



OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Varian Arabians Ranch

150.29 ± Acres | San Luis Obispo County, CA



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DRE# 01838294



Introduction

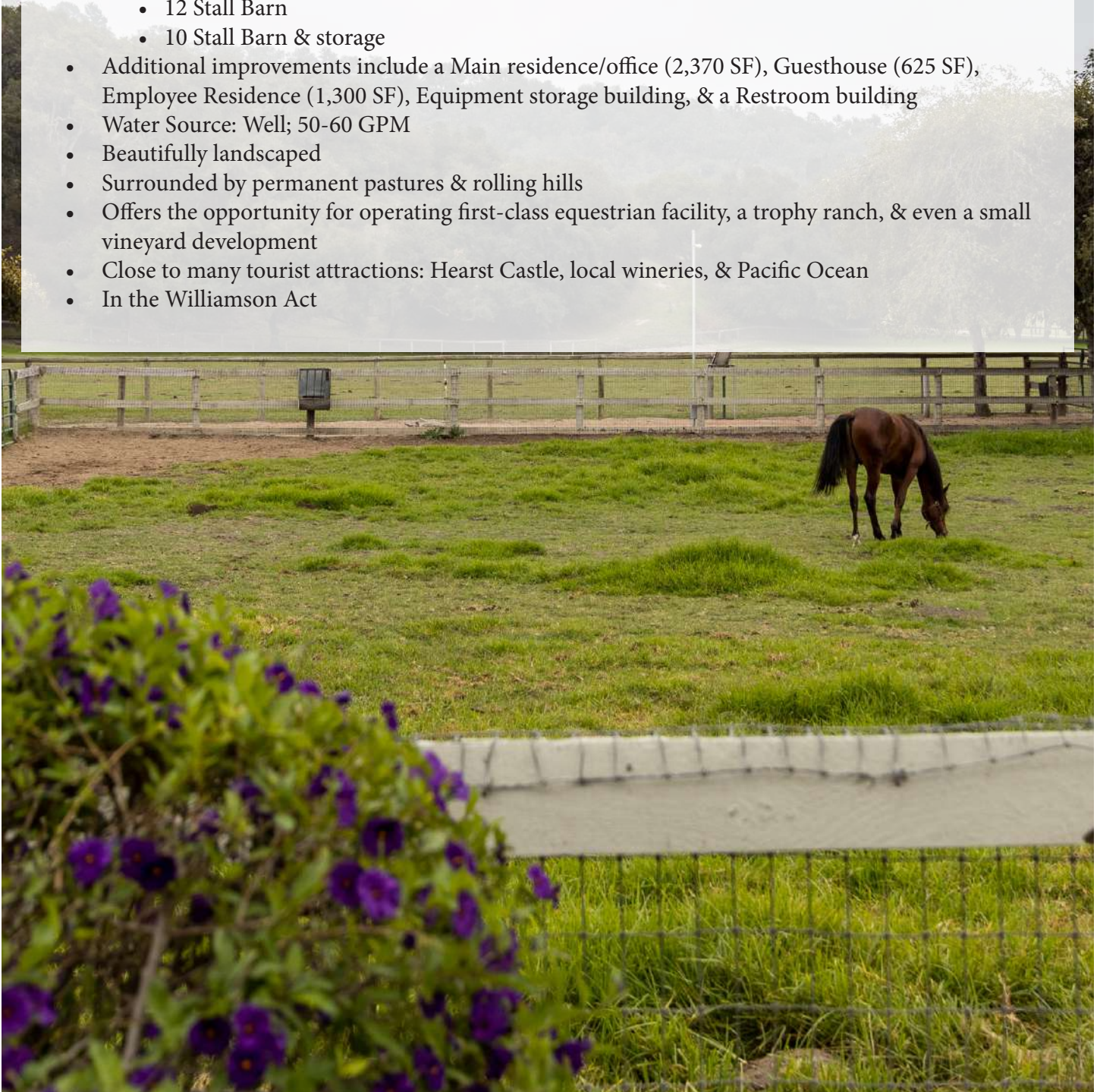


For the first time ever, Varian Arabians Ranch is for sale to the public, offering 150.29 acres nestled among the gently rolling hills of the Central Coast of California. The ranch is located 1 ½ hours north of Santa Barbara, and fifteen minutes south of San Luis Obispo, in the town of Arroyo Grande. Varian Arabians is a peaceful place to visit, beautifully landscaped and surrounded on all sides by permanent pastures and hills. The ranch is a world-renowned equestrian facility and this historic ranch was home to Sheila Varian, who bred some of the most influential Arabian bloodlines in the world. This property offers the opportunity to operate a first-class equestrian facility, a trophy ranch, and even a small vineyard development. The California climate is mild and very conducive to raising horses and wine grapes. Varian Arabian Ranch is close to many tourist attractions, including Hearst Castle, local wineries, and the beautiful Pacific Ocean. The property is enrolled in the Williamson Act. ***SHOWN BY APPOINTMENT ONLY***



Highlights

- 150.29-acre World-renowned Equestrian Facility
- Once home to Sheila Varian; bred some of the most influential Arabian bloodlines in the world
- The ranch can board up to 150-200 horses year-round
- Total of 40 usable stalls, 6 foaling stalls, round pens, breeding lab, & a large uncovered arena
- There are several barns:
 - Stallion/Clock barn - 3,900 SF
 - Show/Sale Barn - 9,600 SF
 - Blue/Hay Barn - 8,140 SF
 - 12 Stall Barn
 - 10 Stall Barn & storage
- Additional improvements include a Main residence/office (2,370 SF), Guesthouse (625 SF), Employee Residence (1,300 SF), Equipment storage building, & a Restroom building
- Water Source: Well; 50-60 GPM
- Beautifully landscaped
- Surrounded by permanent pastures & rolling hills
- Offers the opportunity for operating first-class equestrian facility, a trophy ranch, & even a small vineyard development
- Close to many tourist attractions: Hearst Castle, local wineries, & Pacific Ocean
- In the Williamson Act



History of Varian Arabians

Varian Arabians Ranch was owned by the famous equestrian breeder/trainer Sheila Varian going back as far as the 1960's. Sheila Varian was the breeder of more than 1300 registered Arabian and Half-Arabians and estimated to influence more than 70 percent of pedigrees today. Per Sheila's wishes before her death in March 2016, a perpetual conservation easement will be placed on the property by the California Rangeland Trust at the time of sale. As the largest land trust in our state, the Rangeland Trust has earned the preference of private landowners who want to ensure their lands

are available as working lands for future generations. CRT holds an easement on the V6 Ranch owned by Jack Varian, Sheila's cousin, which influenced her decision. Sheila's dream was to protect the beauty and character of this special place and to halt the seemingly inevitable encroachment of vineyards and housing on the land she worked for her entire life – the land that gave life to and supported the horses and the people she loved. She also dreamed of impact. Of not only preserving her own land, but other properties at risk of development.



Equestrian



There are few facilities in the world with a better environment to raise colts or board and train horses. Varian Arabian Ranch can board up to 150-200 horses year-round. Currently there is a vet group leasing the property to breed and foal client horses and recipient mares. There is a total of 40 usable stalls for training horses, 6 larger foaling stalls, several round pens, a breeding lab, hay barns, a show barn and a large uncovered arena.



Improvements

Varian Arabians Ranch is substantially improved, including two detached, older residences as well as extensive equestrian improvements. *Below is a list of the structures, year built, and the square footage.*



STRUCTURES	YEAR BUILT	APPROX. Sq. Ft.
Main Residence/Office	1979	2,370 SF
Casita/Guesthouse	1995	625 SF
Stallion/Clock Barn	1980	3,900 SF
Show/Sale Barn	1973	9,600 SF
Blue/Hay Barn	1989	8,140 SF
12-Stall Barn	1995	2,520 SF
10-Stall Barn & Storage	1980	1,500 SF
Converted Round Pen #1	1978	1,600 SF
Breeding Lab / Quarantine Stall	1982	1,750 SF
Converted Round Pen #2	2017	3,000 SF
Employee Residence	1900s/2016	1,300 SF
Restroom Building	2017	256 SF
Equipment Storage	1990's	1,500 SF
TOTAL		39,421 SF

Improvements Cont'd



Pictured Above: Show/Sale Barn



Pictured Above: Show/Sale Barn



Pictured Above: 10-Stall Barn & Storage



Pictured Above: Breeding Lab / Quarantine Stall





Pictured Above: Stallion/Clock Barn



Pictured Above: Inside the Stallion/Clock Barn



Pictured Above: Blue Hay Barn



Pictured Above: 12-Stall Barn



Pictured Above: Restrooms





Pictured Above: Main Residence/Office



Pictured Above: Apartment | Pictured Below (Left): Ranch Manager House/ Employee House



Water

A replacement well was drilled on the subject property in 2019, which will produce approximately 50-60 gpm. This well was drilled by Filipponi & Thompson Drilling. A pump has not yet been installed but will be before the sale of the property, along with the installation of three 5,000-gal storage tanks. This well will be the sole water source for the subject property. Development of vineyards and/or other types of intensive farming may require additional water supplies; however, the conservation easement will restrict any additional farming to 10% of the property acreage.



Location



About Arroyo Grande:

Arroyo Grande is a small coastal town located in Central California in San Luis Obispo County. According to the 2020 US Census, the population is 18,441. The city has a temperate Mediterranean climate. A fun fact about Arroyo Grande is that it has the only swinging bridge in California! The original was built in 1875 with rope and no sides. There are plenty of things to do in the town such as visiting the historic schoolhouse, antique shopping, enjoying local restaurants, wineries, and outdoor activities. Lopez Lake, 10 miles east of Arroyo Grande, is known for camping and leisure trips. From the property: 12 minutes to Lopez Lake, 13 minutes to Pismo Beach, 20 minutes to Cal Poly SLO, 1.5 hours north of Santa Barbara, about 3 hours to Bay Area, & 3.5 hours to Los Angeles.

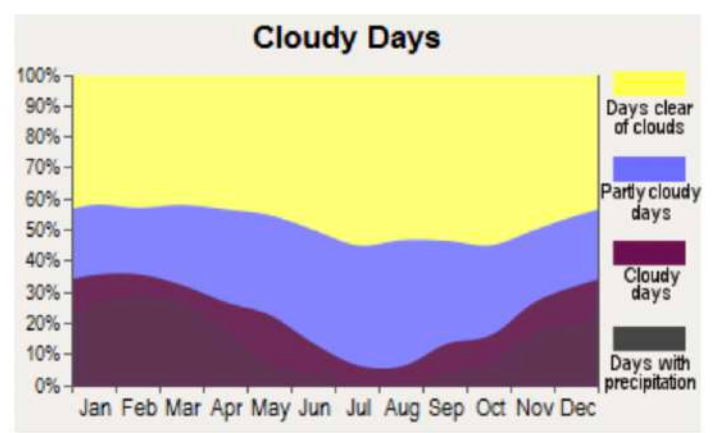
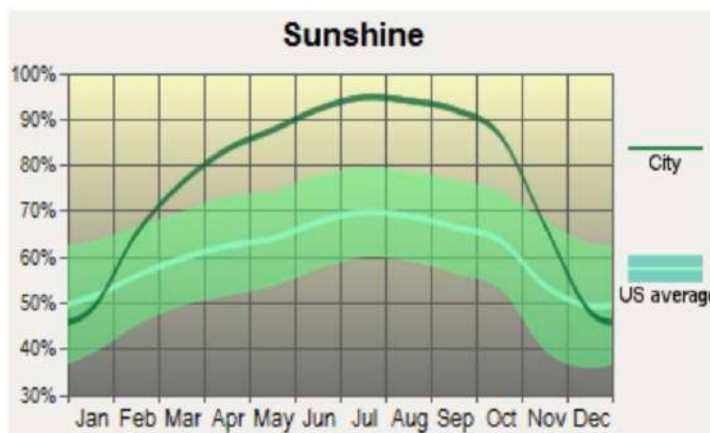
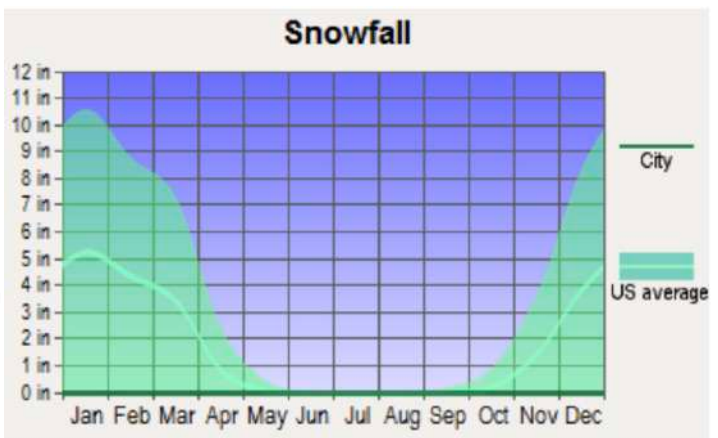
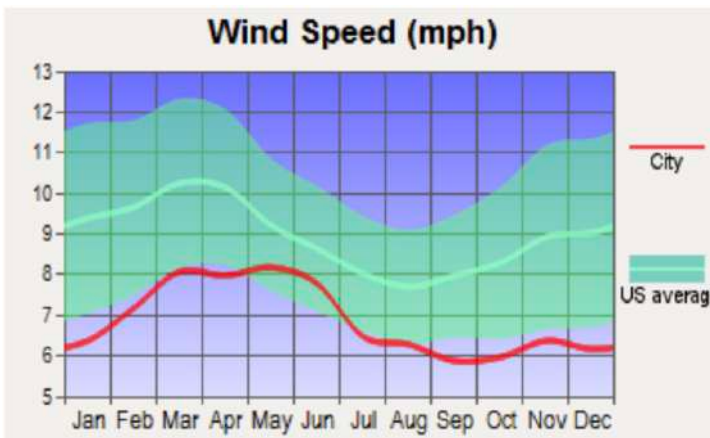
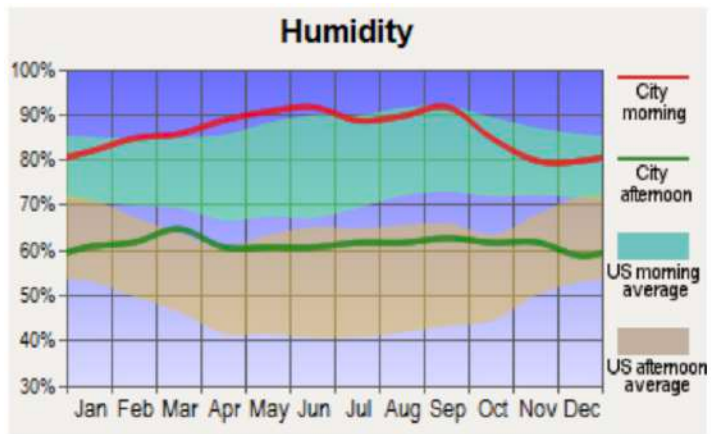
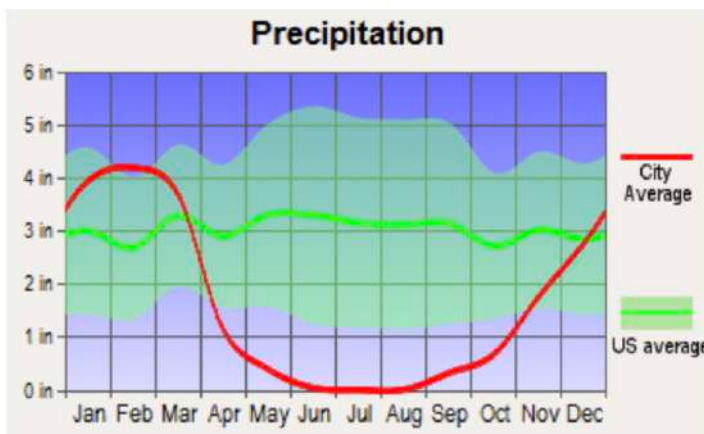
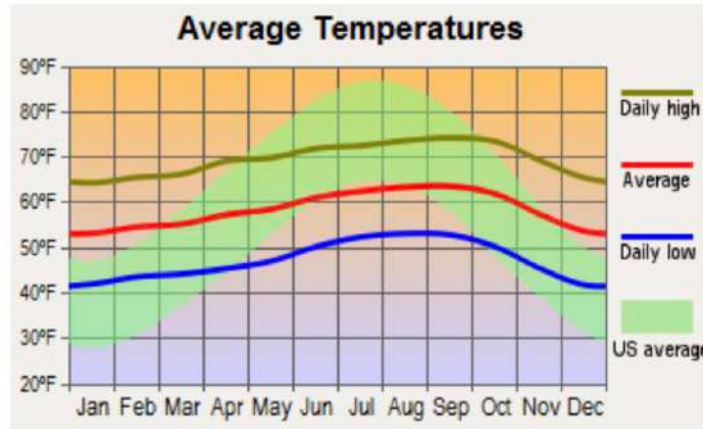
Nearby airports: *Local Airport:* Oceano County Airport (3 mi) which covers 58 acres and has one asphalt runway and no control tower. It is mostly used for general aviation. *Domestic:* San Luis Obispo County Regional Airport (8.9 mi), Santa Maria Airport (21 mi), or Santa Barbara Municipal Airport (83 mi). *International:* Fresno Yosemite International Airport (159 mi) or Los Angeles International Airport (178 mi).

About San Luis Obispo County:

San Luis Obispo County encompasses an area along the Pacific Ocean, between Los Angeles and the San Francisco Bay Area. The county seat is San Luis Obispo. The county is known for California Polytechnic State University (Cal Poly), San Simeon (Hearst Castle), Cayucos, Morro Bay, and Mission San Luis Obispo de Tolosa founded by Father Junipero Serra. The population of the county was 269,637 as of the 2010 US Census. Cal Poly, agriculture, and tourism are mainstays of the economy. San Luis Obispo County is the third largest producer of wine in California, surpassed only by Sonoma and Napa Counties.



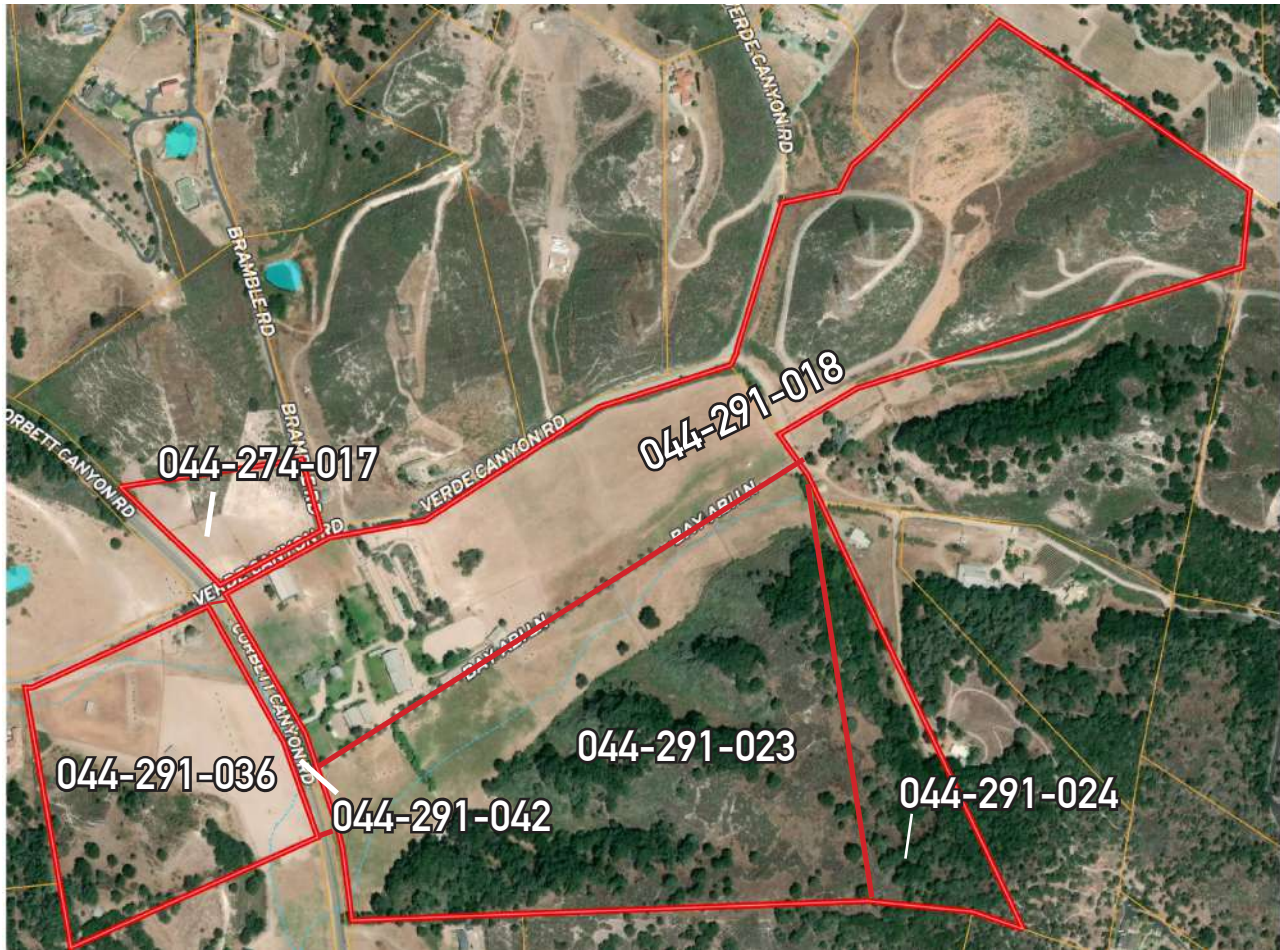
Weather



Size & Zoning

The Varian Arabians Ranch consists of six parcels totaling 150.29-acres. Each of the parcels are zoned AG and are all enrolled in the Williamson Act. The total tax amount for 2021 was \$12,559.

APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAX AMOUNT 2021
044-291-018	63.92	AG	Y	\$5,461.00
044-291-023	50.67	AG	Y	\$75.00
044-291-024	11.2	AG	Y	\$8.00
044-291-036	18.64	AG	Y	\$6,898.00
044-274-017	4.5	AG	Y	\$20.00
044-291-042	1.36	AG	Y	\$97.00
TOTAL	150.29			\$12,559.00



“The Williamson Act, also known as the California Land Conservation Act of 1965, 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.”

– from the California Department of Conservation



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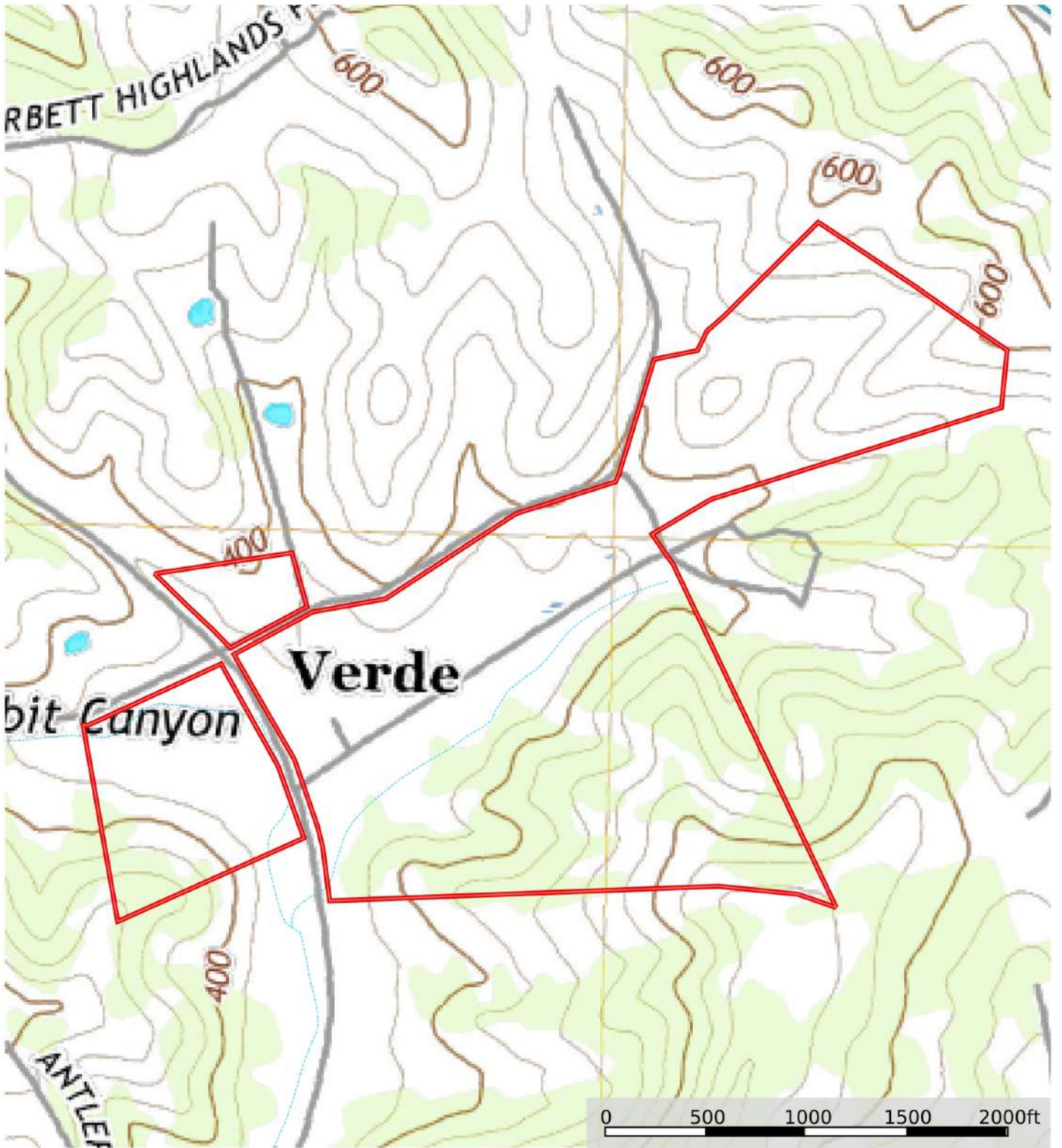
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▭ Boundary
 - - - Stream, Intermittent
 — River/Creek
 ■ Water Body

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