



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Wool Ranch

767 +/- acres Sunol, CA
Alameda County



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Introduction

Once in a lifetime opportunities are hard to come by. This opportunity comes once in a century and awaits you in the eastern foothills of Santa Clara and Alameda Counties in Sunol, California. The Wool Ranch is one of the last privately owned parts of California's Old Spanish Land Grants, the Rancho Los Tularcitos. This unique 767 acre ranch was purchased by Ernest Wool in the early 1900's and has remained in the family. . .until now. A property of this size is exceptionally rare as it is so close to major metropolitan areas: 25 miles to San Jose and 44 miles to San Francisco. One has the luxury of accessible conveniences yet seclusion from the hustle and bustle. Whether it is recreation, relaxation, vineyard development, or building a custom residence, this is the ranch for you!



Location

The property is ideally located in Alameda County in the San Francisco Bay region. Air service is provided by Norman Y. Mineta San Jose International Airport, 22 miles from the property. Oakland International Airport is 28 miles from the property and San Francisco International Airport is 36 miles from the property. Livermore Municipal Airport is located in Livermore, 12 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 7 miles away in Fremont. From the north, take I-680 S to Calaveras Rd. From there, go to Weller Road. Gate is locked so call agent beforehand to view property.



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Highlights

- Expansive 767 acre ranch
- Located in the San Francisco Bay Area
- Nearby metropolitan areas
- Abundant wildlife: deer, pig, turkey, quail, and dove
- Flanked by the East Bay Regional Park
- Conveniently located next to hundreds of miles of riding trails
- Year round springs
- Varied terrain, from flat pastures, to rolling hills, to steep hillsides
- Property is in the Williamson Act
- Onsite PG&E
- Vineyard potential





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Size and Zoning

The 767 +/- acre ranch consists of four parcels and is enrolled in the Williamson Act

| APN# | Acres | Zoning |
|-----------------|-------|--------|
| 096-0090-006-04 | 83.63 | A |
| 096-0100-018-01 | 10 | ABE |
| 096-0100-018-02 | 550 | ABE |
| 096-0100-019-02 | 123 | ABE |

The Alameda County Zoning Ordinance classifies “A” zoning as agricultural. ABE zoning is agricultural with minimum parcel size of 320 acres. The ABE designation was a recent change to the three existing parcels. Refer to Alameda County Public Works for more detailed information on zoning for this property.

Current Property Taxes: \$3030



“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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Ranch History

This unique 767 acre ranch is one of the last privately owned ranches from the Rancho Los Tularcitos, Old Spanish Land Grant. Rancho Los Tularcitos was a 4394 acre Spanish land concession, in present day Santa Clara County, given in 1821. The ranch was purchased in the early 1900's by Ernest Wool and was originally a sheep ranch. Given that sheep were coyote fodder, it did not take long for Ernest to transition to cattle. Ernest and wife, Lena, raised their children on this ranch. Although the other children remained close by, Ernest Jr., after serving in the Army, returned to the ranch to help his father. Ernest Jr.'s children spent weekends at the ranch, chasing lizards and swimming in the cow ponds. Ernest Sr. was an avid horseman and ensured his grandchildren had horses to ride. This was very influential in their formative years as his grandchildren are very involved in the horse industry to this day.



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Recreation

Within minutes of leaving your Bay Area job, you can be in tranquility. Looking for peace and quiet or some activity, this expansive ranch offers both. The recreational enthusiast has many options. Hunting, fishing, off-roading, hiking, horseback riding, and bird watching are just a few small examples of the possibilities this property provides. Deer, pig, turkey, dove, and quail roam the property. As this property is located in unincorporated, Sunol, California, and multiple parks flank it, the ranch is surrounded by open space that will not be developed. Conveniently located by Ed R. Levin County Park and the East Bay Regional Park System for those wishing to horseback ride or hike.



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.



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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.



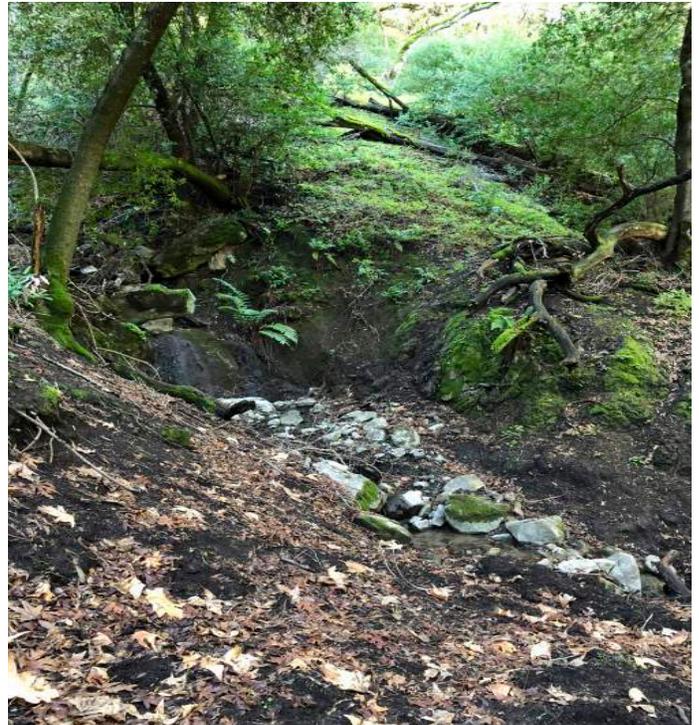
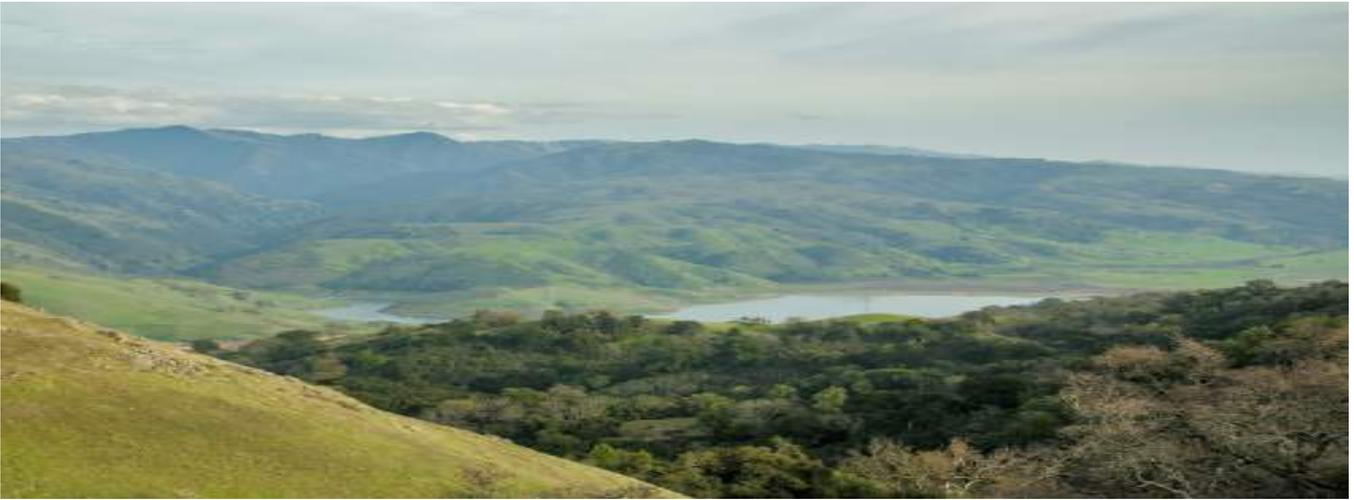


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Water

Several ponds and very productive year-round springs supply water to the ranch.





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Potential Building Sites



With varied terrain, the new owner has multiple opportunities to select the building site that suits their desires.





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About Sunol

Sunol is an unincorporated census-designated place in Alameda County, California. The population was 913 at the 2010 census. The small, rural town is located along Niles Canyon and is well known for its historic railroad system, on which the tourist railroad, Niles Canyon Railway makes an in-town stop and the Altamont Corridor Express passes en route to San Jose and the Central Valley. Sunol lies near the crossroads of Interstate 680 and State Route 84. These connect Sunol with Fremont to the south and west, Pleasanton to the north, and Livermore to the north-east. Sunol sits 17 miles north of the center of San Jose and 32 miles southeast of San Francisco. The San Antonio Reservoir lies 3 miles to the east and the Calaveras Reservoir lies 8 miles to the south.





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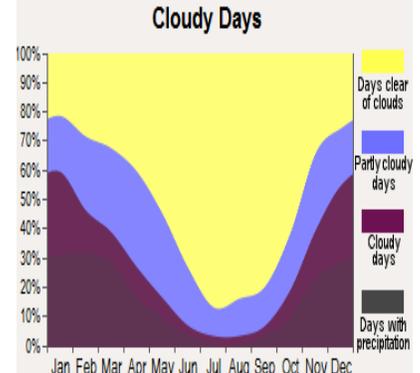
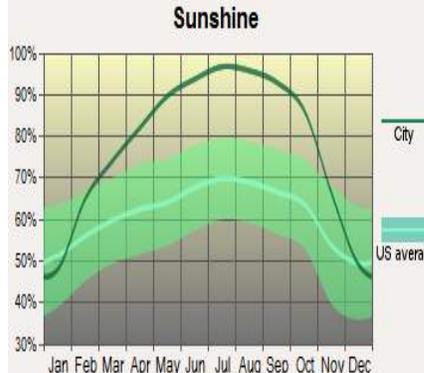
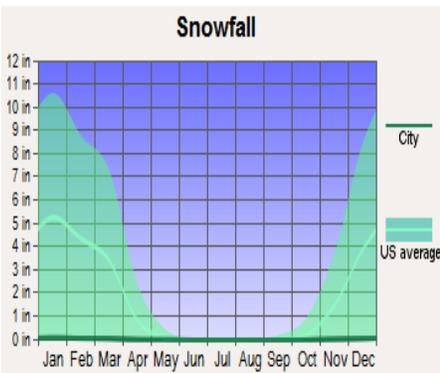
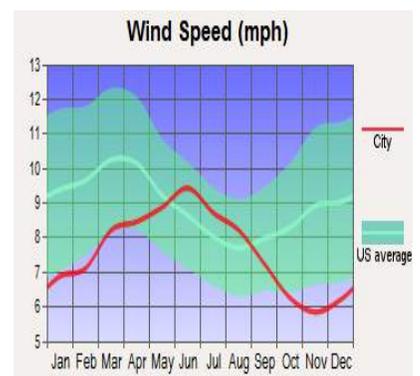
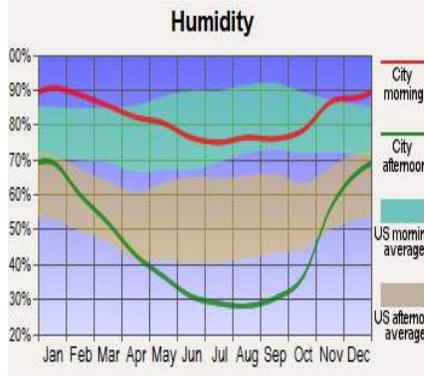
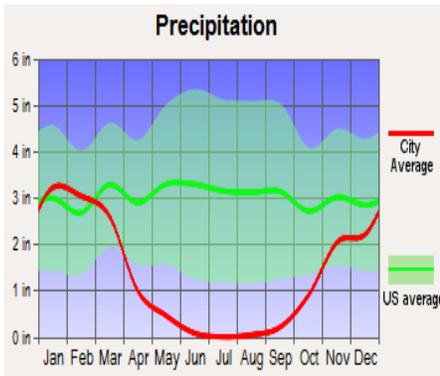
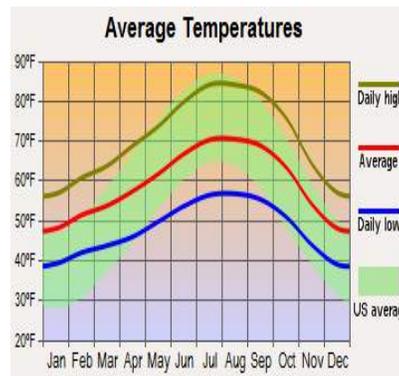
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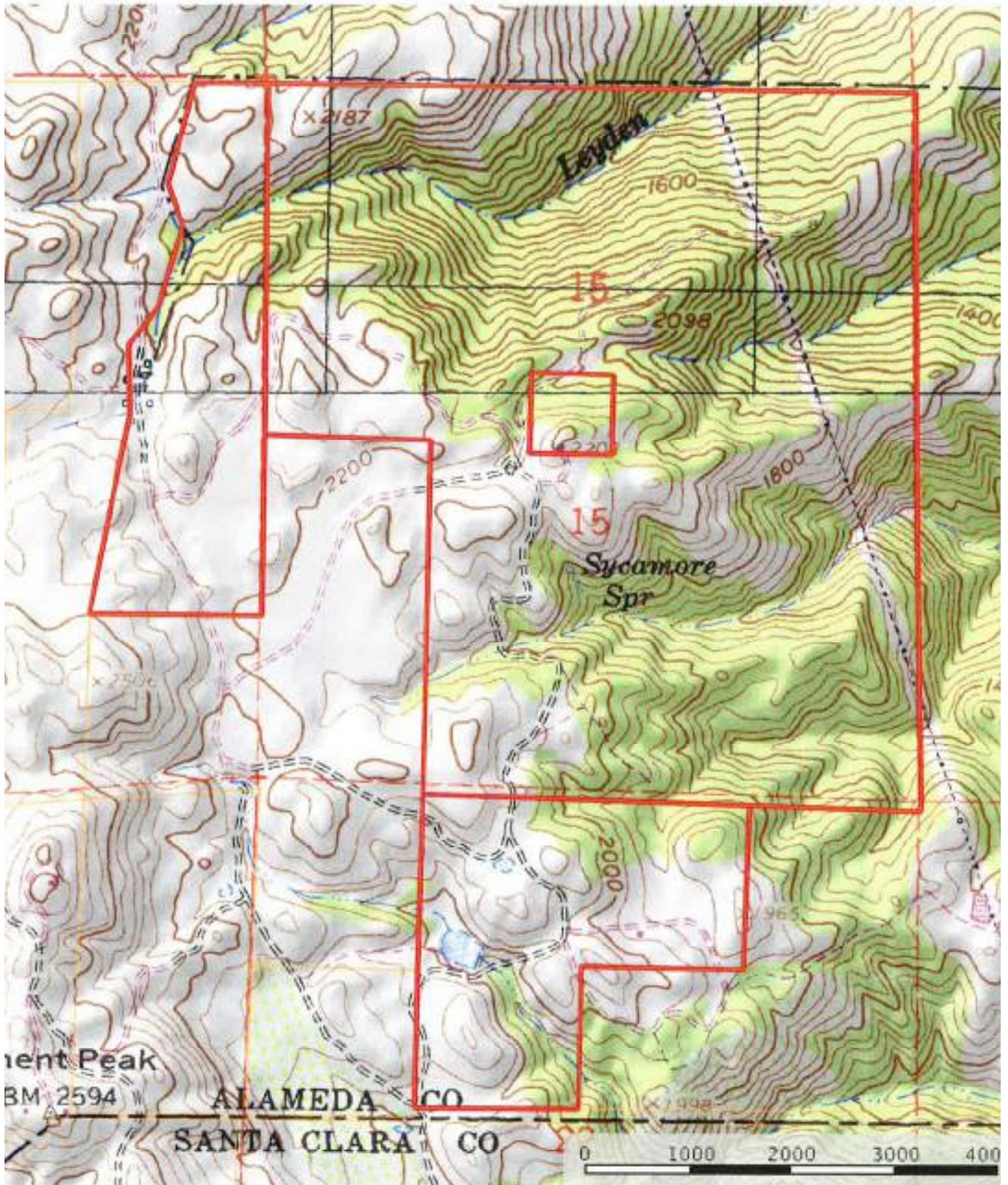
Alameda County and Weather



“The San Francisco Bay borders the county on the west, and the City and County of San Francisco, California, has a small land border with the city of Alameda due to land filling. The crest of the Berkeley Hills form part of the northeastern boundary, and reach into the center of the county. A coastal plain several miles wide lines the bay; and is Oakland’s most populous region. Livermore Valley lies in the eastern part of the county.”

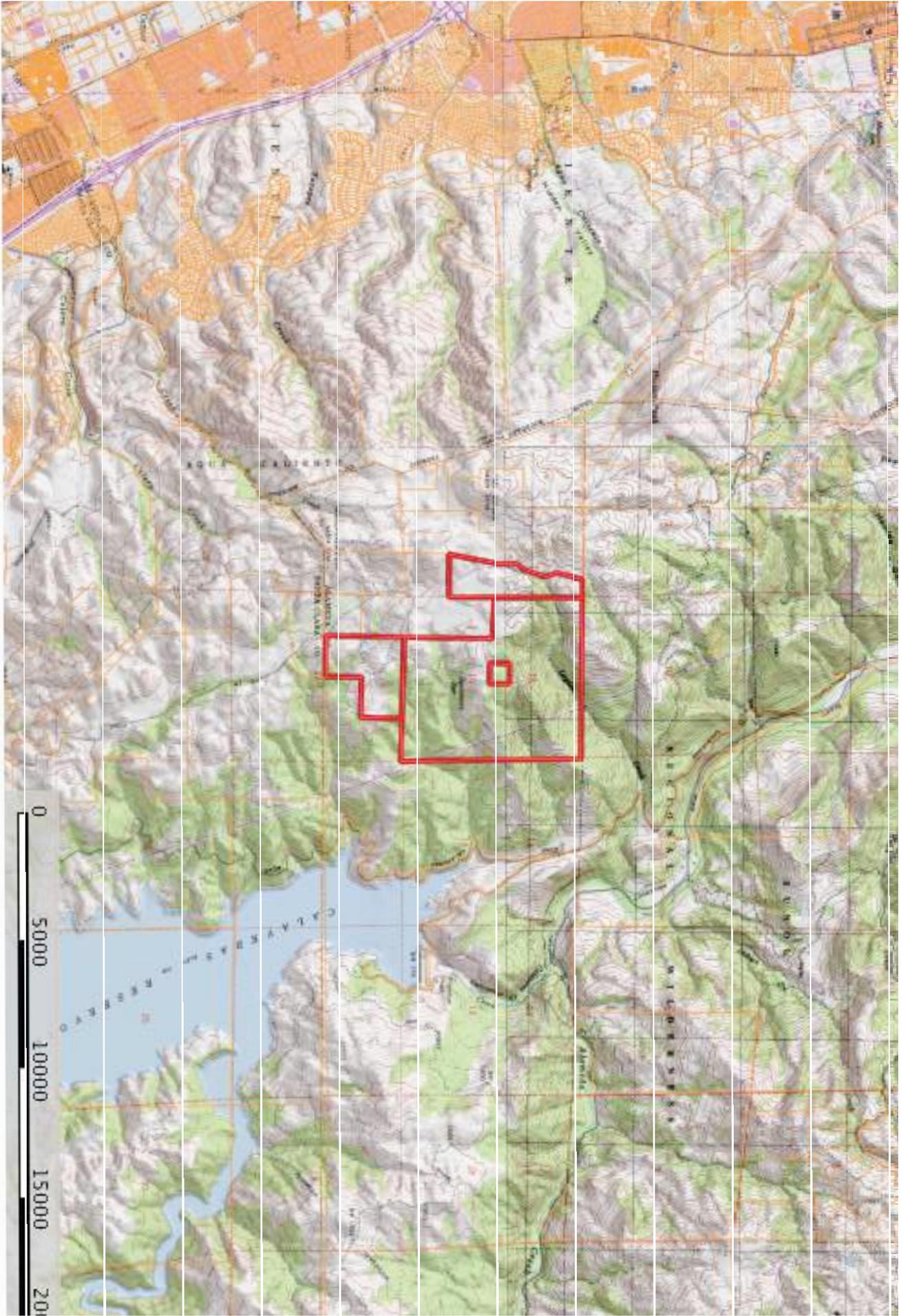
Excerpt from Wikipedia

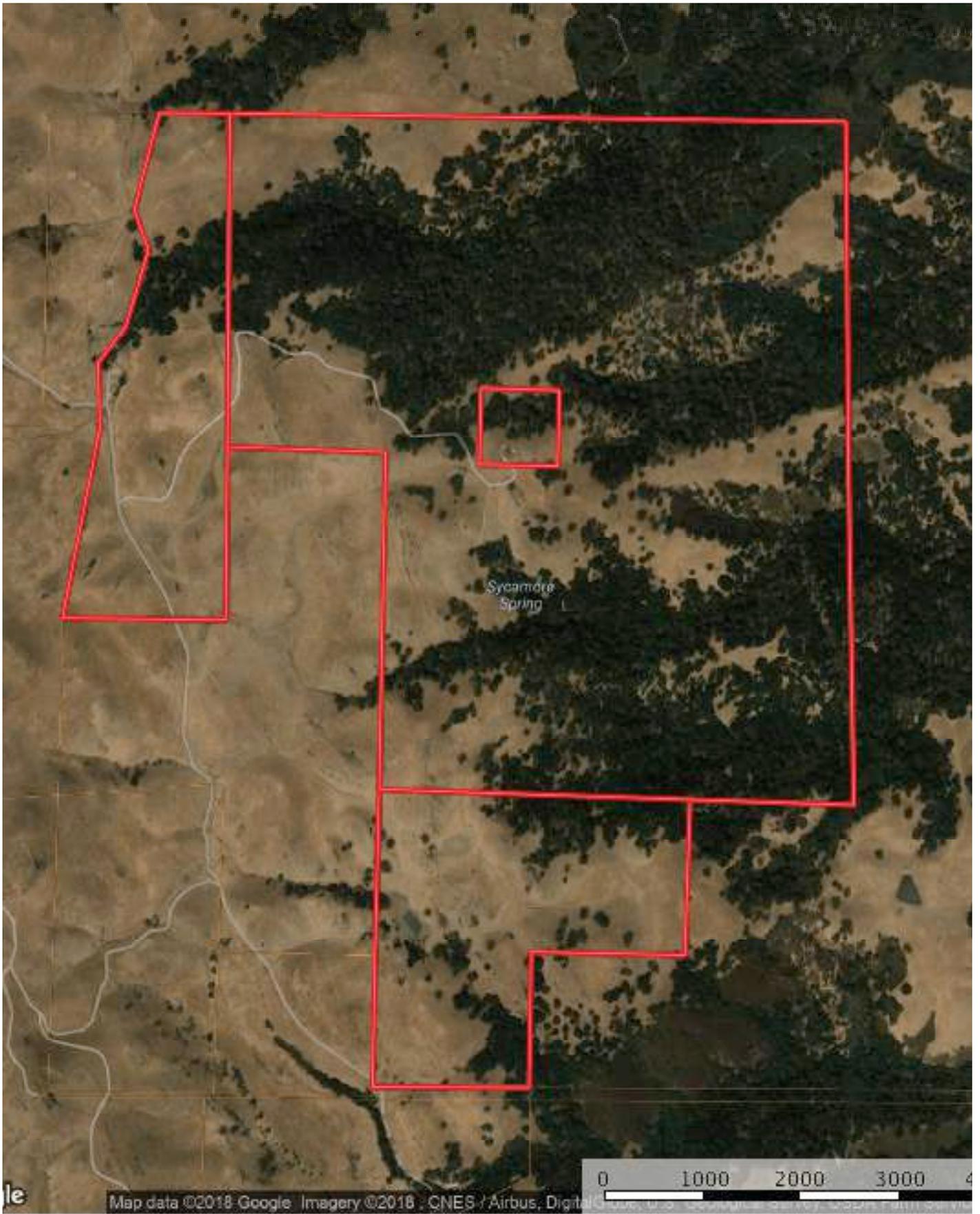




boundary

Rainfall





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Offering Price

~ Please call us for a price ~



California Outdoor Properties, Inc is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. however, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.

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