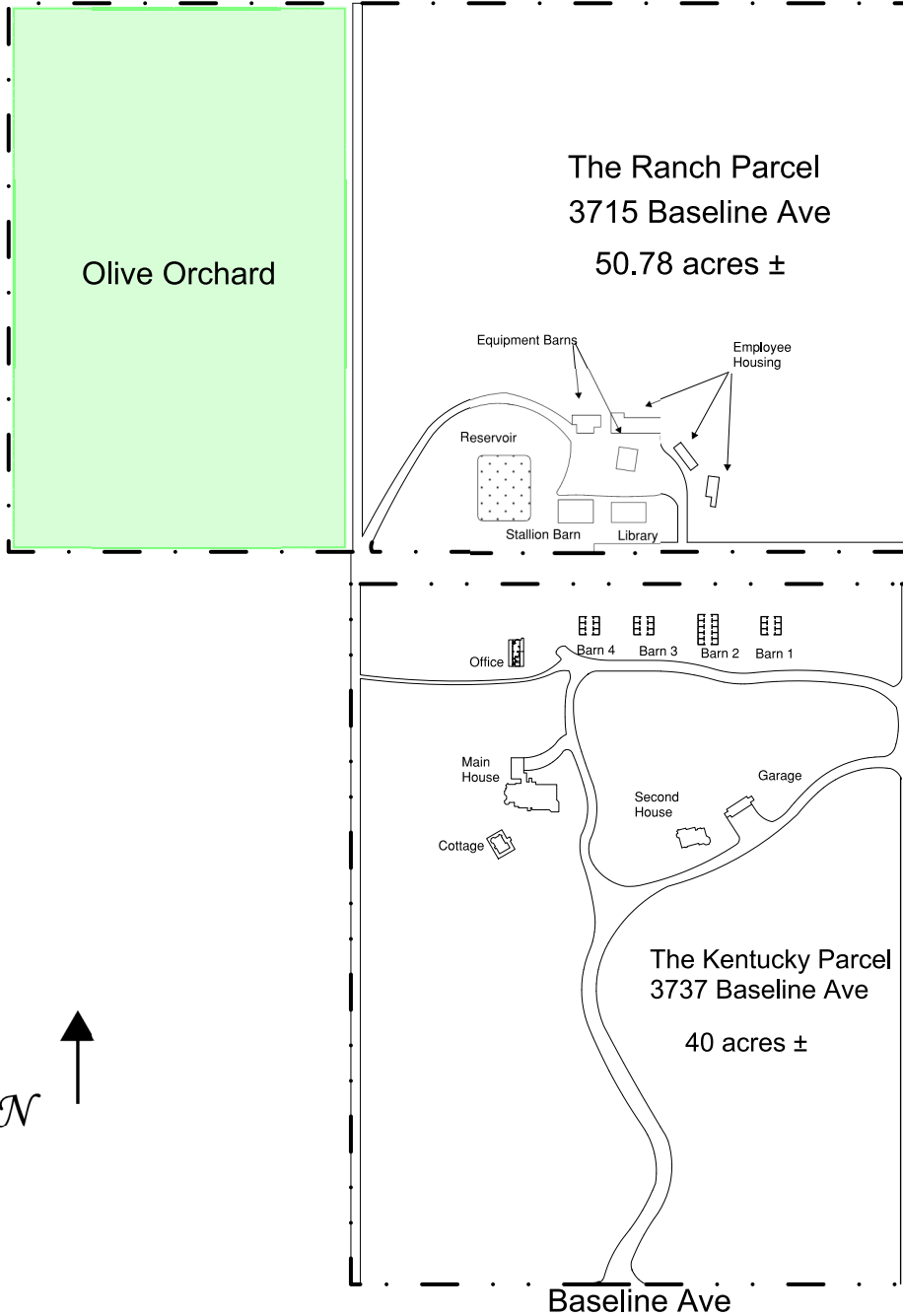
Offered at \$18,000,000

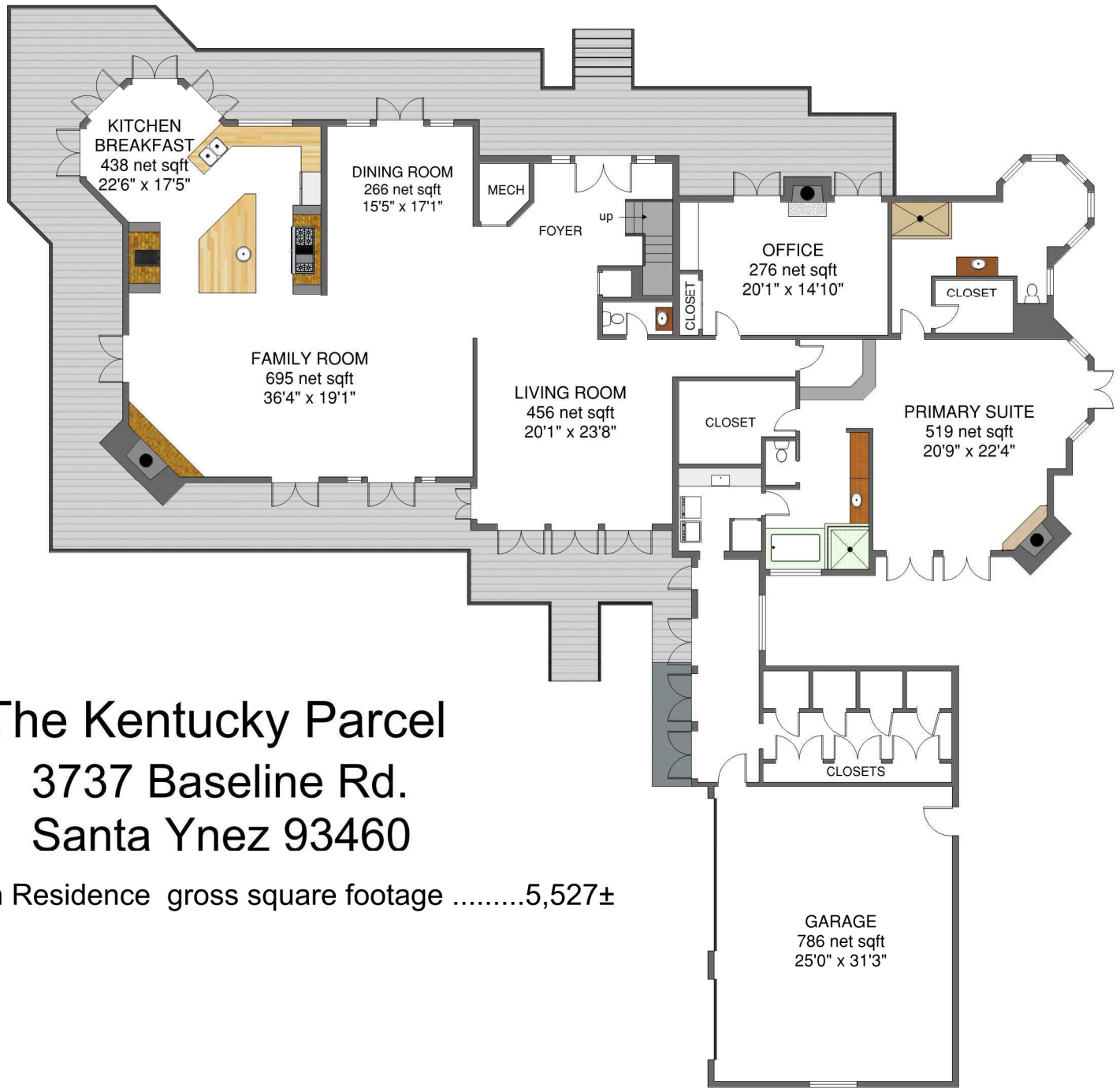
ARMCS  
mark@armcs.biz  
805-448-1032

Drawings are represented as accurate however no guarantee is made as to accuracy of any information. All measurements and square footages are approximate.

Baseline Ave

# Baseline Ave Parcels

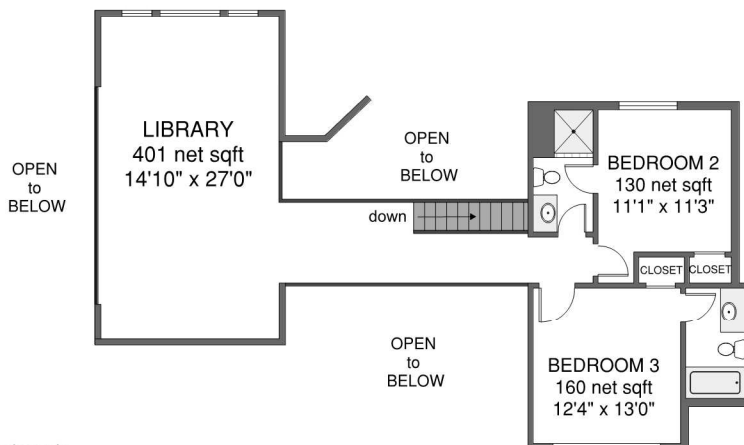




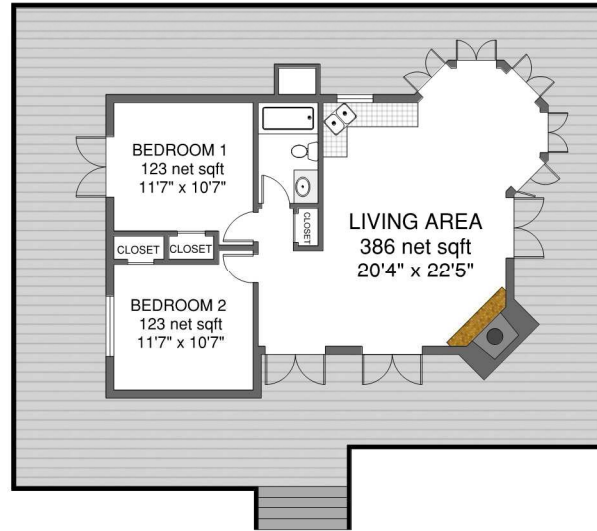
# The Kentucky Parcel

3737 Baseline Rd.  
Santa Ynez 93460

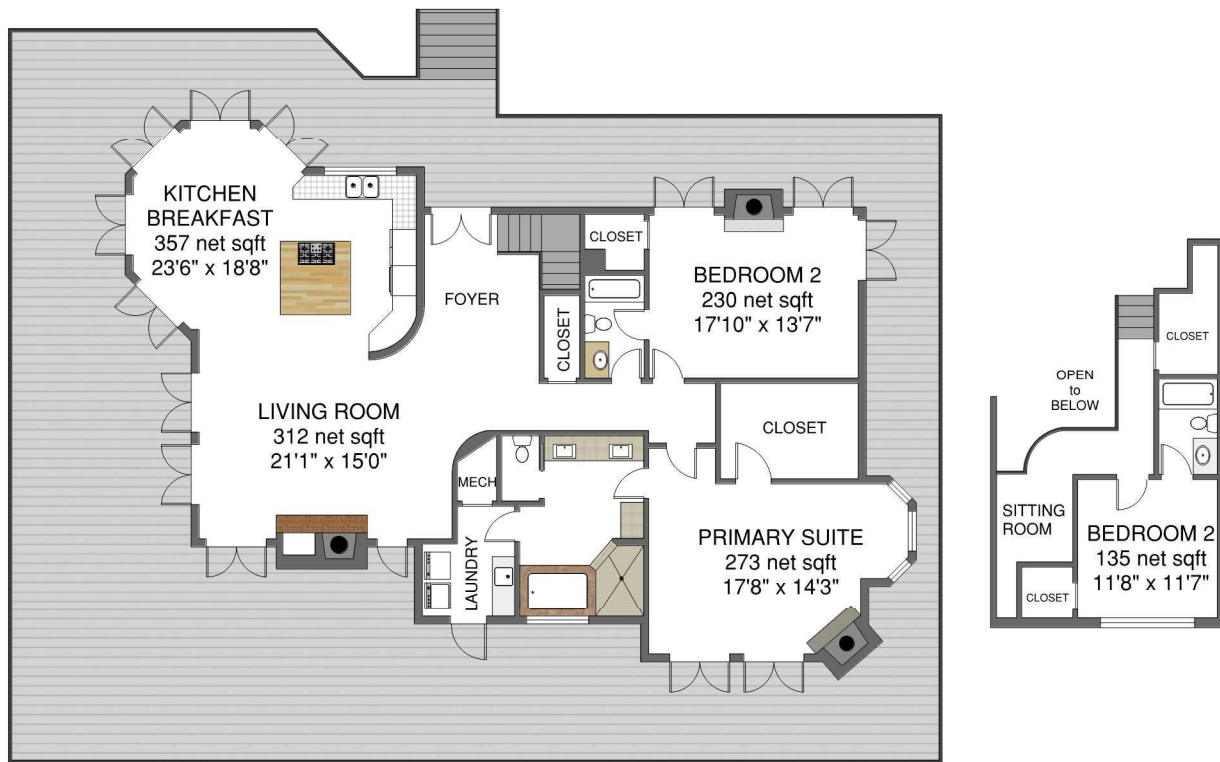
Main Residence gross square footage .....5,527±



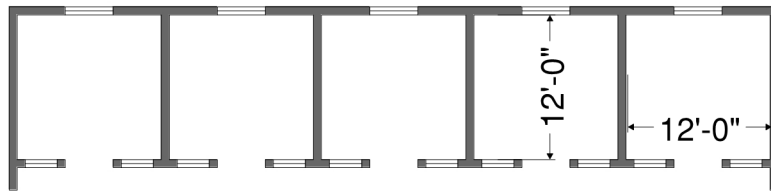
# The Kentucky Parcel



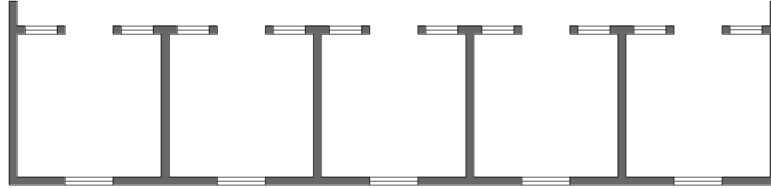
Cottage gross square footage.....812±



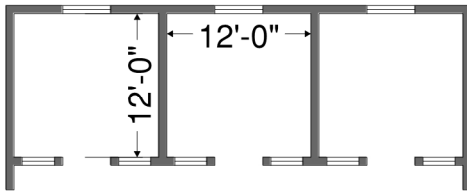
Second Residence grzoss square footage.....2,511±



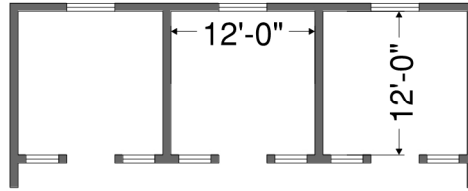
**BARN 2**  
2,736 gross sqft  
64'0" x 42'9"



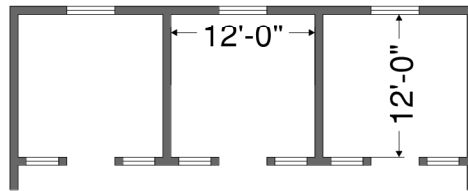
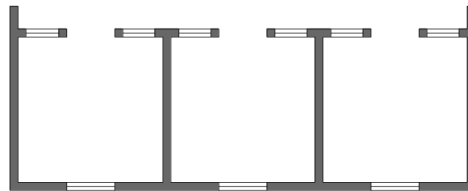
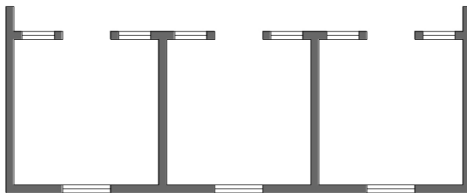
**BARN 3**  
1,656 gross sqft  
38'9" x 42'9"



**BARN 1**  
1,656 gross sqft  
38'9" x 42'9"

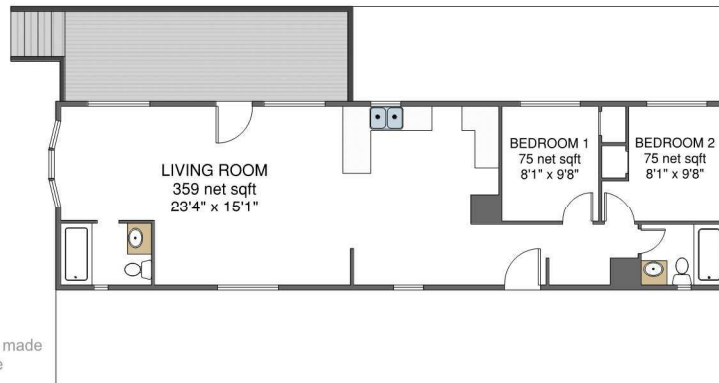


**BARN 4**  
1,656 gross sqft  
38'9" x 42'9"



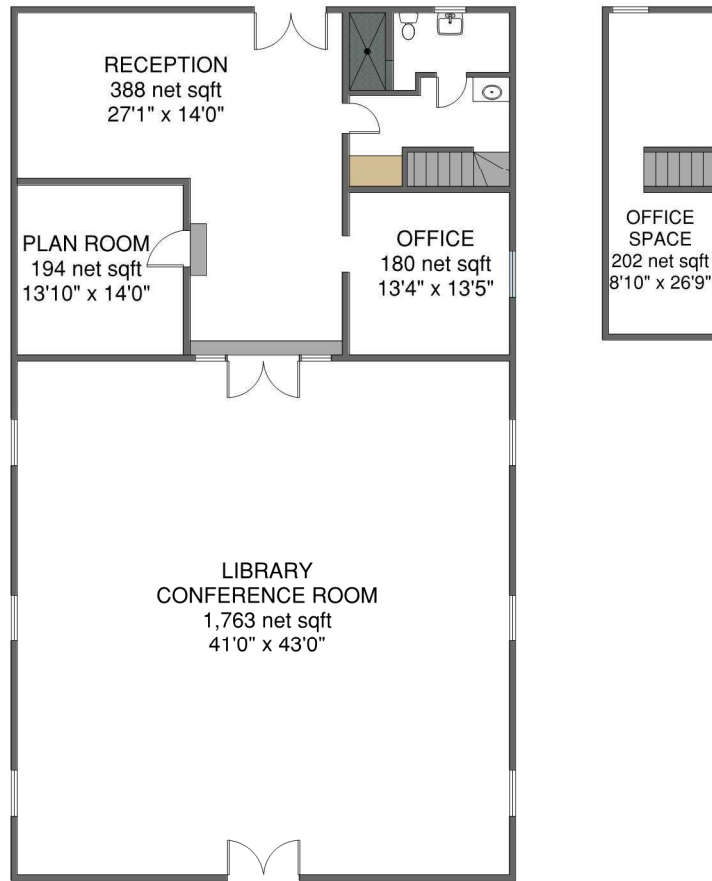
# The Kentucky Parcel

**OFFICE**  
880± gross square footage



# OFFICE / LIBRARY CONFERENCE CENTER

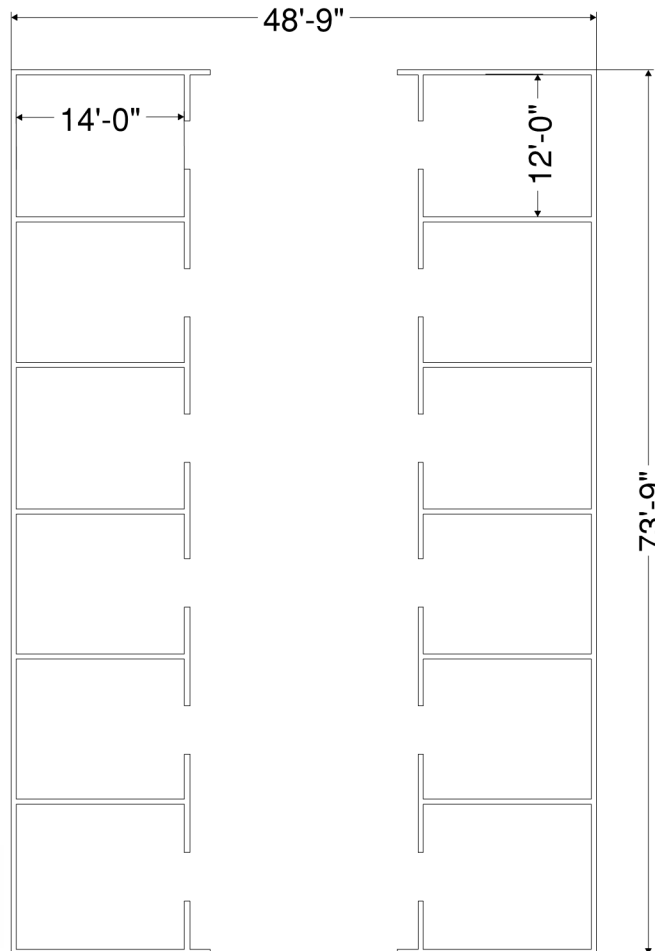
3,320± gross square footage



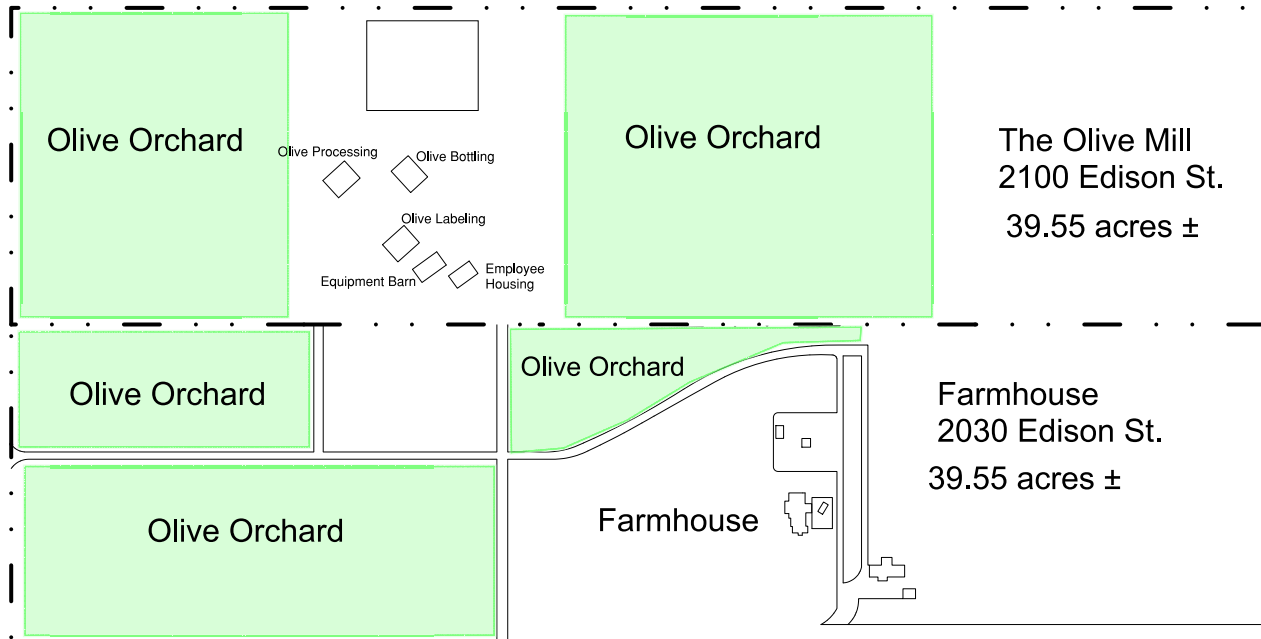
# The Ranch Parcel

## STALLION BARN

3,594± gross sqft  
48'9" x 73'9"



# Edison Street Parcels



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# FARMHOUSE

2,547± gross square feet

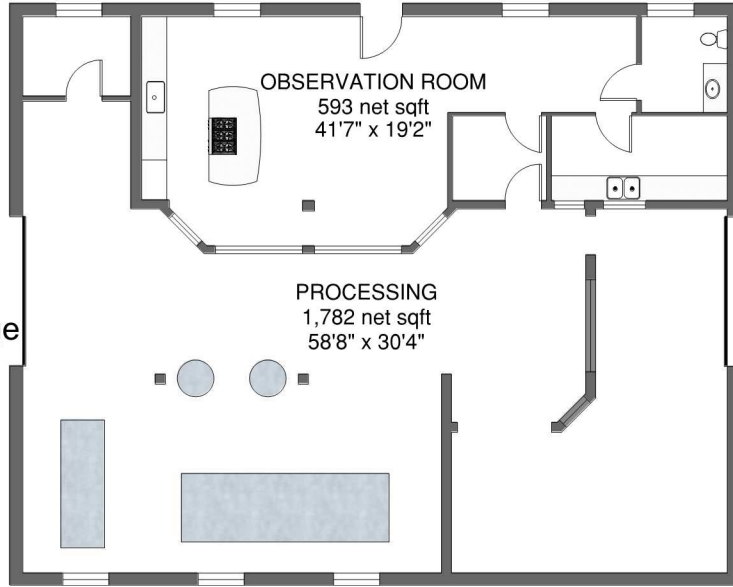




# OLIVE MILL

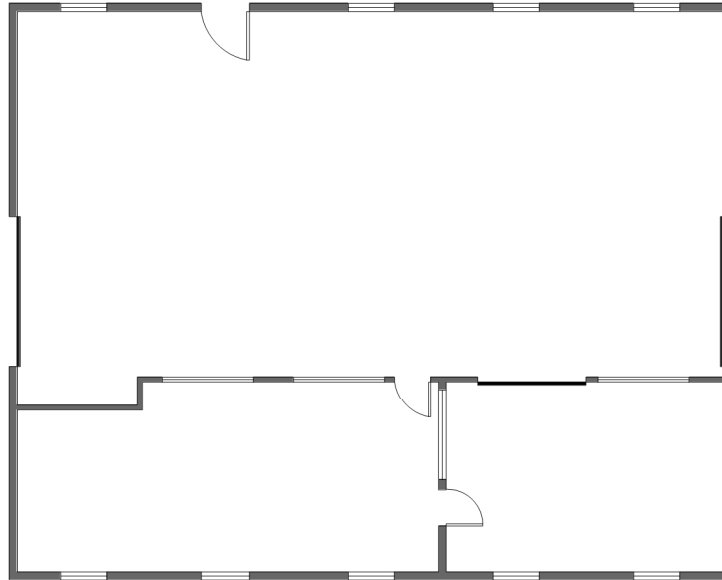
## Processing Building

2,954± gross square footage



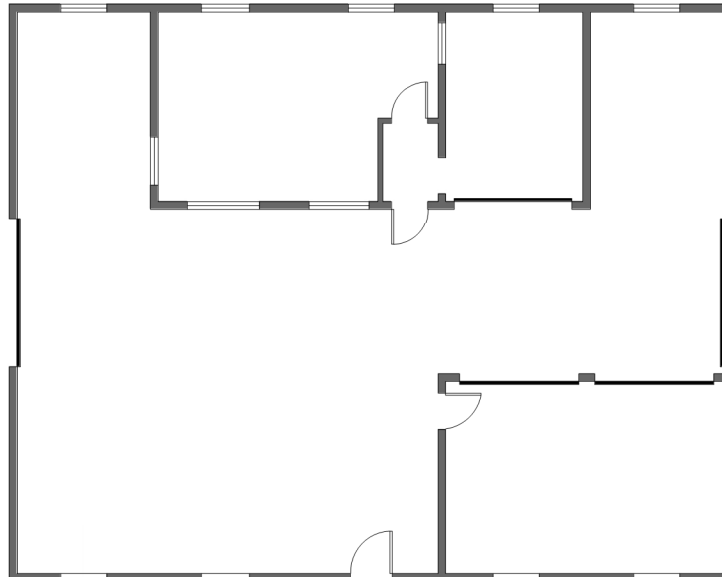
## Storage & Labeling

2,890± gross square feet



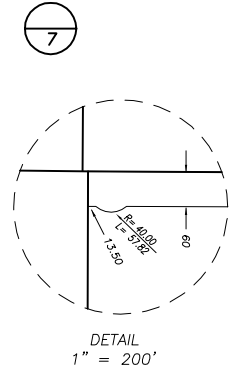
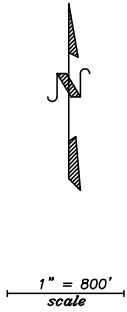
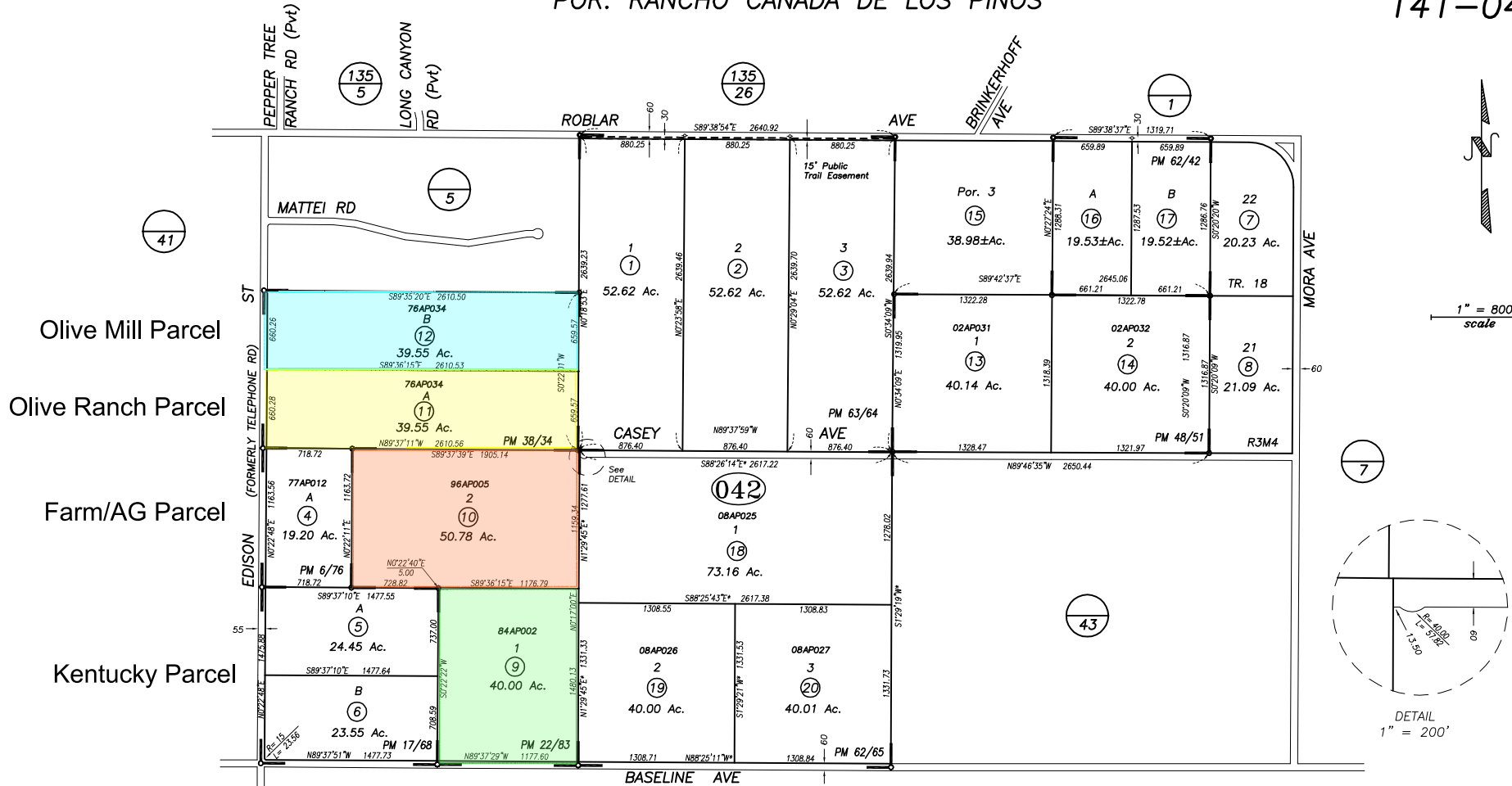
## Storage & Bottling

2,890± gross square feet



POR. RANCHO CANADA DE LOS PINOS

141-04



**NOTICE**  
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Note: Bearings marked with asterisk (\*) are drawn and annotated in CA Zone V NAD83 State Plane coordinates and related to true north.

Assessor's Map Bk, 141-Pg, 04  
County of Santa Barbara, Calif.

03/06/1978 R.M. Bk. 94 , Pg. 70-71 , Tract "Map of Vacation-Reversion to Acreage"  
08/08/1888 Rack 3 , Map 4 , Tract "Canada De Los Pinos Tract 18"

LD/12 041-32 into 042-1, 2 & 3  
Renumber  
042-18, 19 & 20 into Ag Pres