

# \$3,950,000 - 211 Mail Road, LOMPOC

MLS® #23-655

**\$3,950,000**

0 Bedroom, 0.00 Bathroom,  
Land on 133 Acres

N/A, LOMPOC, CA

211 Mail Rd borders Sea Smoke, one of the most exclusive private wineries in Santa Barbara County. This site is 133 acres of dynamic soils with a plan to develop 90 acres of premier vines. s located in the Santa Rita Hills American Viticultural Area. This site has an expanse running east to west allowing direct exposure to coastal fog from the Pacific Ocean. The AVA includes about sixty different vineyards and nearly 3,000 acres under vine. The average rainfall for the area is roughly fourteen to sixteen inches of rainfall each year. The terroir of Mail Rd offers rolling terrain into the mountainside with high humidity, cold off shore winds, well drained soils, and cool to moderate temperatures which allows for the potential of long hang time and high acidity in the grapes. The main varietals planted are Pinot Noir and Chardonnay and the site offers excellent options for niche varietals such as Gruner Veltliner, Chenin Blanc, and Albarino. Mail Rd possesses unique geography with ancient sea floors sedimentary based soils that will generate some of the most complex wines in California.



## Additional Information

City	LOMPOC
County	Santa Barbara
Zip	93436
MLS® #	23-655

Lot Size	133.00
Neighborhood	55 - LOMPOC

## Listing Details

Listing Office	Berkshire Hathaway HomeServices California Properties
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