

# SOLOMON HILLS RANCH

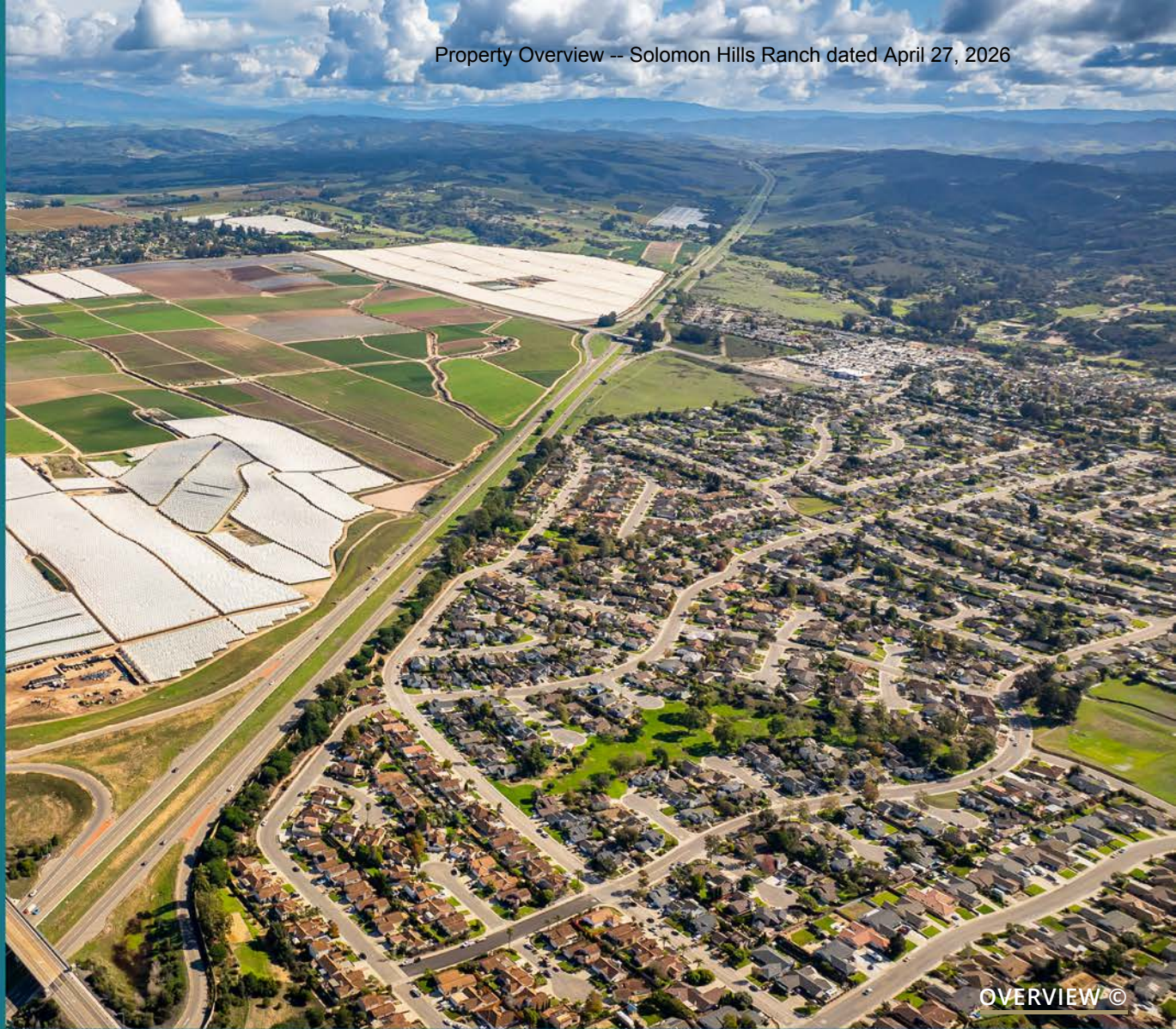
- 852.54 Assessed Acres | 790.71 +/- Net Farmable Acres
- Prime Santa Maria Valley Irrigated Farmland | Santa Barbara County
- Multi-Year Leases Range Primarily From \$1,900 to \$3,000 per acre
- **Highway 101 and Clark Avenue Frontage**
- **Adjacent to City of Santa Maria - Long-term Development Potential - 2 Off-Ramps from Highway 101**

[LINK TO PROPERTY VIDEO](#)

[LINK TO PROPERTY LOCATION](#)

[LINK FOR NON-DISCLOSURE AGREEMENT](#)

Property Overview -- Solomon Hills Ranch dated April 27, 2026



OVERVIEW ©



EXECUTIVE SUMMARY

- 852.54 +/- gross assessed acres located in Santa Barbara County.
  - 790.71 +/- net farmable acres (includes 131.04 net acres of certified organic farmland)
  - 61.83 +/- acres of supporting and ancillary land (includes reservoirs, equipment yards, residence, etc.)
- Surrounding land uses include high-value irrigated vegetable and berry crops, greenhouses, wineries, citrus and avocado groves, and winegrape vineyards. High-density residential neighborhoods and ranchettes are also on multiple sides of the Property.
- Property includes multiple tenant leases that primarily range from **\$1,900 to \$3,000 per acre**. Tenants are actively farming a multitude of fresh vegetable and berry crops, that include but are not limited to: strawberries, blackberries, raspberries, blueberries, squash, chilies, and chicao.
- The Property contains +/- 69% NRCS Class I irrigated land capability soil types.
- Irrigation water is currently provided via **six operating agricultural deep wells** located on-site producing a combined **7,130 +/- gallons per minute** (per 2026 pump tests). Irrigation water is distributed throughout the Property's farming blocks via booster pumps and filter stations, through main and submain pipelines. The Property also features two lined reservoirs (each 14.9 acre-feet in capacity).
- The Property is located within the **Santa Maria River Valley Groundwater Basin** (DWR Basin No. 3-12), a water source underlying parts of northern Santa Barbara and southern San Luis Obispo Counties, California. Its management is governed primarily by a court-ordered judgment, which grants it a degree of exemption from the state's main groundwater law. The majority of the Santa Maria Groundwater Basin is considered an **adjudicated basin**, (as a result of a 2008 court stipulation) which determined the water rights and established a management plan to govern groundwater extraction.
- Major structural improvements include a 2,600 square-foot residence, 3-bay 960 square-foot garage, and a 1,800 square-foot shop building.
- **Property is located along California's Highway 101, and features two major offramps on and off the highway (Clark Avenue and Union Valley Parkway). High-density residential developments, and ranchettes, along with retail and office space – are all also located adjacent to and immediately across Highway 101. The Property is also located within the Orcutt Community Plan Area.**

■ Orcutt Community Plan: **The Property is located within the Orcutt Overlay, Orcutt Community Plan Area.** Further details can be found at the Santa Barbara County – Planning & Development Website: <https://www.countyofsb.org/940/Orcutt-Community-Plan>

- **The Property is not currently enrolled in any agricultural preserve contract or program (conservation easement, Williamson or Farmland Security Zone contracts).**

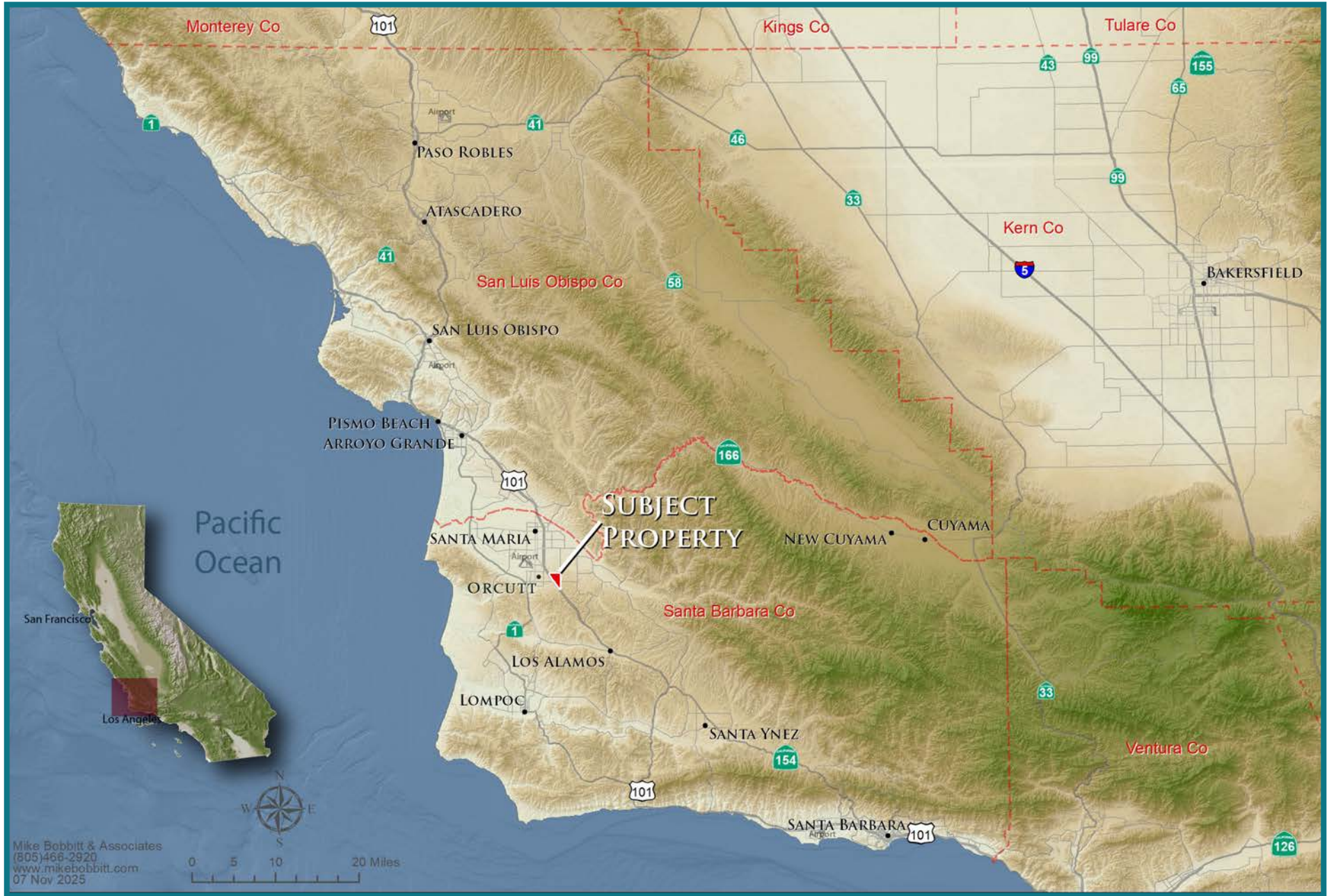
- Purchase Price: \$59,995,000. All cash at the close of escrow.
- Property Tours: Private property tours are by appointment only by contacting The Mendrin Group.

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REGIONAL MAP



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07 Nov 2025

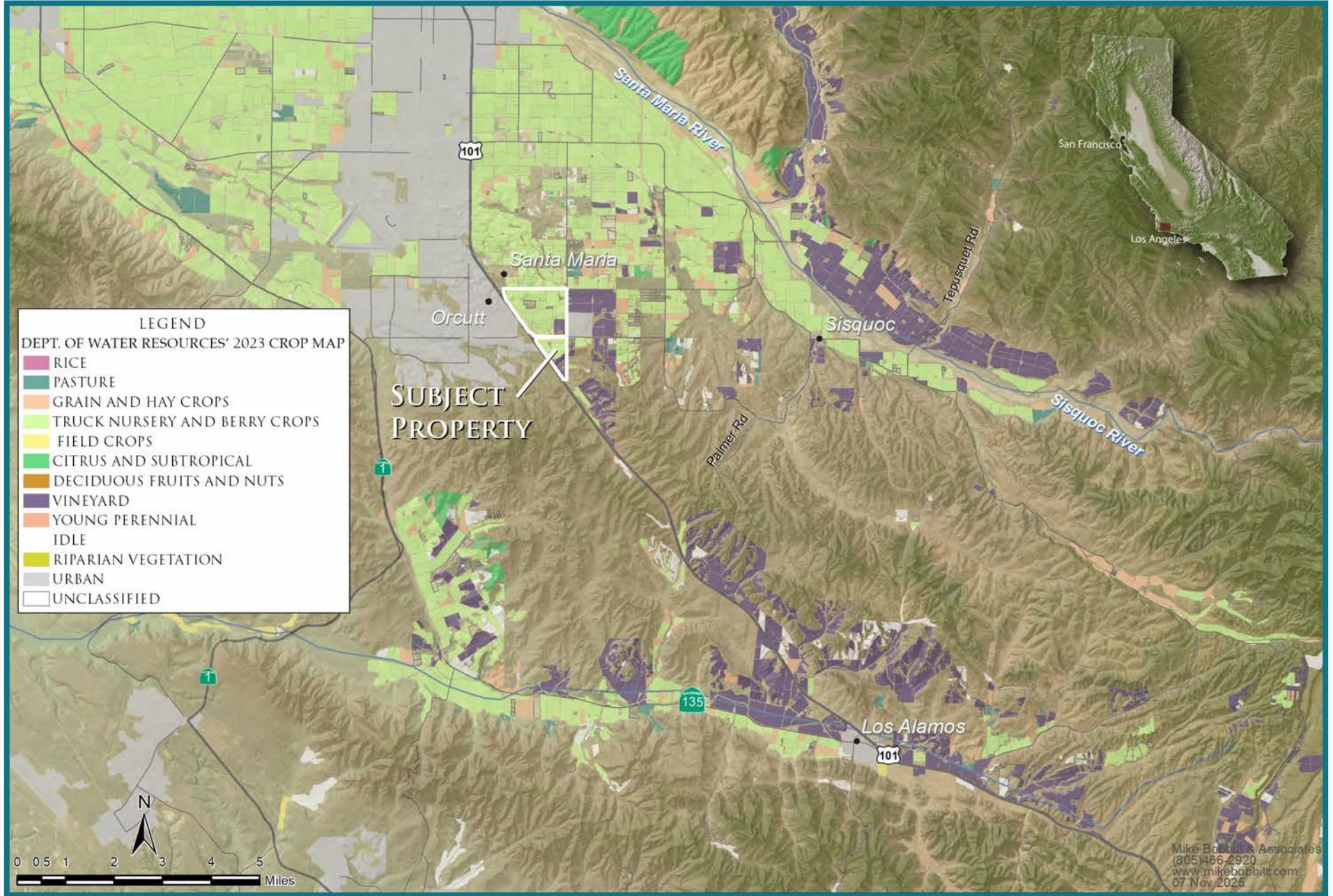
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REFER TO SELLER'S RIGHTS & DISCLAIMERS, PAGE 11

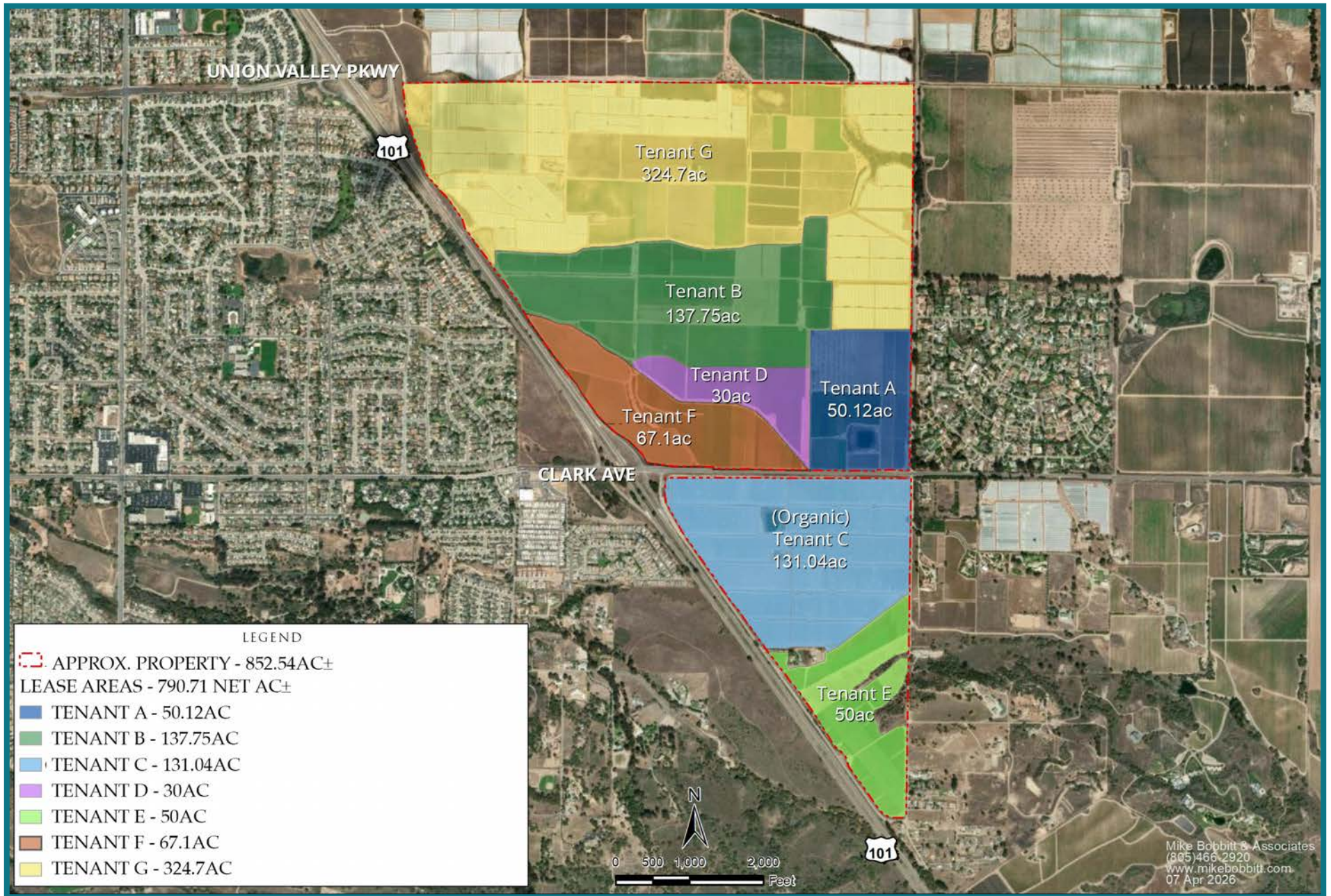
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AREA DEPARTMENT OF WATER RESOURCES' 2023 CROP MAP

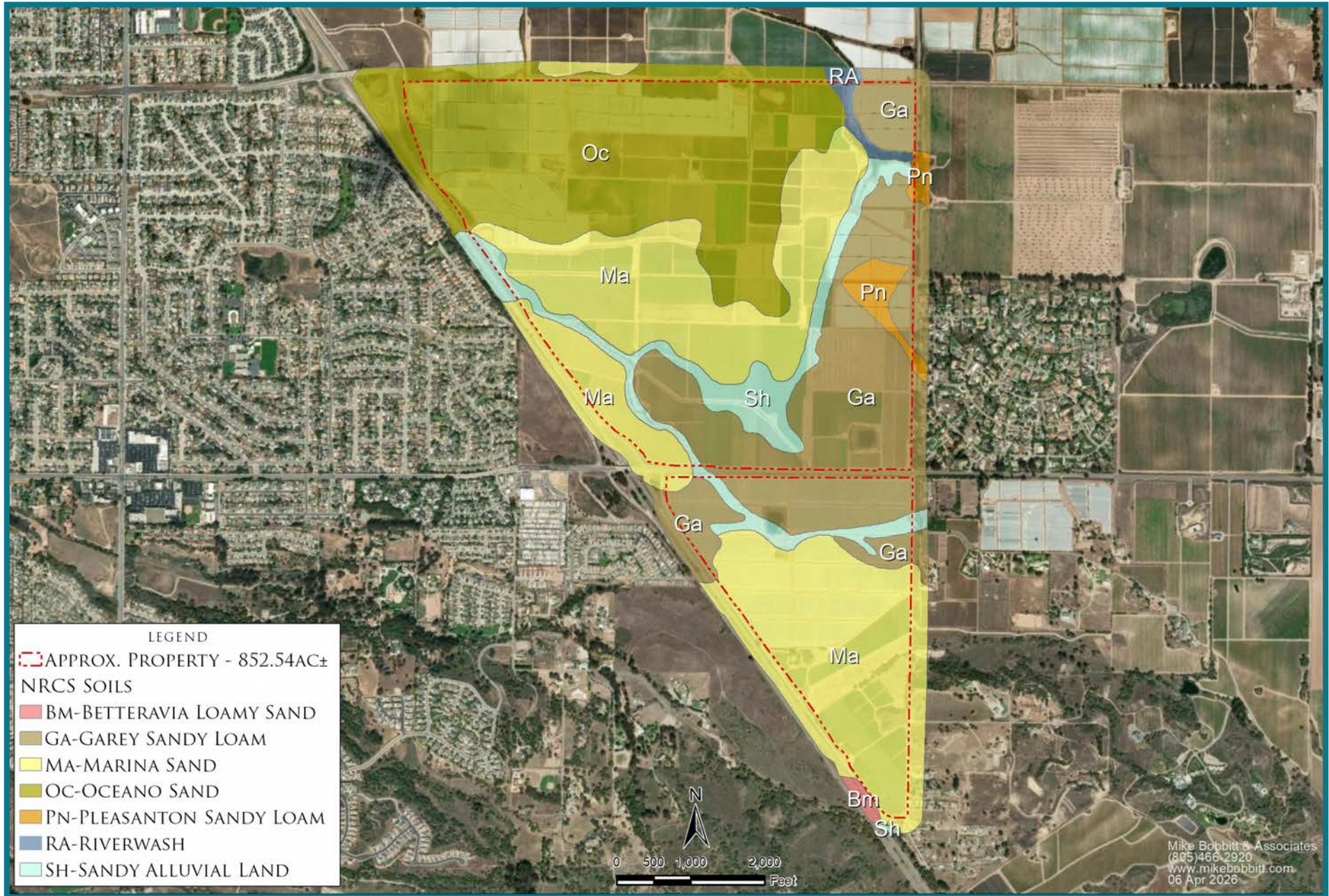


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RANCH TENANT MAP



NRCS SOILS MAP



PROPERTY PHOTOS



AERIAL PHOTOS



AERIAL PHOTOS CONT'D



## SELLER'S RIGHTS &amp; DISCLAIMERS

**Seller's Rights:** Seller reserves the right in its sole discretion to accept or reject any bid or offer, terminate negotiations, withdraw the Property from market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple Prospective Purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement ("PSA") is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow, and have the sale of the Property subject to Seller affecting a 1031 tax exchange for suitable property.

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**Seller's Disclaimers:** This Copyrighted Property Overview has been prepared by The Mendrin Group for Buyer/Recipient and Buyers/Recipients Representative's use in considering the Property for a potential future acquisition, and contains only a general overview of the Property. Although information herein and subsequent information provided (including all provided contents within the Virtual Due Diligence Data Room) are from sources deemed reliable, neither Seller, nor Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the Property information. It is Buyer's/Recipient's sole responsibility to conduct an independent investigation and Due Diligence of the Property and its attributes and characteristics in its entirety. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyer's/Recipient's intended use. Buyer/Recipient is also advised that this Overview and Property information is dated, and that changes may have occurred prior to, during, and after the time that this Overview and the Property information was prepared (including sourced and Virtual Due Diligence Data Room data). Information in maps and charts in this Overview have been prepared for illustration purposes only and must be verified by Buyer/Recipient. The Property is being sold in its present As-Is condition, subject to the terms and conditions of a fully executed, definitive Purchase and Sale Agreement ("PSA"), including Seller's Board Approval. Seller referenced herein include: Principals, Directors, Officers, Board Members, Shareholders, Partners, Associates, Employees, Legal Counsel, Accountants, Agents, Appraisers, and Brokerage and Advisory firms, of Seller.

**Exclusive Representation Rights & Agency:** The Mendrin Group has been granted Exclusive Representation Rights and Exclusively Represent *West Bay Company, LLC* ("Seller") for the offering and sale of the *Solomon Hills Ranch* located in Santa Barbara County, California, U.S.A.

Buyer's communications, additional copies of this Copyrighted Confidential Information Memorandum, viewing of the Property, Letter of Intent submissions, Property Due Diligence data requests, and Property Due Diligence site visits shall be directed through Seller's exclusive representative, **The Mendrin Group**.

**Private Property tours are strictly by appointment only with 48 hours prior notice.**

**California Sustainable Groundwater Management Act ("SGMA") & Surface Water Rights Disclaimer:** The State of California enacted the Sustainable Groundwater Management Act ("SGMA") in 2014, requiring groundwater Basins and Subbasins to establish a Groundwater Sustainability Agency ("GSA") as governing bodies in addition to the creation of a Groundwater Sustainability Plan ("GSP"). Each GSP outlines the groundwater Basin's/Subbasin's plan to halt overdraft and achieve long-term sustainability by 2040. Draft GSPs for critically overdrafted high- and medium-priority basins were due to the California Department of Water Resources ("DWR") by January 31<sup>st</sup>, 2020, with draft GSPs for the remaining non-critically-overdrafted high- and medium-priority basins due to the DWR by January 31<sup>st</sup>, 2022. SGMA GSP's effects on groundwater wells and their ability to extract water may be curtailed, reduced, halted, and/or prohibited. Costs may also be incurred by the managing GSAs and related GSPs via assessments and/or rates of extracting groundwater (other costs may apply). Buyer/Recipient, Tenants, and their Representatives are strongly encouraged to consult with all Federal, State, and local Governmental Agencies, water attorneys, hydrologists, geologists, civil engineers, and water districts, in addition to the managing GSA(s) regarding the Property, its location and water rights within a groundwater Basin(s)/Subbasin(s), surface water rights, and its ability going forward to achieve Buyer's/Tenant's intended use and farming plan with regards to groundwater pumping and feasibility. Seller and Broker do not make any warranties or representations, express or implied, as to the effect of SGMA on the Property, the Property's location within a GSA or groundwater Basin/Subbasin, the GSP details/effects, or the measure, existence, ability, quality, quantity, or cost of groundwater and surface water relating to the Property. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal: <https://sgma.water.ca.gov/portal/>; California Department of Water Resources - Contact: <https://water.ca.gov/Contact>



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