



2460 Hwy 135

LOS ALAMOS CALIFORNIA

Joe Ramos 805.680.6849 | Joe@Bespoke.global | DRE 02040488







# PREMIUM EQUESTRIAN ESTATE IN WINE COUNTRY LOS ALAMOS, CA 93440

**FOR SALE - 98± ACRES**

Immerse yourself in the captivating equestrian lifestyle of Los Alamos, California. A rare opportunity to own a truly unique property in one of California's most sought-after regions. Whether you are an avid equestrian enthusiast, wine aficionado, or simply seeking a luxurious and tranquil retreat, this estate has everything you need and more.

## Offering Specifics

Offered at	\$6,950,000
Type	Agricultural / Residential / Commercial / Equestrian / Lodge / Farming / Livestock
Land Size	±97.62 Acres (± 2,864 SF)
APN	099-030-048
Zoning	AG-2-100

*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*







## Main Residence

The house's immediate surroundings cater to the equestrian hobbyist, with the horse stables and training course just steps away.

## Guest Lodge

With breathtaking views of the rolling hills and lush green meadows, this charming lodge boasts a welcoming lobby and a fully-equipped kitchen.

## The Red Barns

Including 77 stalls, 15 foaling stalls, a 10 stall covered mare motel, grain silo, numerous turn out pens and large pastures.

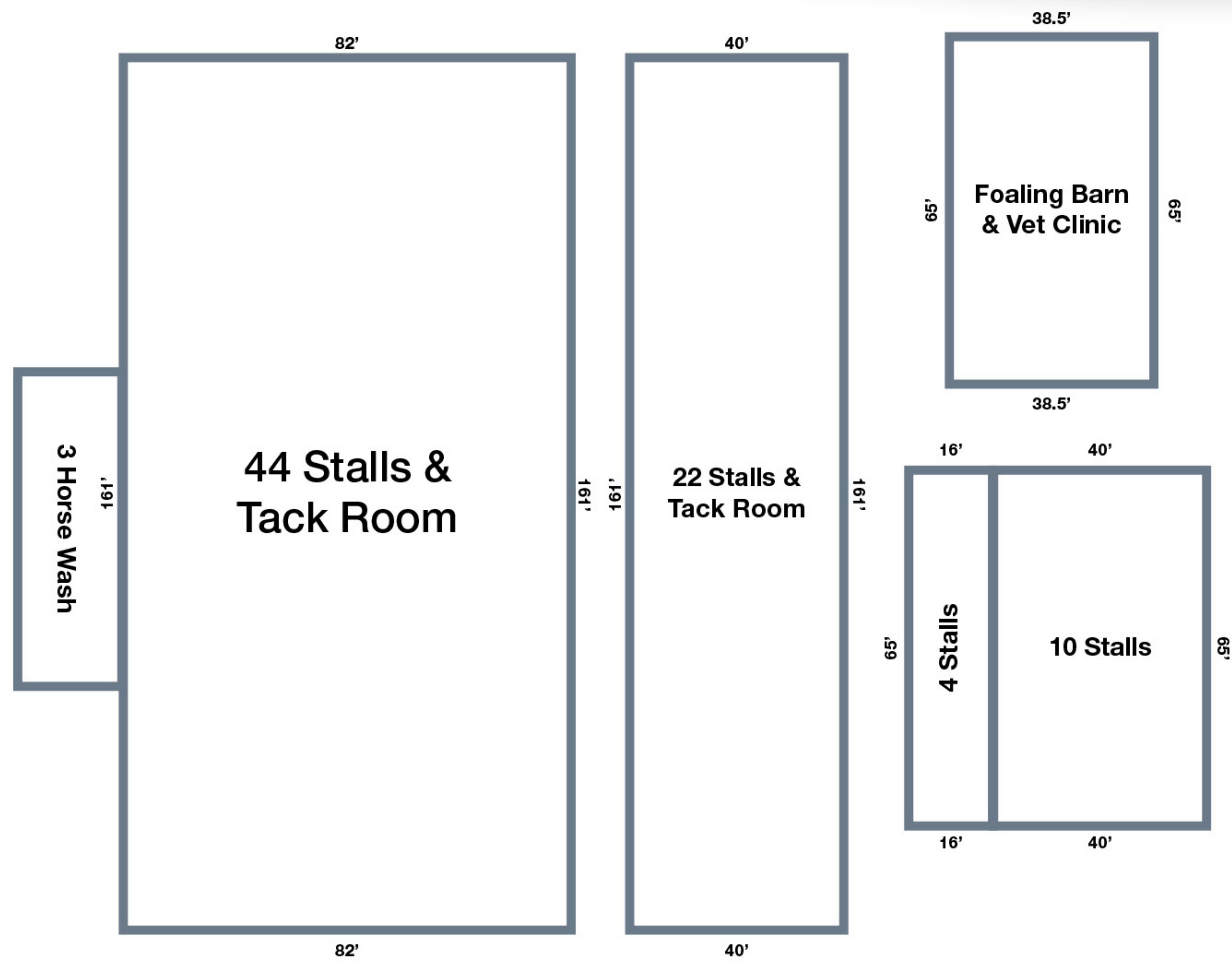
## Large Pastures

Previously built as a professional half-mile track, the acreage is perfect for rebuilding an arena, agriculture and more.





# The Red Barns



## AREA CALCULATIONS SUMMARY

### NON-LIVING AREA

Stalls	2600 Sq Ft	65 x 40 =	2600
Stalls	2502.5 Sq Ft	38.5 x 65 =	2502.5
Stalls	1040 Sq Ft	16 x 65 =	1040
Stalls	6440 Sq Ft	161 x 40 =	6440
Stalls	13202 Sq Ft	82 x 161 =	13202
<b>Total Non-Living Area (Rounded)</b>	<b>25785 Sq Ft</b>		

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# Main Residence



## AREA CALCULATIONS SUMMARY

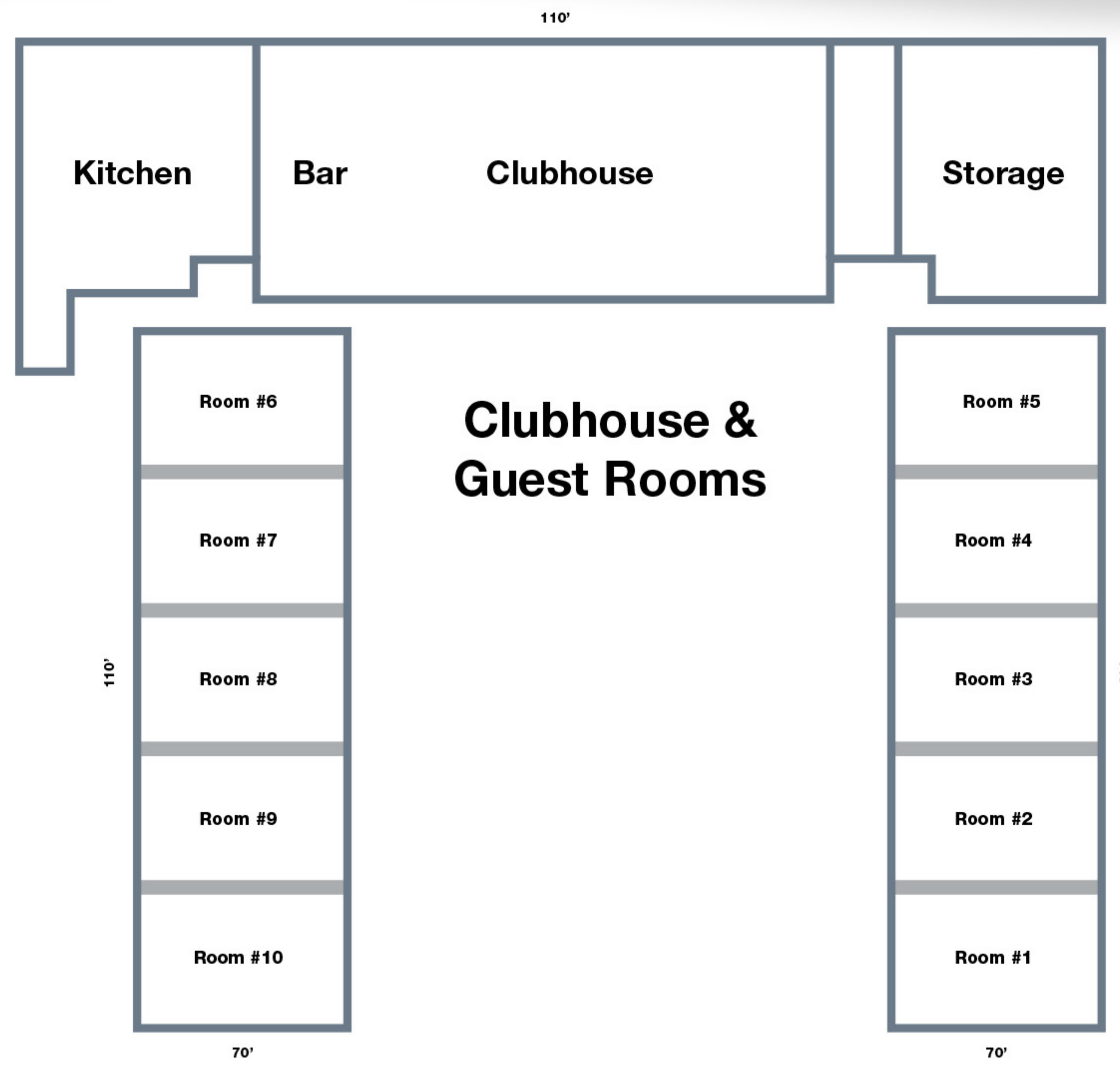
LIVING AREA			
First Floor	2249.25 Sq Ft	20 x 18 =	360
		24 x 6 =	144
		28 x 6 =	168
		57.5 x 12 =	690
		47.5 x 3.5 =	166.25
		51.5 x 14 =	721
Second Floor	615 Sq Ft	20.5 x 30 =	615
<b>Total Living Area (Rounded)</b>	<b>2864 Sq Ft</b>		
NON-LIVING AREA			
1 Car Port	302 Sq Ft	24 x 12 =	288
		3.5 x 4 =	14

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# Guest Lodge



## AREA CALCULATIONS SUMMARY

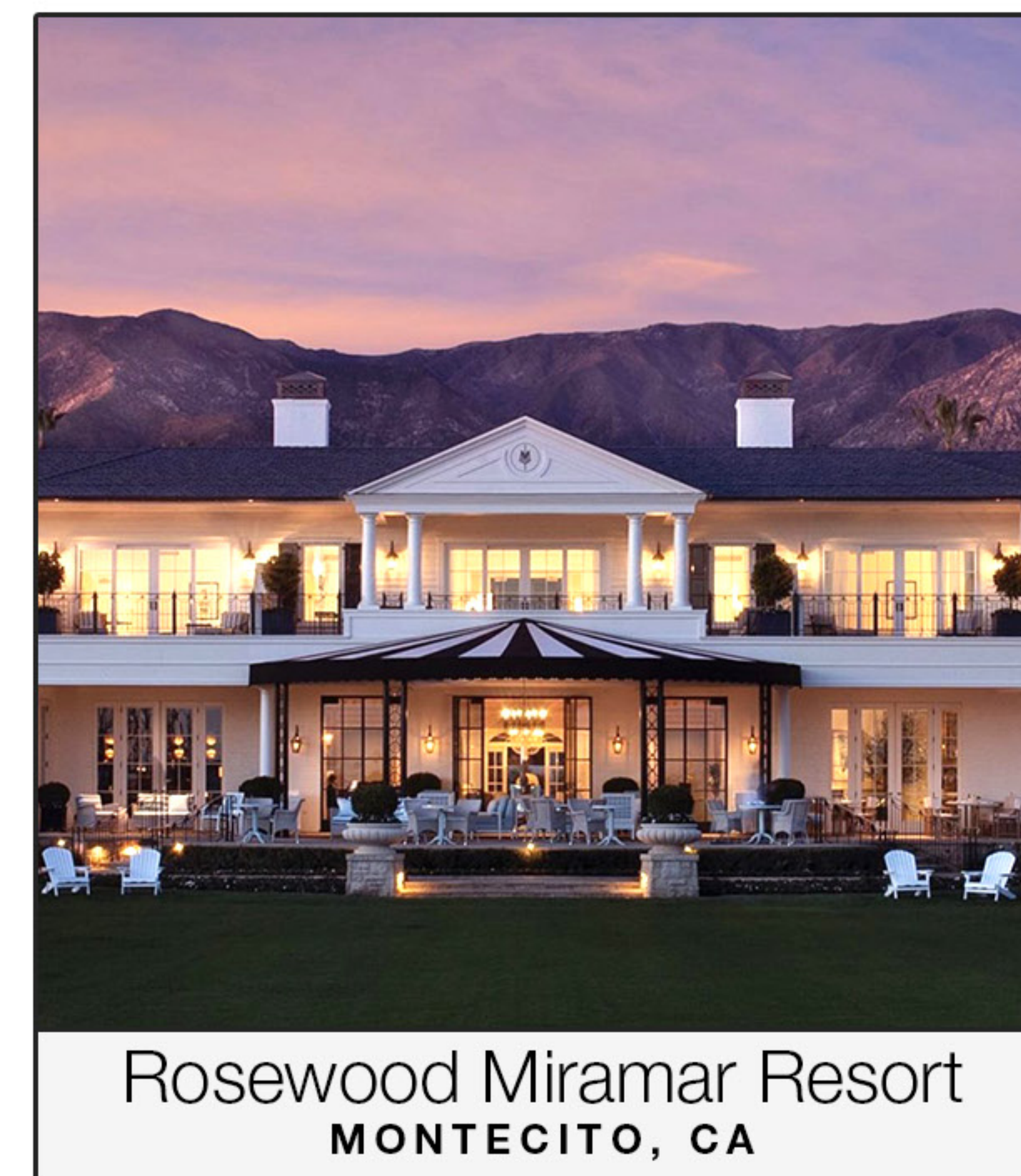
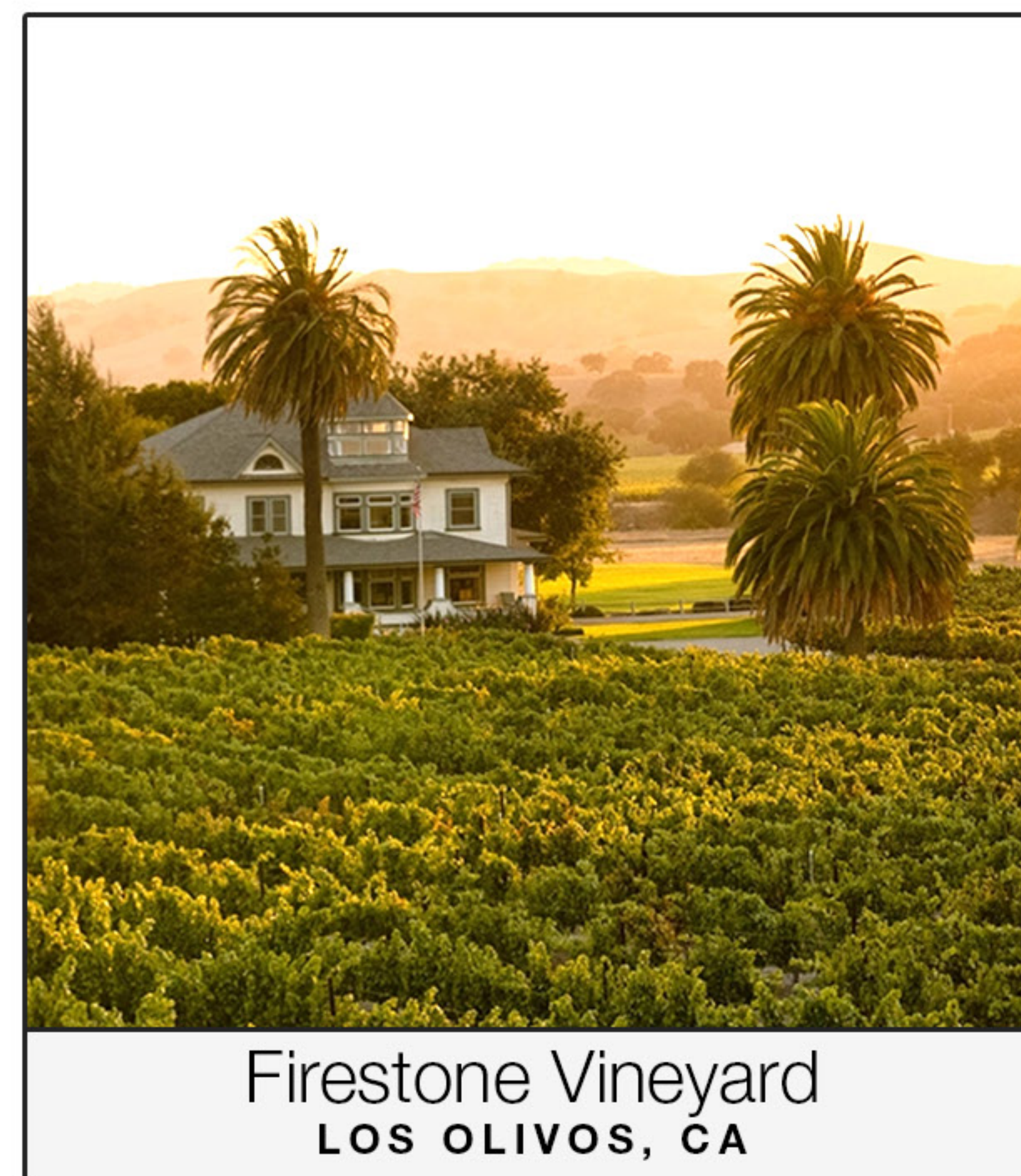
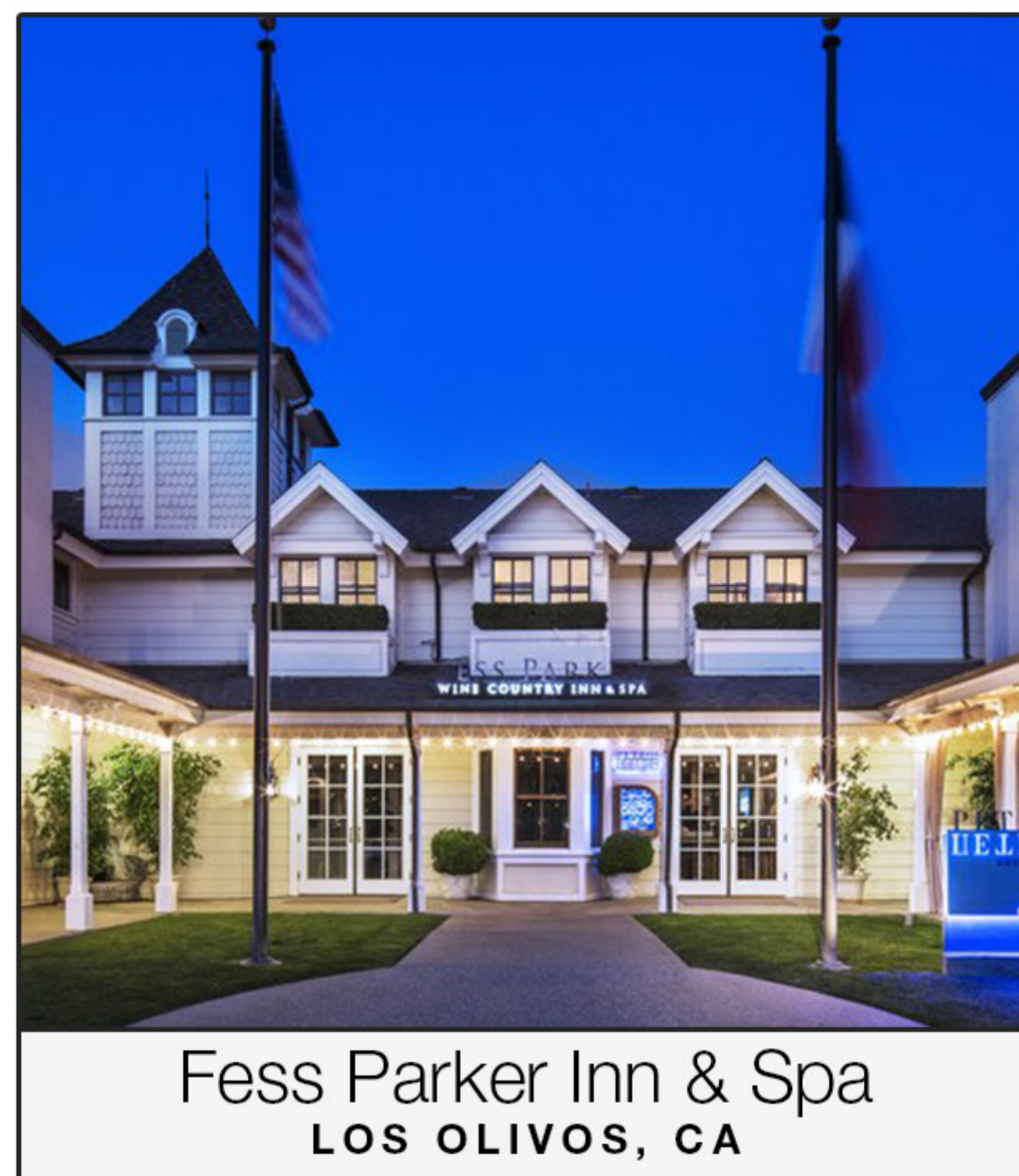
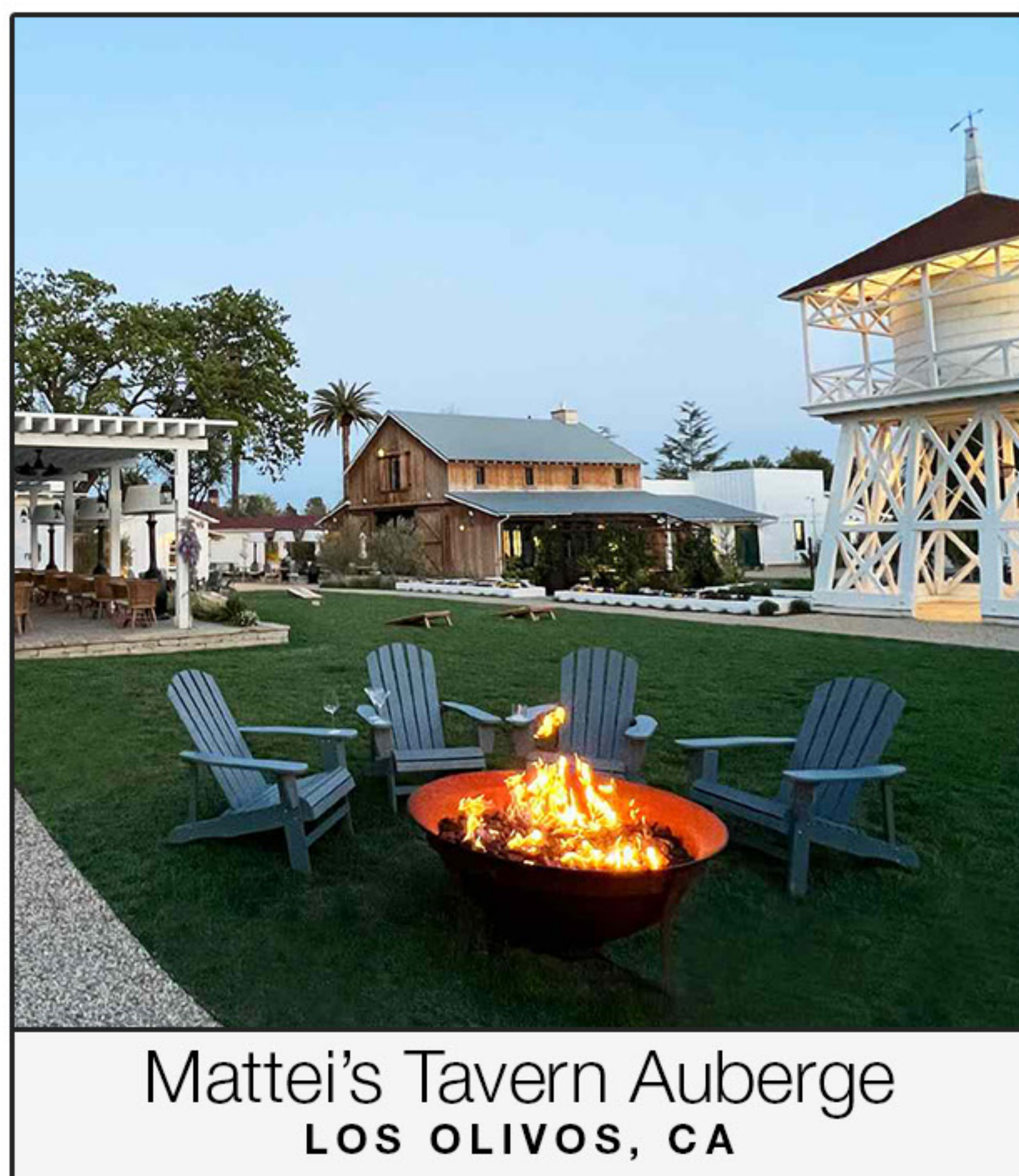
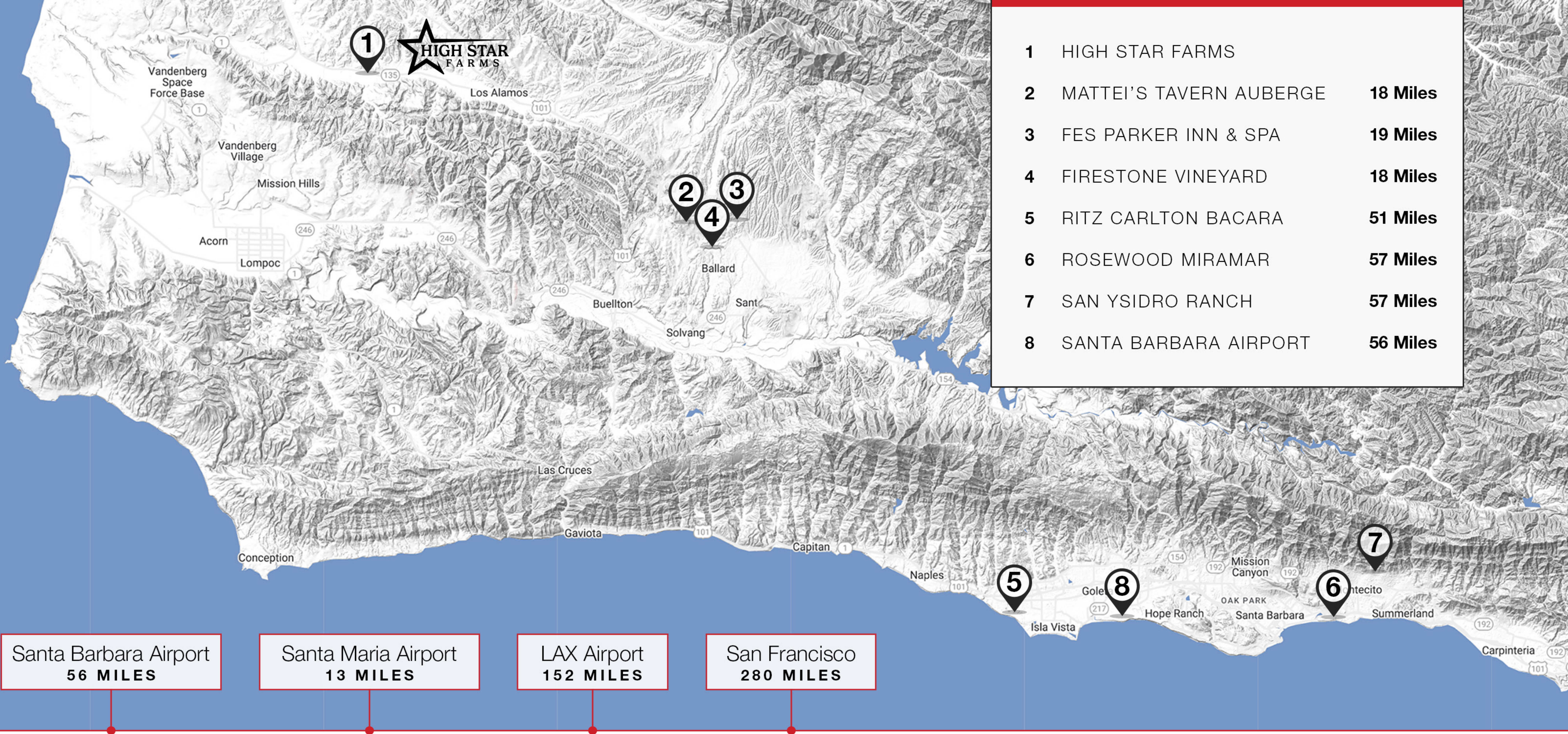
### NON-LIVING AREA

Guest Rooms	1540 Sq Ft	22 x 70 = 1540
Club House	2879.5 Sq Ft	60 x 3.5 = 210 26 x 17 = 442 5 x 8 = 40 26 x 17.5 = 455 77 x 22.5 = 1732.5
<b>Total Non-Living Area (Rounded)</b>	<b>1830 Sq Ft</b>	22 x 70 = 1540

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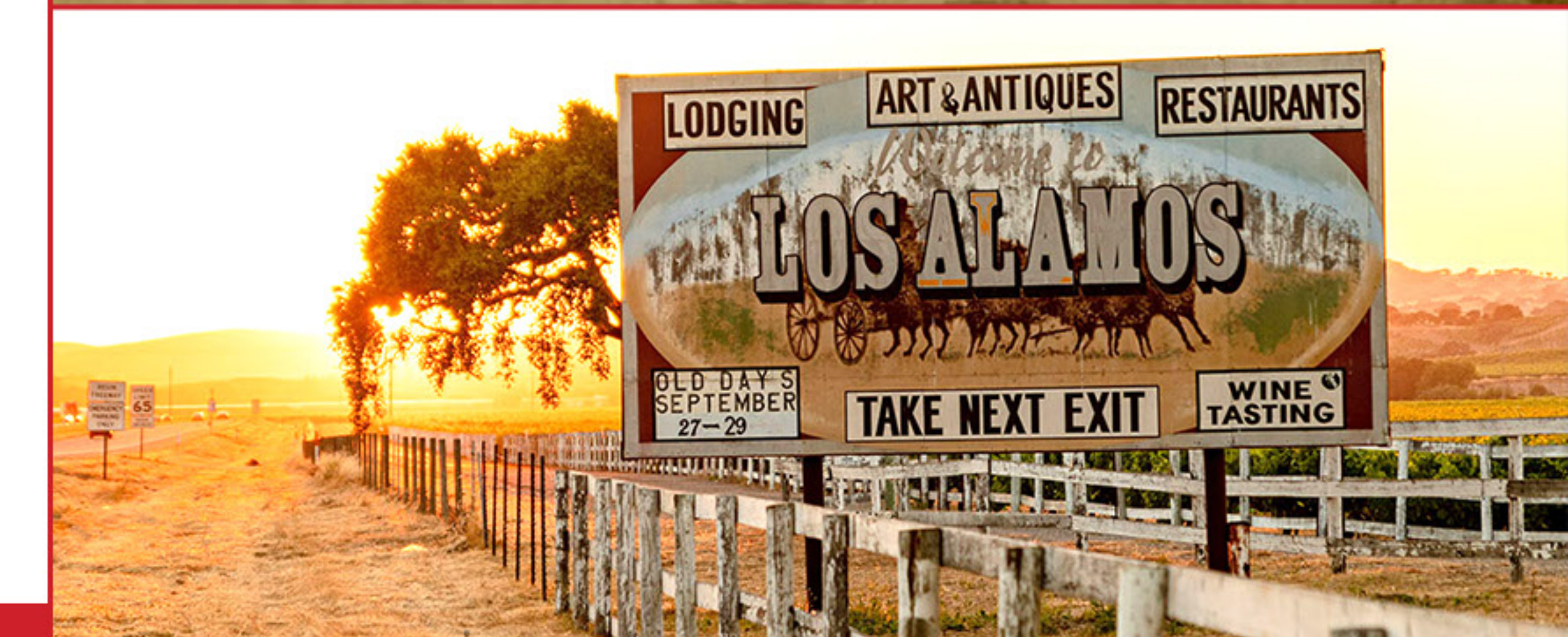
RICH HISTORY

# Los Alamos

A SLICE OF HEAVEN WITH A SIDE OF TEXAS SOUL

Los Alamos, California was established in 1876 as a stagecoach stop and became a ranching hub. The name Los Alamos means "cottonwoods" in Spanish. The Los Alamos Valley was first home to a Chumash village, which was abandoned in the early 1800s. A new settlement of Chumash tended the cattle herds of the mission.

In 1821, Mexico broke free of Spanish rule and granted the Los Alamos valley to Antonio De La Guerra y Noriega. He named the ranch, "Rancho Los Alamos". In 1882, the narrow-gauge Pacific Coast Railway arrived, opening the town to the coast at Port Harford near San Luis Obispo. Los Alamos became a major shipping point for the area's agricultural products.



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OFFERING MEMORANDUM PRESENTED BY

## Joe Ramos

With insider knowledge of the wine industry, Joe has become a specialized real estate agent with an impressive track record in vineyard, winery, ranches, luxury, and lifestyle properties with over 60 successful transactions over the past few years. The key to Joe's success is his willingness to constantly adapt to industry trends and breakthroughs.

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BERKSHIRE  
HATHAWAY  
HOMESERVICES  
CALIFORNIA PROPERTIES

