



OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Cerro Pampa Ranch & Polo Club

112.20 ± Acres | Marin County, CA



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DRE# 01838294



Introduction



Amidst the picturesque rural setting of the Petaluma countryside lies the 112-acre Cerro Pampa Ranch & Polo Club. The ranch is located just 10 minutes away from the historic downtown of Petaluma. It is also 10 miles from Novato, 20 miles from San Rafael, 31 miles from Napa, 37 miles from San Francisco, and has easy access to HWY 101. What once was used as a dairy farm back in the day is now a successful income-generating operation. Currently, the property is used as a polo club, a VRBO/Airbnb, and a horse boarding facility. There is great potential for a vineyard, olive orchard, family compound, or development. The existing polo club not only brings revenue for the club itself but also produces additional revenue for horse boarding. If polo is not an interest, the fields can be converted into vineyards, orchards, or other uses. The Polo Club is on a year-to-year lease. There are five homes, two Polo fields, three ponds, two wells, and a caretaker in place. The property offers an excellent opportunity for the continuation of any of the income-generating businesses or the pursuit of expanding into new ventures.



Highlights

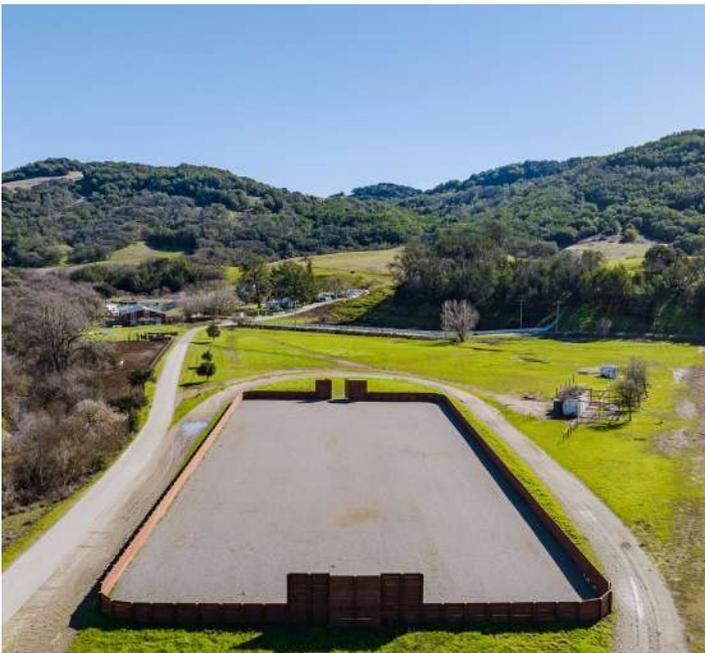
- 112.20 acres in the Petaluma countryside
- 10 minutes to historic downtown Petaluma
- 10 miles to Novato, 20 miles to San Rafael, 31 miles to Napa, 37 miles to San Francisco
- Easy access to HWY 101
- Multiple income generating operations
- Currently used for a Polo Club, VRBO, & a horse boarding facility
- The polo club is a US Polo Association (USPA) registered club
- Polo is on a year to year lease and can be converted to other uses immediately if desired
- Great potential for vineyards, olives, family compound or development
- Five Homes:
 - Hacienda
 - Farm House
 - Dairy House
 - Bunk House
 - Saddle House
- Buildable Lot
- Two polo fields: one grass polo field and one arena field
- Polo fields can be converted into vineyards or orchards
- Horse facilities: 55 piped pens and a round pen
- Three ponds
- Two wells
- Spring Box: spring that feeds water tanks
- Caretaker in place

Polo Fields & Club



What is unique to this property are the two Polo fields. The Cerro Pampa Polo Club was founded in 1997 by a passionate group of polo player friends from the University of Virginia and Yale University who wanted to continue the sport as part of their post-collegiate lives. Due to Cerro Pampa's natural beauty, proximity to San Francisco, and flat pasture, the ranch was the perfect place. The club is home to multiple professional players and offers lessons, clinics, and horse leasing. It is a US Polo Association (USPA) registered club. The polo season runs from May 15 - September 15. The club is on a year to year lease. Alternatively, if polo is not an interest, the fields can be converted into vineyards, orchards, or other uses.

The two fields consist of a grass polo field and an arena polo field. The grass polo field is 300 x 150 yards, approximately six soccer fields or nine football fields. The arena polo field is an enclosed, fast-paced version of polo played with three riders a team.

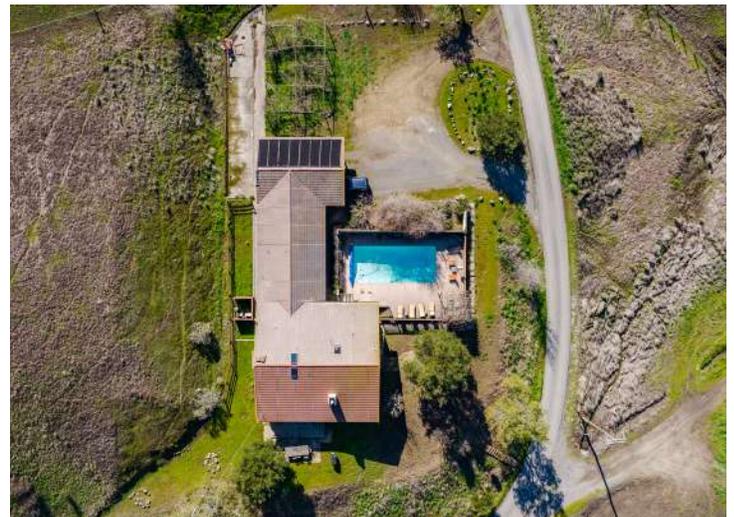


Improvements



The Hacienda:

The main 3,200 SF Hacienda home is positioned to overlook the Polo Fields and the rolling hills of the Sonoma countryside. The Hacienda is an open-concept floor plan with four bedrooms total with an extra bunk room and a loft. There are beautiful vaulted beam ceiling in the living room/kitchen area. A lovely kitchen area with a stove top on the island and plenty of gathering space. There is easy access to outdoor enjoyment and entertainment with the pool and BBQ area. The pool is enclosed and has solar heating. Take in the views of the Polo field and beyond right from the comfort of the living room/kitchen windows or from the outside patio. There are two A/C units in the house.



Improvements Cont'd

The Hacienda Cont'd:



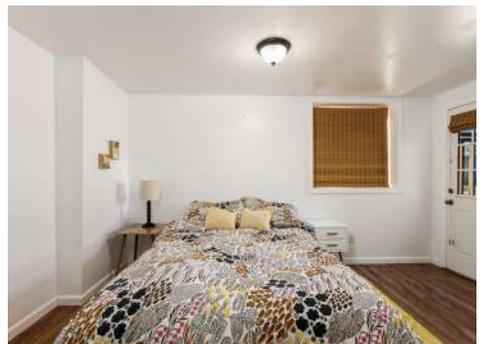
Improvements Cont'd

The Hacienda Cont'd:



The Casita:

The Casita is located below the main Hacienda house. There are two bedrooms, a bathroom, and a small kitchenette and living area.



Improvements Cont'd

The Farm House:



The Farm House is a charming renovated 100-year-old house located in the front of the ranch. It has two bedrooms, two full bathrooms, a large living room, a dining room with an adjoining sitting area, and a full kitchen. The kitchen has a full-size refrigerator, dishwasher, and a gas range stove with an oven. The outside spaces provide a great fenced area with lounge chairs and space to entertain along with a Weber BBQ and fire pit. Next to the Farm House's backyard is a clay tennis court.



Dairy House:

The Dairy House is located between the Bunk House and the Farm House. It has tall ceilings, a cozy living room, an open dining area, and a nice kitchen. There are three bedrooms and three bathrooms, along with an outdoor shower. The outdoor yard is shared with the Bunk House and contains an outdoor fire pit area with seating.



Improvements Cont'd



Clay Tennis Court

Bunk House:

The Bunk House is right across from the Dairy House. It has a cozy living room, two bedrooms, and one bathroom. There are large sliding glass doors in the living room that lead to an outdoor patio area. There is no kitchen in this unit.

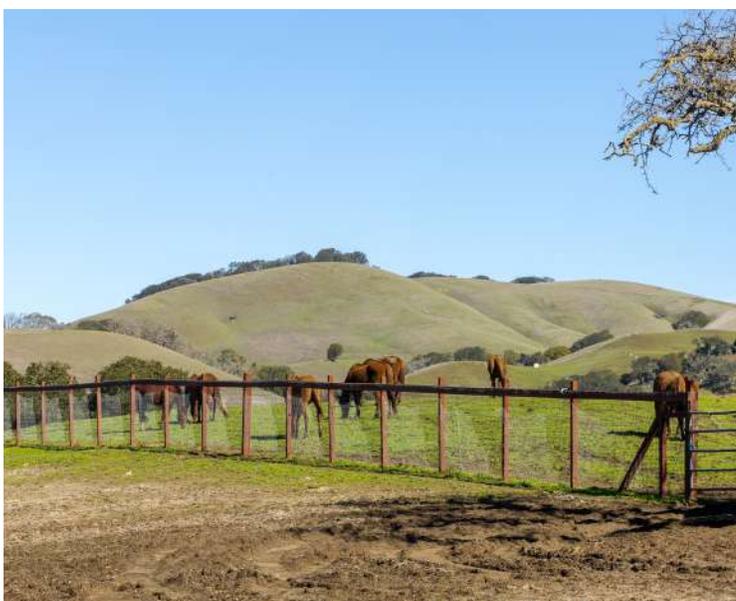


Saddle House:

The Saddle House has two bedrooms and one bathroom with a tub and shower. It has a spacious living room, a large dining area, and a full kitchen. There is a large scenic outside front porch and space to entertain.



Horse Boarding



As an additional income stream, the ranch also operates a horse boarding facility. From the Polo Club, the ranch is able to acquire more customers for horse boarding. The ranch can hold approximately 110 horses in the summer and around 50-70 in the winter. There are 55 piped pens and 70± acres of pasture.



Water



Water on the property consists of three ponds, two wells, and a spring box. One of the ponds is used for irrigation on the property. The spring box feeds each of the water tanks. San Antonio Creek cuts the northern edge of the property.



Size & Zoning

APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2022)
125-040-38	87.2 acres	A60 (Agriculture & Conservation)	N	\$20,500.00
125-040-36	25 acres	A60 (Agriculture & Conservation)	N	\$4,713.00
TOTAL	112.2 acres			\$25,213.00



Soil



For a more in-depth look at the soils, please contact our office *Map not to scale*

Map Unit Symbol	Acres in AOI	Classification
105	41.6	3w / 3w
162	68.1	4e / 4e
184	1.4	6e / 6e
105m	0.4	2w / 3w 3w / 3w

Location



About Petaluma, CA:

Petaluma has been voted one of California’s most charming and historic small towns to visit in recent years. Known for its thriving farm-to-table food scene, premier antique malls and lively music venues. Petaluma is located just 37 miles north of San Francisco and 21 miles east of picturesque Tomales Bay. It is regarded as a place of bounty because of its fertile soil and mild climate. It was formally known in the early 20th century as the “Egg basket of the World.” Recognized for poultry and dairy. Today, it is a popular food destination; some have even considered granting it a Michelin star. There are several historical Victorian architecture homes and buildings that remain today, despite the 1906 earthquake. The National Register of Historic Places has eight sites in Petaluma for preservation. Petaluma was founded in 1858 in Sonoma County and is one of California’s oldest cities. According to the 2020 US Census, the city has a population of 59,776.

*The closest airports from Petaluma are the Petaluma Municipal Airport. It is 220 acres with one runway; 3601 x 75 feet. **Domestic airports:** Charles M Schultz - Sonoma County Airport (21.4 mi). **International airports:** Oakland International Airport (42.9 mi), San Francisco International Airport (45 mi), Sacramento International Airport (65.5 mi), and San Jose International Airport (71.4 mi).*

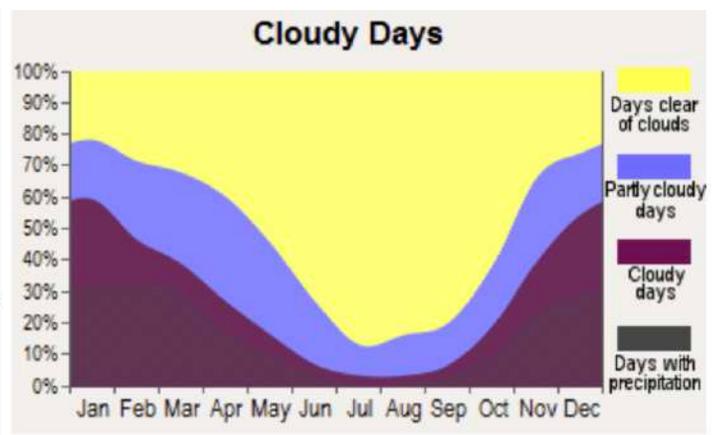
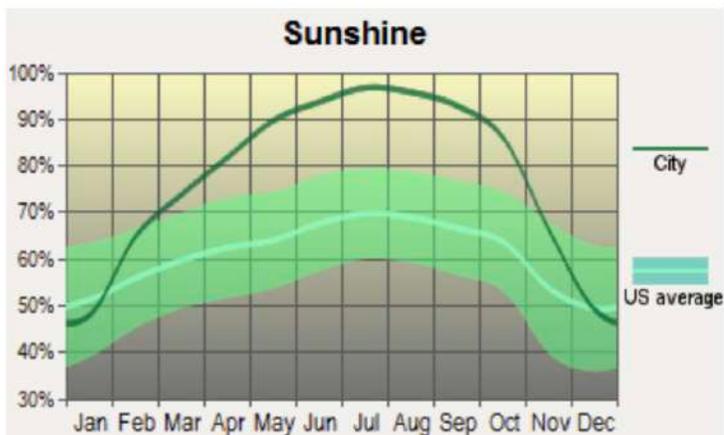
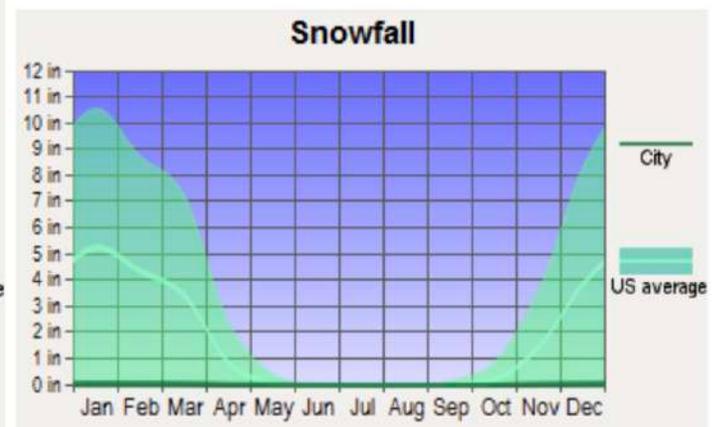
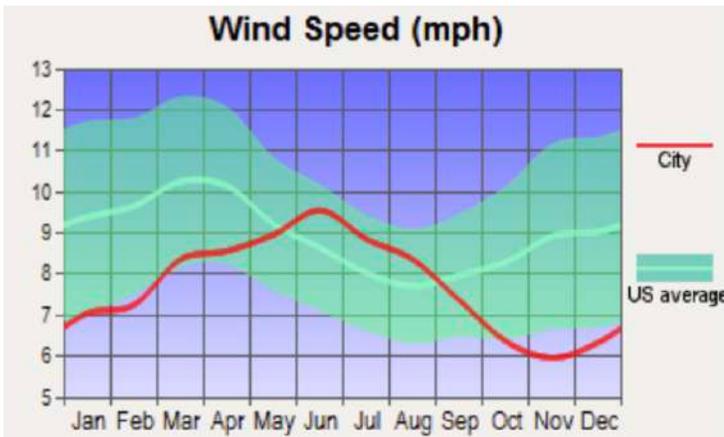
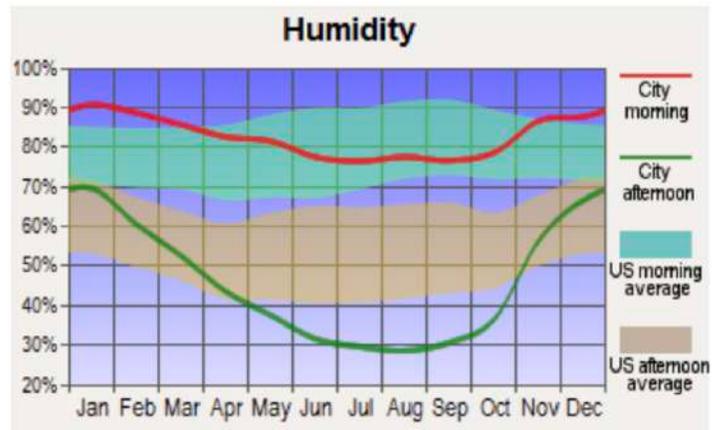
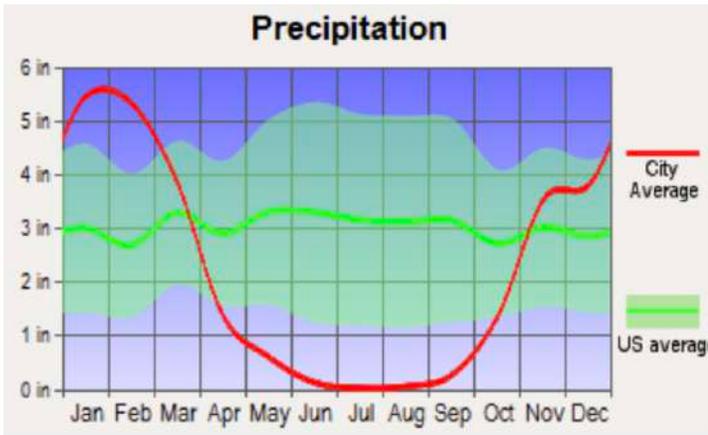
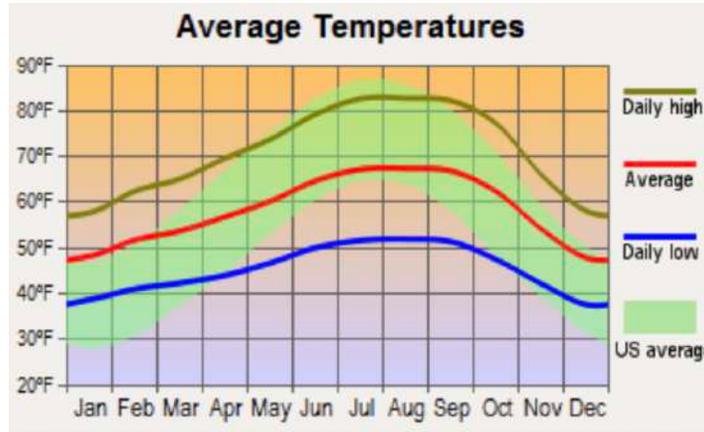
About Marin County:

Marin County is known for its endless natural beauty. Whether it be the Muir Woods redwood forest, Stinson Beach, Point Reyes National Seashore, Mt. Tamalpais, Marin Headlands, Point Bonita Lighthouse, and more. There is plenty of outdoor activity for those living in the county. Recreation is part of everyday life in Marin. The county also holds the oldest cross-country running event in the United States, the Dipsea Race. Marin County is consistently ranked in the top 10 highest-income counties in the United States. It is located in the northwestern part of the San Francisco Bay Area. The county is located across the Golden Gate Bridge from San Francisco. According to the 2020 US Census, the population was 262,231. The county seat is San Rafael which is the largest city in the county by population; Novato by area.

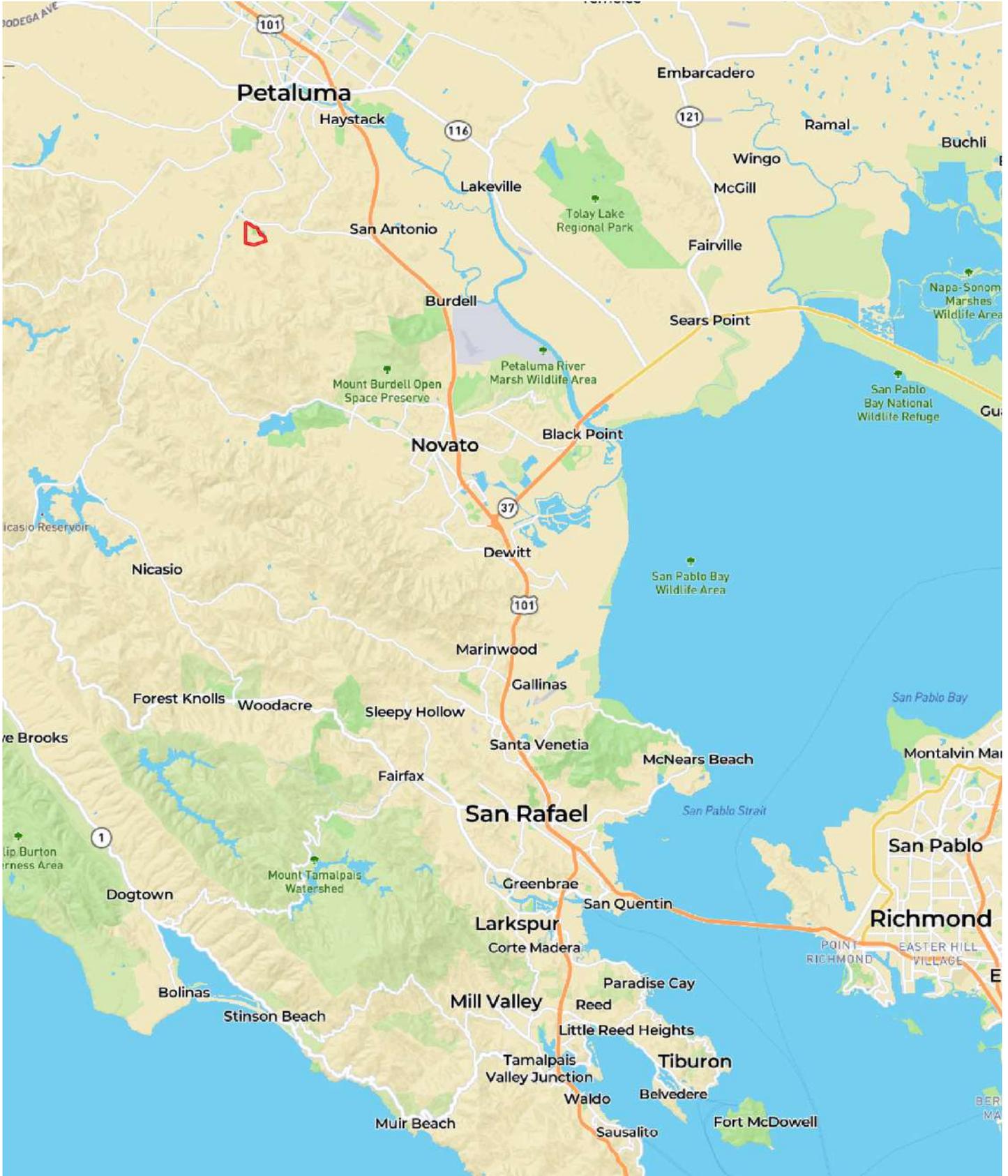
About Sonoma County:

Sonoma County is a leading producer of hops, grapes, prunes, apples, dairy, and poultry products largely due to the extent of available, fertile agricultural land and high-quality irrigation water. This southwestern county is the largest producer in California’s wine country region, which also includes Napa, Mendocino, & Lake counties. It is one of thirteen approved American Viticultural Areas and has over 250 wineries. Sonoma County is bounded on the west by the Pacific Ocean and has 76 miles of coastline. The major coastal hydrographic features are Bodega Bay, the mouth of the Russian River, and the mouth of the Gualala River. All of the county’s beaches were listed as the cleanest in the state in 2010. Its population was 483,878 as of the 2010 United States Census. Both the county seat and largest city are Santa Rosa.

Weather



Street Map



HEX Aerial Map



 Boundary

Topo Map



 Boundary



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., or the sellers. 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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