



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Diamond W Stables

68 +/- acres Milpitas, CA
Santa Clara County



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CalBRE# 01838294



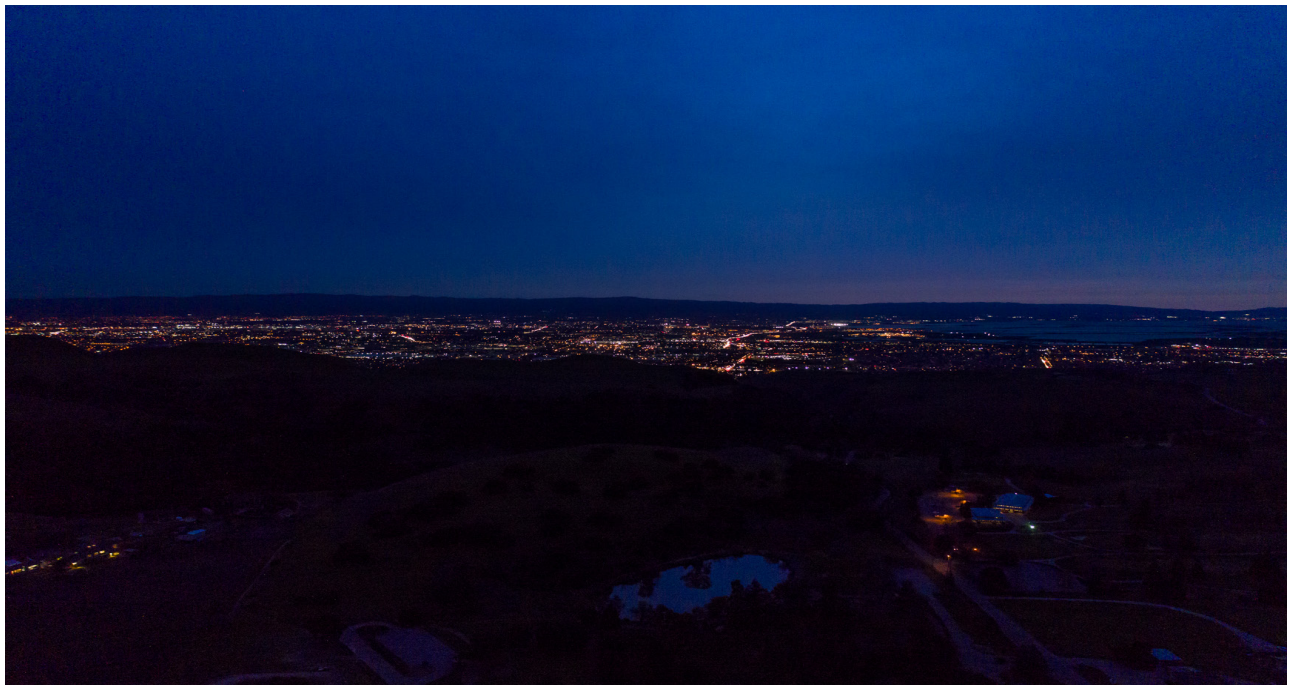


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Introduction

Whether it is running a horse-boarding facility, developing a vineyard, or building a custom residence, this is a unique opportunity! This 68 +/- acre property is located in Santa Clara County, about 4 miles from the town of Milpitas. A property of this size is rare as it is so close to major metropolitan areas: 16 miles to San Jose and 52 miles to San Francisco. One has the luxury of accessible conveniences yet seclusion from the hustle and bustle. The stables currently board 50 horses with room for more! Ed R. Levin Park is adjacent to the lower pasture. Ed R. Levin Park connects to the East Bay Regional Park and provides hundreds of miles of riding trails.



Location

The property is located in Santa Clara County in the San Francisco Bay region. Air service is provided by Norman Y. Mineta San Jose International Airport, 15 miles from the property. Reid – Hillview of Santa Clara County Airport is located in San Jose, 14 miles from the property. The county's transportation network includes a number of expressways, which provide streamlined access to most interior locations. The closest schools would be 5-7 miles away in Milpitas. From the north, take I-680 S to CA 237 E/E Calaveras Blvd in Milpitas. Follow E Calaveras Blvd to Weller Road. From the south, take I-680 N to E Calaveras Blvd in Milpitas. Follow E Calaveras Blvd to Weller Road.



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Highlights

- Views of Downtown San Jose and the Bay Area
- 28,600 square foot Indoor Riding Arena
- 18,695 square feet of Stables and Paddocks
- 990 square foot chip building
- Outdoor Riding Arena
- Conveniently located next to hundreds of miles of riding trails
- Two wells service the property
- Varied terrain, from flat pastures to rolling hills, to steep hillsides
- Property is in the Williamson Act
- Zoning - Hillside
- Vineyard potential
- This property would make an excellent retreat from the busy metropolitan areas



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Size and Zoning

The 68 acre ranch consists of two parcels and is enrolled in the Williamson Act.

<u>APN #</u>	<u>Acres</u>	<u>Zoning</u>
042-04-028	0.06 acres	HS-sr
042-04-029	67.63 acres	HS-sr

The property is governed by the Santa Clara County Zoning Ordinance. An excerpt from the zoning ordinance is provided below. Refer to the Santa Clara Zoning Ordinance for a complete description.



“The purpose of the Hillside district, also known as the HS district, is to preserve mountainous lands, unplanned or unsuited for urban development primarily in open space and to promote those uses which support and enhance a rural character, which protect and promote wise use of natural resources, and which avoid the risks imposed by natural hazards found in these areas.

Development shall be limited to avoid the need for public services and facilities. Permitted uses include agriculture and grazing, very low density residential use, low density, low intensity recreation, mineral and other resource extraction, and land in its natural state. Low-intensity commercial, industrial, and institutional uses may also be allowed if they require a remote, rural setting and are sized to primarily serve the rural resident or community, or if they support the recreational or productive use, study, appreciation, or enhancement of the natural environment.”

Current Property Taxes: \$4163

“The California Land Conservation Act of 1965 commonly referred to as the Williamson Act enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments, which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971.”



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Equestrian Complex

The property was initially a grazing ranch that was purchased in the early 1960's. Friends requesting a place to board their horses approached the owner. To meet the need, the original red barn was built in 1967. The covered arena and stalls were constructed in 1969 with other outbuildings completed 5-10 years later. The complex was a labor of love for the owner. The owner dedicated his time and spent countless hours at the complex, interacting with people who became valued friends over the years.

The complex consists of 5 buildings totaling 18,695 square feet. The square footage of each building is listed below:

- The indoor riding arena and stalls: 28,600 sq ft
- Stable and paddocks: 8800 sq ft
- Stable: 6375 sq ft
- Stable: 3520 sq ft
- Chip building: 990 sq ft

Approximately 100 horses can be boarded at this facility.

Trail Riding

Horseback riders can enjoy Ed R. Levin park, located adjacent to the lower pasture.

About Ed R. Levin County Park:

Ed R. Levin County Park, one of Santa Clara County's most unique regional park and recreation areas. This 1,558 acre park combines the traditional features of an urban park such as picnicking, fishing and play areas, with the complex trail system of many regional wilderness parks. Ed R. Levin's expansive lawn areas make it an ideal spot for family outings, while the rolling grasslands and Oak woodlands are available to visitors looking for a back-to-nature experience. The park's Monument Peak provides a spectacular view of the valley floor and the San Francisco Bay.

Adjacent to Ed R. Levin park is the 3000 acre Mission Peak Regional Preserve:

Rising steeply to the east of the city of Fremont, Mission and Monument peaks form a dramatic backdrop to the South Bay. Hawks and vultures share the summit airspace with sailplanes riding the thermals, and a down-to-earth herd of feral goats roams the cliffs. At the top of Mission Peak, hikers will be rewarded with views of Mount Hamilton to the south, the Santa Cruz Mountains to the west, Mt. Tamalpais to the north, and Mt. Diablo and the Sierra Nevada to the northeast.





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Water

Water is supplied by two wells: 10 GPM and 60 GPM, as estimated by the owners.





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Potential Building Sites



There are two potential sites for a custom residence. The equestrian complex area may be modified to allow for a residence. Additionally, the upper elevation has a fairly level portion located near the top of the hill. Residential development will likely modify the tax structure for this property.



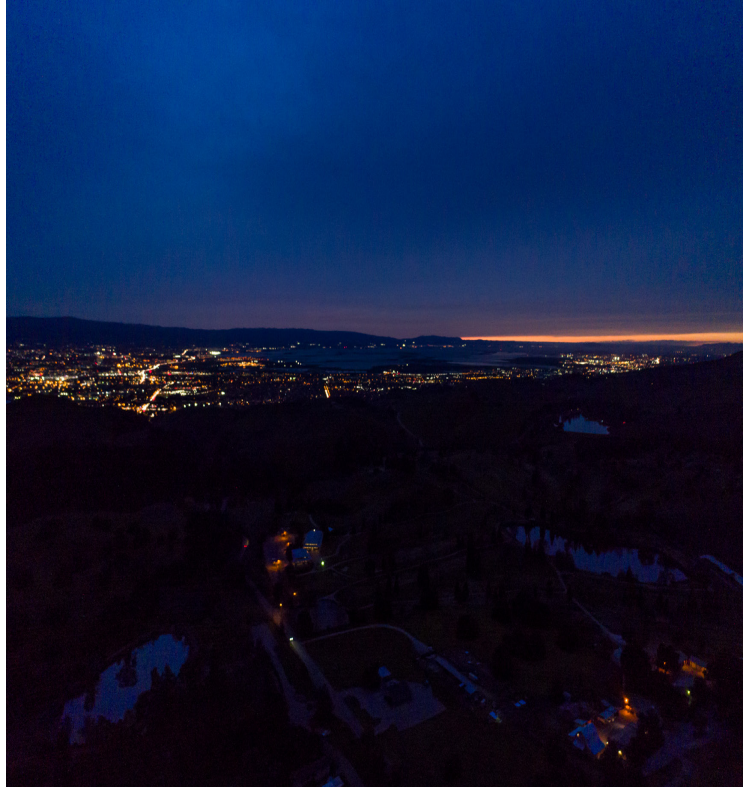


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About Milpitas

Milpitas is a city in Santa Clara County, California. It is located with San Jose to its south and Fremont to its north, at the eastern end of State Route 237 and generally between Interstates 680 and 880, which run roughly north/south through the city. With Alameda County bordering directly on the north, Milpitas sits in the extreme northeast section of the South Bay, bordering the East Bay and Fremont. Milpitas is also located within the Silicon Valley. The corporate headquarters of Maxtor, LSI Corporation, Adaptec, Intersil, FireEye, Viavi, and Lumentum, KLA-Tencor, SanDisk and View Inc. sit within the industrial zones of Milpitas. The population was 66,790 at the 2010 census.

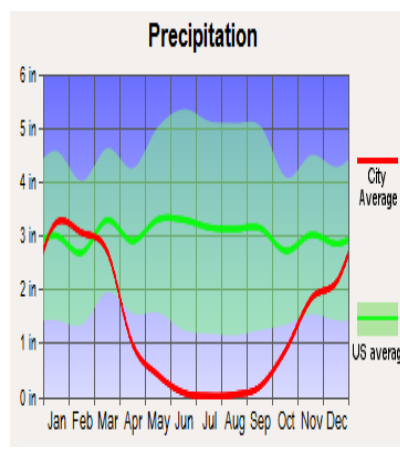
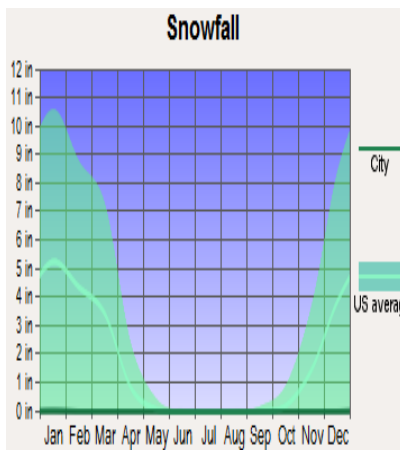
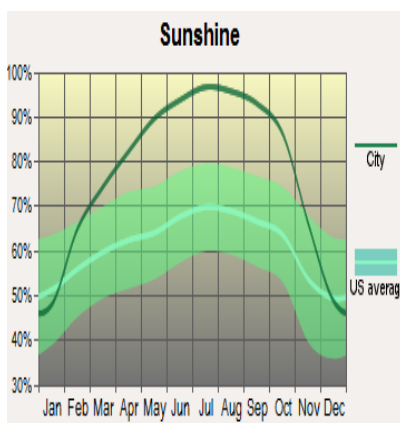
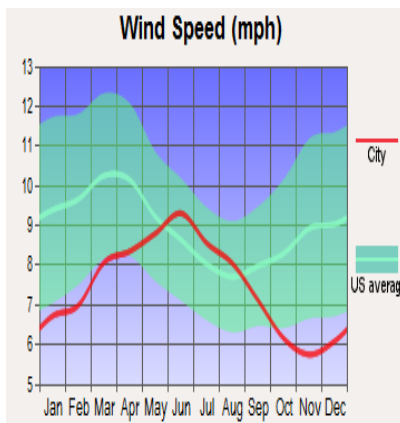
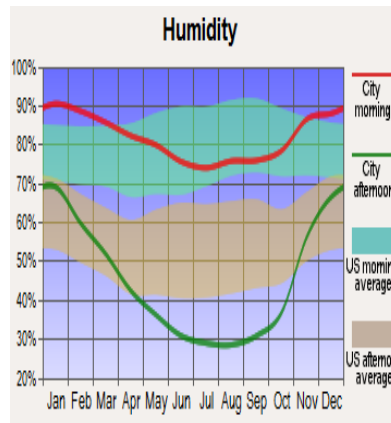
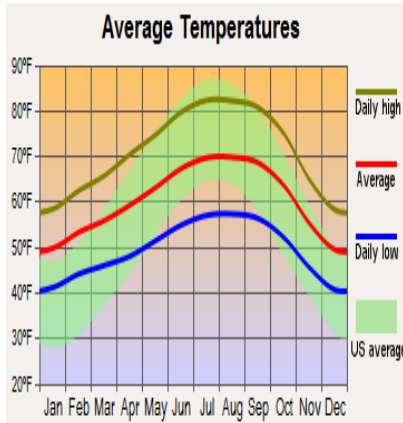




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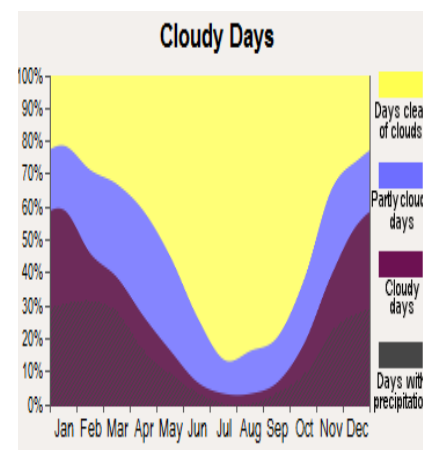
Santa Clara County and Weather

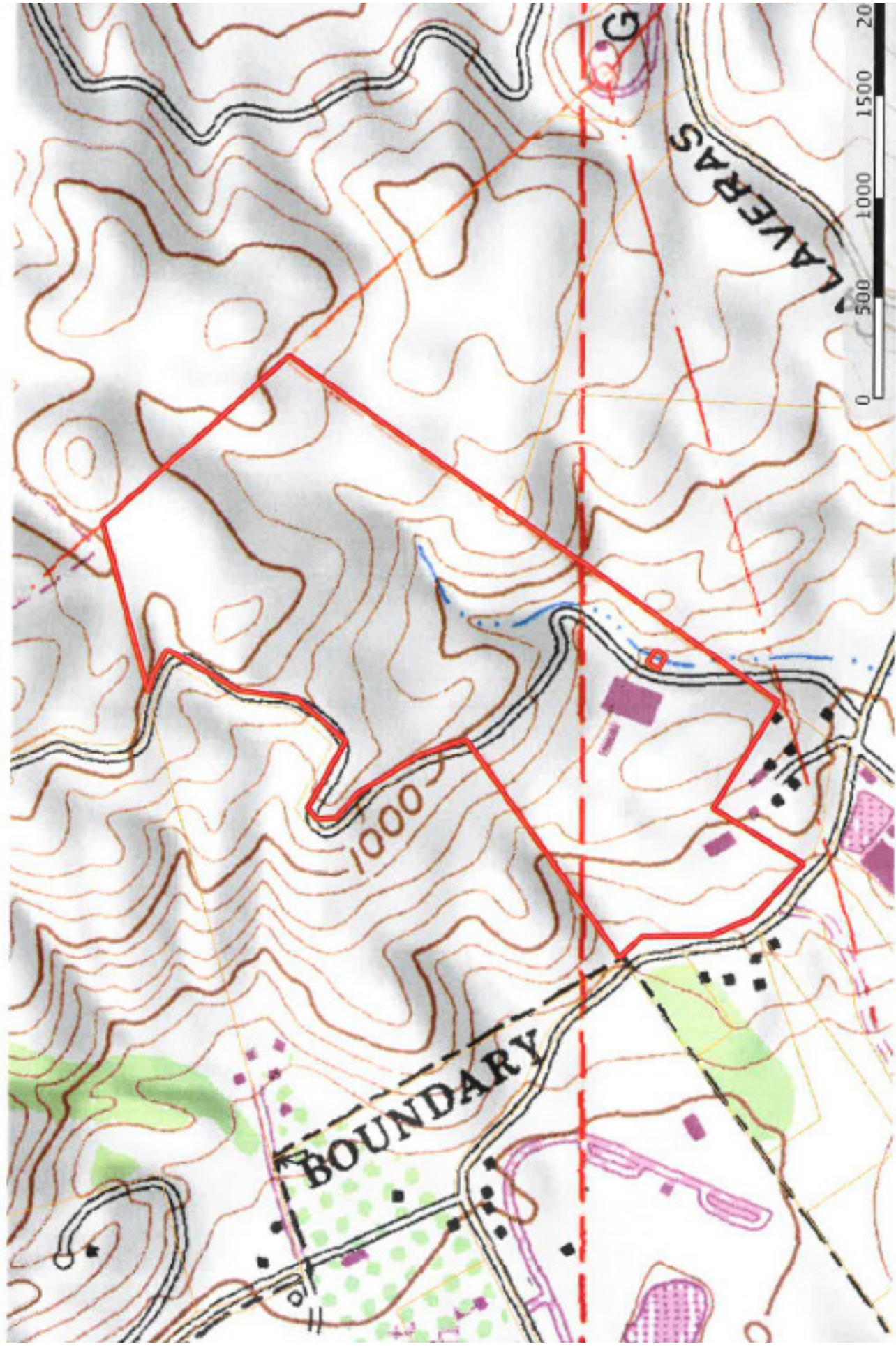


“Santa Clara County, officially the County of Santa Clara, is California’s 6th most populous county, with a population was 1,781,642, as of the 2010 census.[3] The county seat and largest city is San Jose, the 10th most populous city in the United States and California’s 3rd most populous city.

Home to Silicon Valley, Santa Clara County is a global economic center for high technology and has the third highest GDP per capita in the world (after Zurich, Switzerland and Oslo, Norway), according to the Brookings Institution.”

Excerpt from Wikipedia





Santa Clara County, California, 63.5 AC +/-



Boundary

Offering Price

~ Please call us for a price ~



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