

**EA RANCH**  
**18122 Littlepage Road**  
**Ramona, CA 92065**



**Caren Kelley**  
**858-350-1018**

[CAREN@EQUESTRIANRE.COM](mailto:CAREN@EQUESTRIANRE.COM)  
[WWW.EQUESTRIANRE.COM](http://WWW.EQUESTRIANRE.COM)

CalBRE #01003787

**EQUESTRIAN REAL ESTATE**  
PREMIER CALIFORNIA PROPERTIES



**David Santistevan**  
**858-677-5314**

[david.santistevan@colliers.com](mailto:david.santistevan@colliers.com)

CalBRE #00913491

**EA RANCH IS A 913 ACRE FULL SERVICE, STATE-OF-THE-ART THOROUGHBRED FARM** built and managed around the belief that optimal conditions during the early development of horses are fundamental to success.



**THIS SCENIC AND BEAUTIFUL RETREAT** was created as a labor of love by the late patriarch of a large, equestrian family and has been cherished by many generations. Several recreation areas allow for swimming, hiking, tennis, riding and more.



**THE RANCH'S SPACIOUS, HARMONIOUS LAYOUT AND PANORAMIC VIEWS** create a peaceful and serene feeling from the moment one steps onto the grounds. Located approximately one hour's drive from the Del Mar Thoroughbred Club and the Pacific Ocean in San Diego's majestic backcountry.



**THE 5/8 MILE RACE TRACK AND 3 MILES OF TRAILS,** both with manicured and carefully maintained footing provide ample conditioning and training facilities. Separate barns for training, breeding, layups and foaling facilitate each part of the equine operation.



# TABLE OF CONTENTS

## PROPERTY INFORMATION

Project Summary . . . . .	3
Executive Summary . . . . .	4

## MAPS & AERIALS

Locator Map . . . . .	12
Regional Map . . . . .	13
Close Aerial . . . . .	14
Oblique Aerials . . . . .	15
Parcel Maps. . . . .	21

## PROPERTY PHOTOS

Property Photos . . . . .	25
---------------------------	----



# PROPERTY INFORMATION

## PROJECT SUMMARY

<b>LOCATION:</b>	18122 Littlepage Road, Ramona, CA 92065
<b>APN's:</b>	287-032-12, 13, 14; 287-050-04, 06, 07, 08; 287-100-02, 03, 06, 07, 08, 09; 287-110-01, 05
<b>OWNER OF RECORD:</b>	EA Ranches, LLC
<b>SIZE:</b>	913.3 Acres
<b>LAND USE:</b>	Zone: A72, Agriculture General Plan: Agriculture
<b>ACCESS:</b>	Approximately 1.7 mile dirt and decomposed granite county maintained road to within approximately 500 feet of subject property.
<b>UTILITIES:</b>	Electrical power, telephone, water provided by onsite well & storage system.
<b>IMPROVEMENTS:</b>	The improvements consist of multiple structures, including offices, residences, and barns associated with large scale horse breeding, boarding, and training.
<b>LEGAL LOTS:</b>	5
<b>PRICE:</b>	<b>\$9,130,000</b>



# PROPERTY INFORMATION

## EXECUTIVE SUMMARY

### Topography/Drainage

Throughout the property, the topography varies dramatically. It includes a gentle valley towards the eastern end of the property, steeply sloping terrain in the westerly and southerly areas, and rolling topography throughout the balance. The valley area is where the bulk of the structures are located and is approximately 120 acres in size. Elevation on the site ranges from a high point of approximately 2,800 feet at a peak where the main water tank is located, to a low of approximately 2,100 along the western property line.

### Utilities

Public utilities available to the site include electricity and telephone service. Electrical service is delivered to the eastern part of the property and electrical demands for the western improvements are supplied by a generator. One barn is served by solar power. All sewage disposal is by onsite septic and leach field systems.

### Land Use

The General Plan designation is 20, General Agriculture. This designation is applied to areas where agricultural use is encouraged, protected and facilitated. This designation is intended to facilitate agricultural use as the dominant land use. Uses supportive of and/or compatible with agriculture, including low-density residential, are also permitted. Lot coverage is liberal allowing development of lots with large or multiple agricultural buildings such as greenhouse operations or egg production. All of the parcels fall under the General Plan (GP) designation 20, except of the southern portion of Assessor's parcel number 287-100-07.



The northern portion has the GP designation 20; however, the southern portion of said parcel has the GP designation 23, which designates properties that abut state or national forest space.

The zoning is A-72, which is intended to preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses. Minimum lot size under the A-72 zone is 40 acres. The Animal Regulation is "O", which allows for the breeding and boarding of horses and many other commercial equestrian uses, without limiting the number of horses kept on site. The General Plan 2020 designation for the site is RL-80, Rural Land 80, which allows for a minimum lot size of 80 acres.

# PROPERTY INFORMATION

## EXECUTIVE SUMMARY

### Access

The property is accessed by Littlepage Road, an unpaved and decomposed granite County maintained road. Littlepage Road extends approximately 1.7 miles from Old Julian Highway, a paved County maintained road, to the site. Throughout the property there is a series of asphalt paved and unpaved roads that access all the developed areas. Most of the roads on the eastern part of the site are paved and some are improved with beautiful, handcrafted stone masonry curbs and drain gutters.

### Flood Zone

According to FEMA Map Community Map Panel No. 06073C1175F, dated June 17, 1997, the property is located within Zone D, an area where there are possible, but undetermined flood hazards.

### IMPROVEMENT DESCRIPTION

EA Ranch is improved as an operating horse breeding/boarding/training facility and is one of the largest and best equipped properties of this type in San Diego County in terms of horse capacity and total acreage. The improvements have been constructed on the property over the years with the guesthouse, one of the older structures and recently constructed improvements that include the manager's residence and a hay barn. The improvements to the property are described in detail in the following part of the report.

### Main House

The main residence is an adobe brick structure originally constructed in the 1930's. It has been remodeled at least once since then, the last time in the 1990's, at which time wood frame construction was added to the existing adobe. Total square footage is approximately 4,150 square feet. There are also approximately 650 square feet of partially finished basement and a two car tuckunder garage. The grand main room features an open beam ceiling, a wood plank floor, a stone fireplace, and two half bathrooms. There are two sets of large sliding glass doors that open on both sides of the house allowing for an incredible socializing space with great access to the front and back of the house and pool area. Off of the main room on the ground floor there are three bedrooms with knotty pine walls and ceilings, and bathrooms. Also on the ground floor are a breakfast nook, a living room with a vaulted, open beam ceiling, a large stone corner fireplace and wood plank flooring; and a small kitchen that features an oven and range, a refrigerator, and a dishwasher. The second floor features a bedroom, a sewing room, a full bathroom, as well as the master bedroom. The master bedroom suite features glass doors that lead to a second floor balcony overlooking the pool with views of the natural hillside and play areas. There is an expansive master bathroom with dual sinks, a separate tub and shower, and a walk-in closet with a skylight. The front porch area overlooks one of the largest pastures on the property and offers a perfect spot to enjoy sunsets, complete with peaceful views of the horses.

To the rear of the house is a swimming pool with an inlaid stone deck and a separate wooden shed housing the pool filtering equipment. Surrounding the main house is extensive landscaping, including lawns and mature oak and pine trees. A short distance from the main house is a lighted tennis court, accessed by a beautiful hand laid stone walkway.



# PROPERTY INFORMATION

## EXECUTIVE SUMMARY

### Guesthouse

A 2,040 square foot guest house is located just below the main residence. The front porch faces out over the expansive green pastures below. It features a master bedroom, private bathroom and a walk-in closet. There are two additional bedrooms and one additional bathroom. The bedrooms are carpeted, with wood plank flooring in the hallway and living room. Above the bedrooms is a finished attic space, approximately 295 square feet in size with a five foot ceiling. The kitchen has wood cabinets, tile countertops, vinyl flooring, a gas range/oven and dual sinks. The house has air conditioning and is surrounded by grass lawn with a beautiful stone retaining wall in the rear. It is of wood frame construction built on a perimeter concrete foundation with a composition shingle roof.

### General Manager's House

The manager's house was replaced 18 months ago with an approximately 1,641 square foot pre-fabricated home with air conditioning and its own septic system. There are two bedrooms and a den, and two bathrooms. The kitchen has a gas range/oven, built-in dishwasher, a built-in microwave, dual sinks, and vinyl flooring. There is a 490 square foot detached garage and two water tanks; one a fire protection tank, the other for domestic use.

### Bunk House

The bunk house is an approximate 850 square foot duplex. There is a concrete slab foundation, wood siding and a composition shingle roof. It is served by its own well.

### Assistant Manager's House

The assistant manager's house is a 950 square foot residence on post and concrete pier foundation. There is wood siding and a corrugated metal roof. It features two bedrooms, a den, and one restroom. It has its own propane tank and a wall-mounted air conditioning unit.

### Duplex

There is a duplex with two separate units. Each unit is two bedroom and one bath with a total area of 1,856 square feet. Built likely around the same period as the main house. It has a raised perimeter foundation, wood siding and composition shingle roofing.





# PROPERTY INFORMATION

## EXECUTIVE SUMMARY

### Equipment Maintenance and Storage Building

This building a combination of vehicle storage (2,500 square feet), equipment storage (8,900 square feet), and a large covered open area between them (6,400 square feet). The exterior is red and metal in construction with a 20' clearance height. It houses all of the equipment required to maintain the ranch in addition to providing necessary space for maintaining the equipment, vehicles and implements. It includes two ½ baths.

### Main Foaling Barn & Office

The main stable and office has a total foot print area of approximately 5,423 square feet. The ground floor consists of 16 stalls 14' by 12'6" in size with solid wood doors, a tack room, and a feed room. The stalls are equipped with automatic waterers. Also on the ground floor is the executive main office and large conference room, with three office spaces and two half bathrooms all with tile flooring. On the second floor is an executive office and game room, totaling approximately 1,440 square feet in size. Hard wood flooring and beautiful, exposed wood beam ceilings. In the game room there is a wet-bar with a cook top, icemaker, and stainless steel two compartment sink. There is a half bath off of the game room. The office and upstairs areas have been remodeled within the past 15 years; both spaces feature air conditioning and have concrete perimeter foundation, wood frame construction and stucco exterior finish.



### Overflow Barn

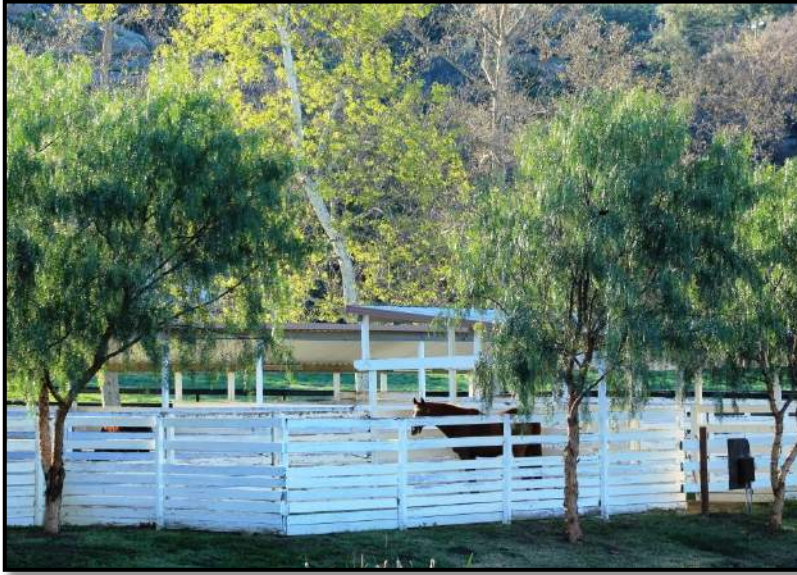
Adjacent to the main stable there is a 2,400 square foot metal frame, metal siding barn, with 10 stalls and decomposed granite flooring. This barn is also used as an isolation barn when needed.

### Breeding Barn

The breeding barn is a 6,400 square foot with beautiful varnished and finished wood interior. There is a vaulted ceiling with some second floor mezzanine space, 15 stalls, a large breeding room, a hay room and an equipment room. There are six auxiliary stalls, 14' by 12' in size, and nine attached outside stalls, 32' by 16'6" in size

# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### Yearling Barn

The yearling barn is an approximately 5,000 square foot metal frame, metal siding barn. The 18 stalls are 12' by 12', and designed for yearlings and there is also a tack room, and a hay room.

### Hay Barn

The hay barn is a 5,000 square foot metal frame and metal siding building with concrete flooring. It has an approximately 20' clearance and is used solely for the storage of hay. The hay barn was replaced approximately 18 months ago at a cost of \$80,000.

### Carpentry Shop

Adjacent to the breeding barn is a 1,400 square foot building that is used for the maintenance and storage of carpentry related equipment for the ranch. Its construction is wood frame and wood siding. The flooring is asphalted in some areas. Attached to the shop is a 1,600 square foot irrigation shed, partially enclosed, of similar construction.

### Solar Barn

Toward the west end of the property is an additional barn referred to as the Solar Barn. The approximately 3,500 square foot building has 12'6" by 12'6" stalls and is adjacent to a small solar panel. It is of metal frame and metal siding construction, with dirt flooring.

### Training Track

At the west end of the property there is a 5/8 mile dirt training track. There is circular metal fencing around the interior and exterior approximately 3'6" in height. Adjacent to the track are two stables. The stable at the east end of the track is 2,200 square feet in size and features an adjacent hot walker and tank truck filler that is used to fill the truck that waters the track. The stable on the south side of the track is 7,000 square feet in size, has 26 stalls, and two restrooms. Adjacent to the larger stable are outdoor colt wooden paddocks, and on the opposite, northern side of the track are filly paddocks.



# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



There is an extensive paddock system located in different areas around the property that support the individual training or breeding areas. The paddocks vary in age and condition, and in construction materials. The older paddocks are wood with three rails and a top plate. The newer paddocks are single rail with 4 x 4 posts and wire mesh. There are also a number of metal pipe corrals. The paddocks range in size, some as large as 20 acres. We estimate the total number of paddocks to be approximately 30. It is estimated that there are 200 acres of enclosed paddock space on the site.

### Water System

There are 14 wells on the property, seven of which are currently active. There is a report from the County of San Diego Environmental Health Department, dated August 1983, detailing the location, drilling depth, and flow rate of the active wells. According to the document the active wells are as follows.

Well No. 3, located near the entrance has a depth of 600 feet and a flow rate of 15 gallons per minute. Well No. 10, located near the main stable, has a depth of 588 feet and a flow rate of 12 gallons per minute. Well No. 11, located inside the training track, is drilled to an unknown depth but has a reported flow rate of 5 gallons per minute. Wells No. 12 and 13 are side by side and located near the training track; Well No. 12 to a reported depth of 540 feet and flow rate of 10 gallons per minute; Well No. 13 to a reported depth of 600 feet and with a flow rate of 15 gallons per minute.

Most of the pastures are irrigated with permanent sprinkler systems, though several are watered by movable systems. There are five water tanks on site: a 100,000 gallon tank located at the property's highest elevation, a 50,000 gallon tank located south of the race-track, a 10,000 gallon tank and a 5,000 gallon tank located at the ranch manager's house, and another 5,000 gallon tank on site. There are five manmade ponds on the property. The largest is at the western property line near the training track, a second pond is just east of it. The next largest pond is located near the main house and it is distinguished by extensive rockwork; two smaller ponds are located near the guest house and hay barn, respectively. The water tanks and ponds are connected via an underground pipe system. Located near all of the structures are hydrants and hose racks for fire protection.



# PROPERTY INFORMATION

## EXECUTIVE SUMMARY

### Other Improvements

Other improvements include an extensive road system connecting the majority of the property. The bulk is unpaved, though a significant portion is asphalt paved with those roads located primarily in the eastern part of the site. There is significant stonework throughout the property, including a stone bridge and island constructed over the pond near the main house. The main entrance also displays this decorative stone work and includes an electronically controlled gate.



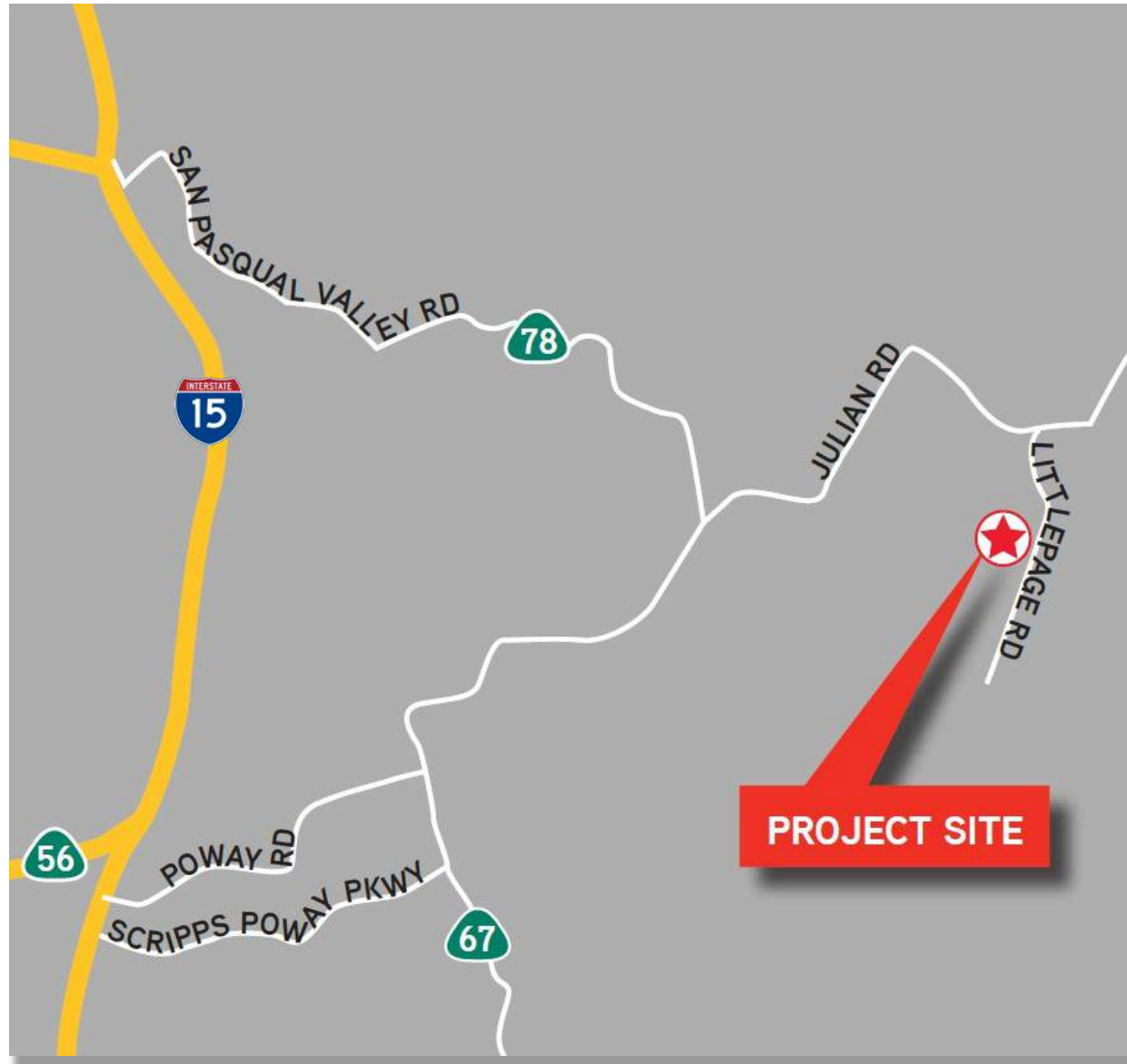
# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



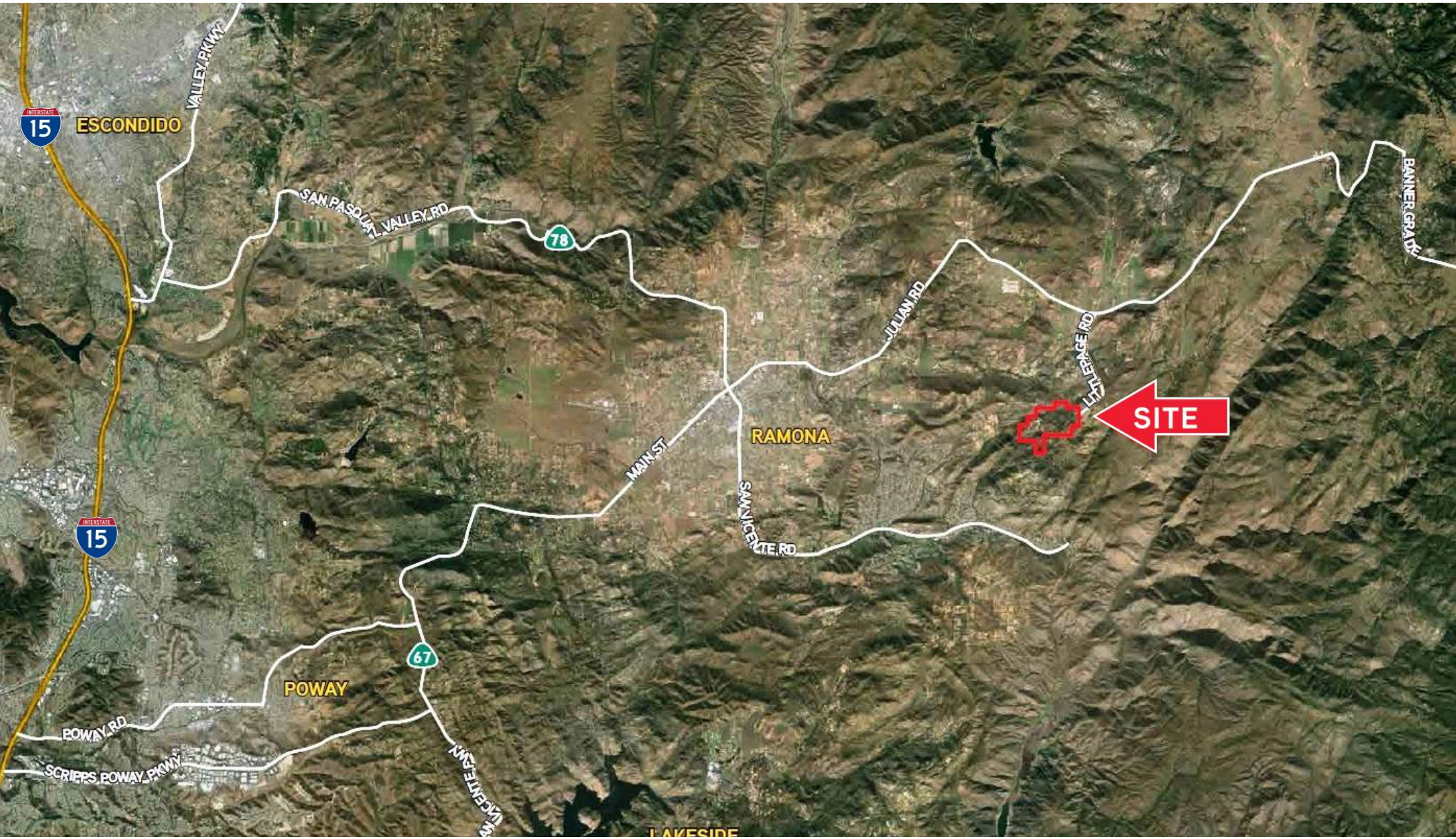
# MAPS & AERIALS

## LOCATOR MAP



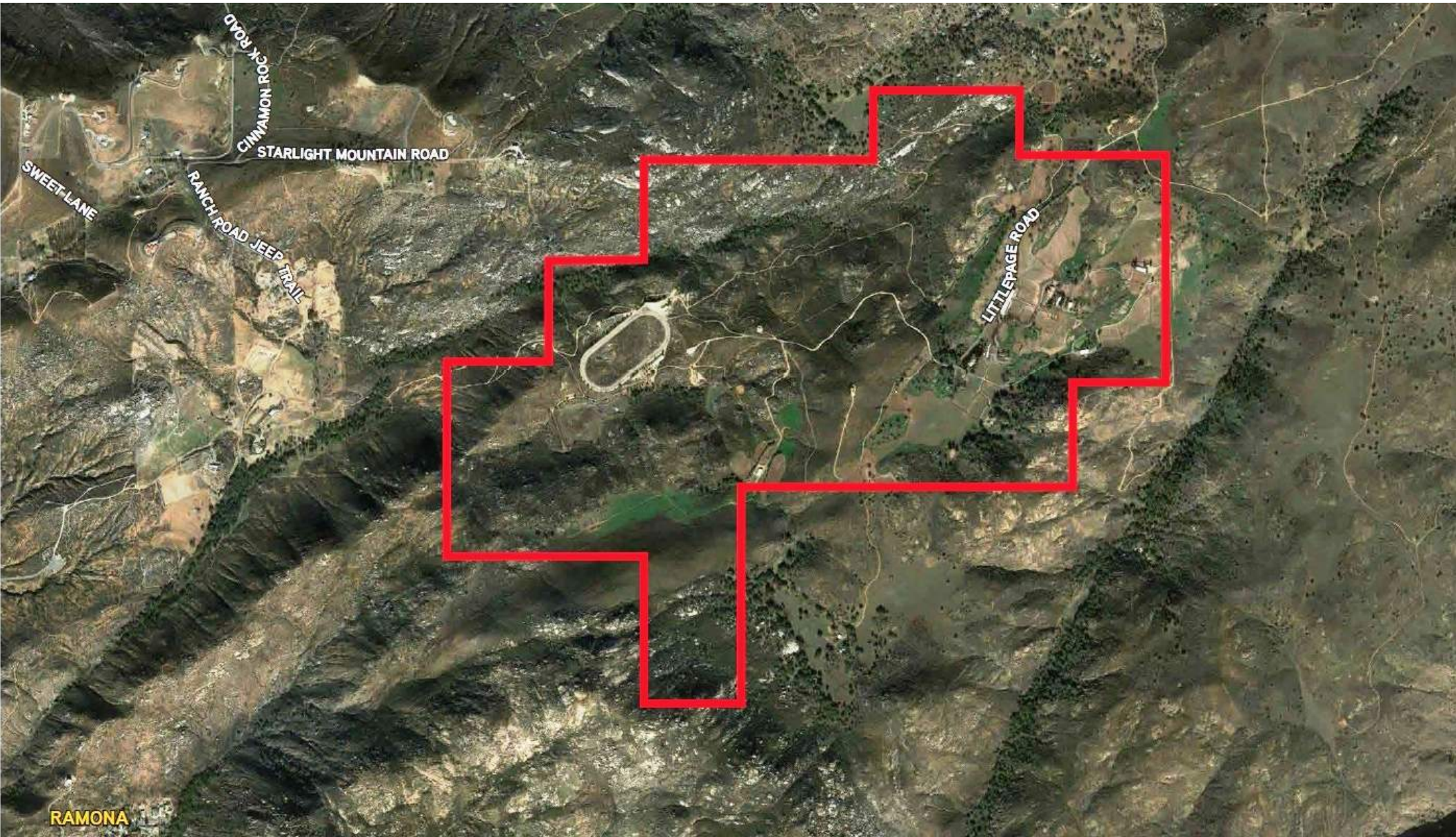
# MAPS & AERIALS

## REGIONAL MAP



# MAPS & AERIALS

CLOSE AERIAL



RAMONA

**EQUESTRIAN REAL ESTATE**  
PREMIER CALIFORNIA PROPERTIES  
CAREN KELLEY CA DRE #01003787  
858-350-1018  
CAREN@EQUESTRIANRE.COM

**DAVID SANTISTEVAN**  
858.677.5314  
david.santistevan@colliers.com  
License No. 00913491





# MAPS & AERIALS

## OBLIQUE AERIALS



# MAPS & AERIALS

## OBLIQUE AERIALS



# MAPS & AERIALS

## OBLIQUE AERIALS



# MAPS & AERIALS

## OBLIQUE AERIALS



# MAPS & AERIALS

## OBLIQUE AERIALS



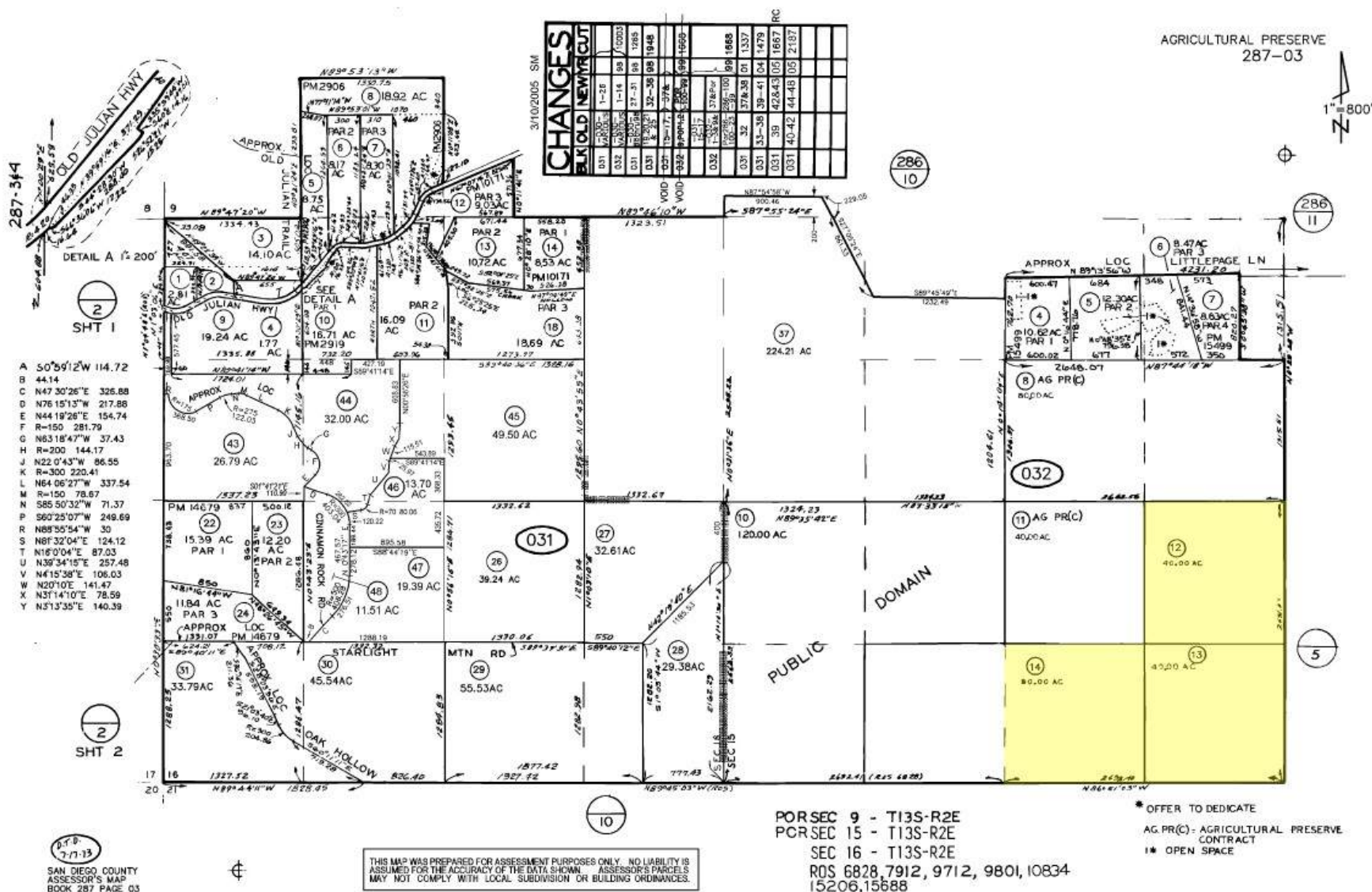
# MAPS & AERIALS

## OBLIQUE AERIALS



# MAPS & AERIALS

## PARCEL MAPS



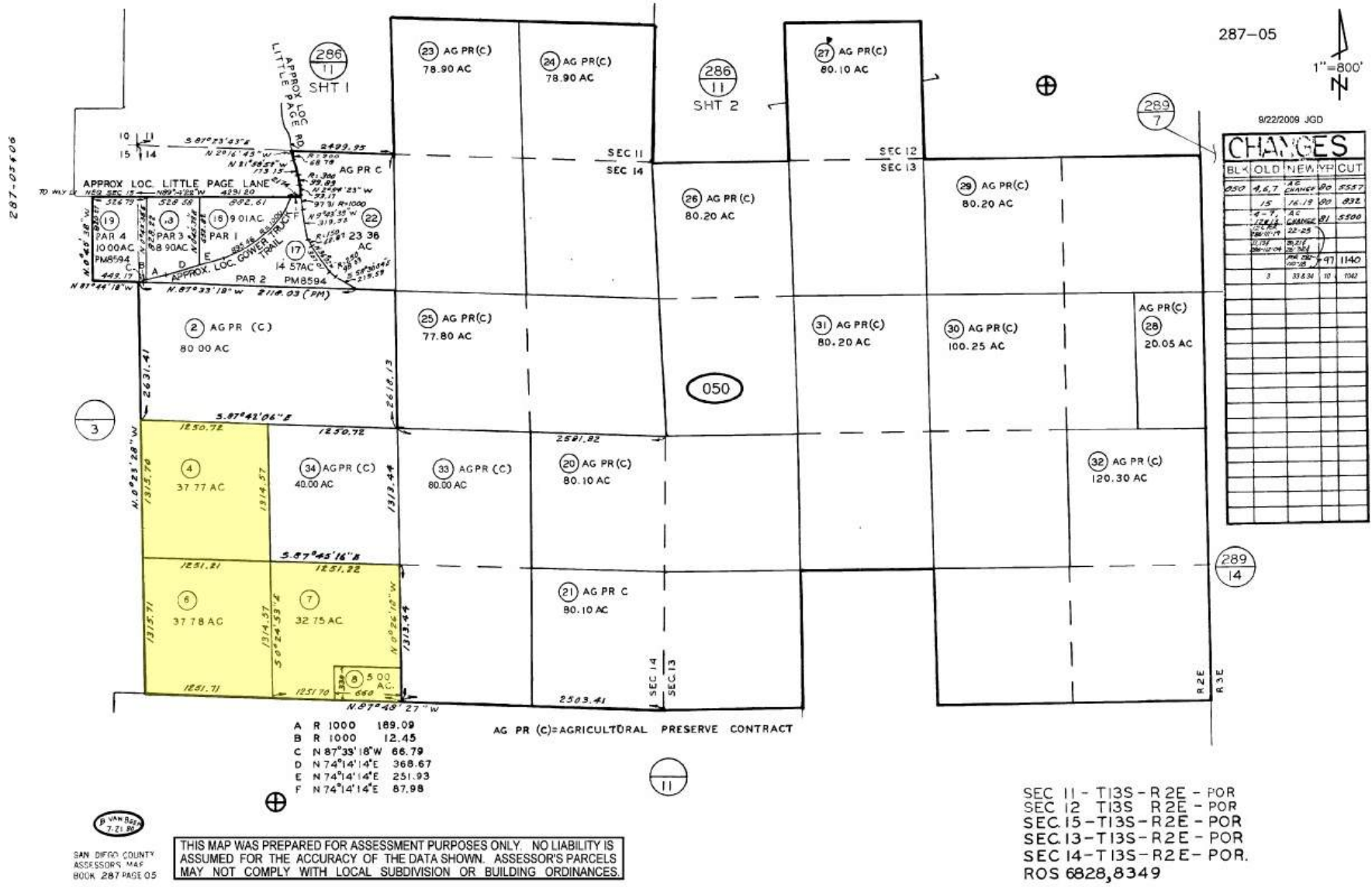
**EQUESTRIAN REAL ESTATE**  
 PREMIER CALIFORNIA PROPERTIES  
 CAREN KELLEY CA DRE #01003787  
 858-350-1018  
 CAREN@EQUESTRIANRE.COM

**DAVID SANTISTEVAN**  
 858.677.5314  
 david.santistevan@colliers.com  
 License No. 00913491



# MAPS & AERIALS

## PARCEL MAPS



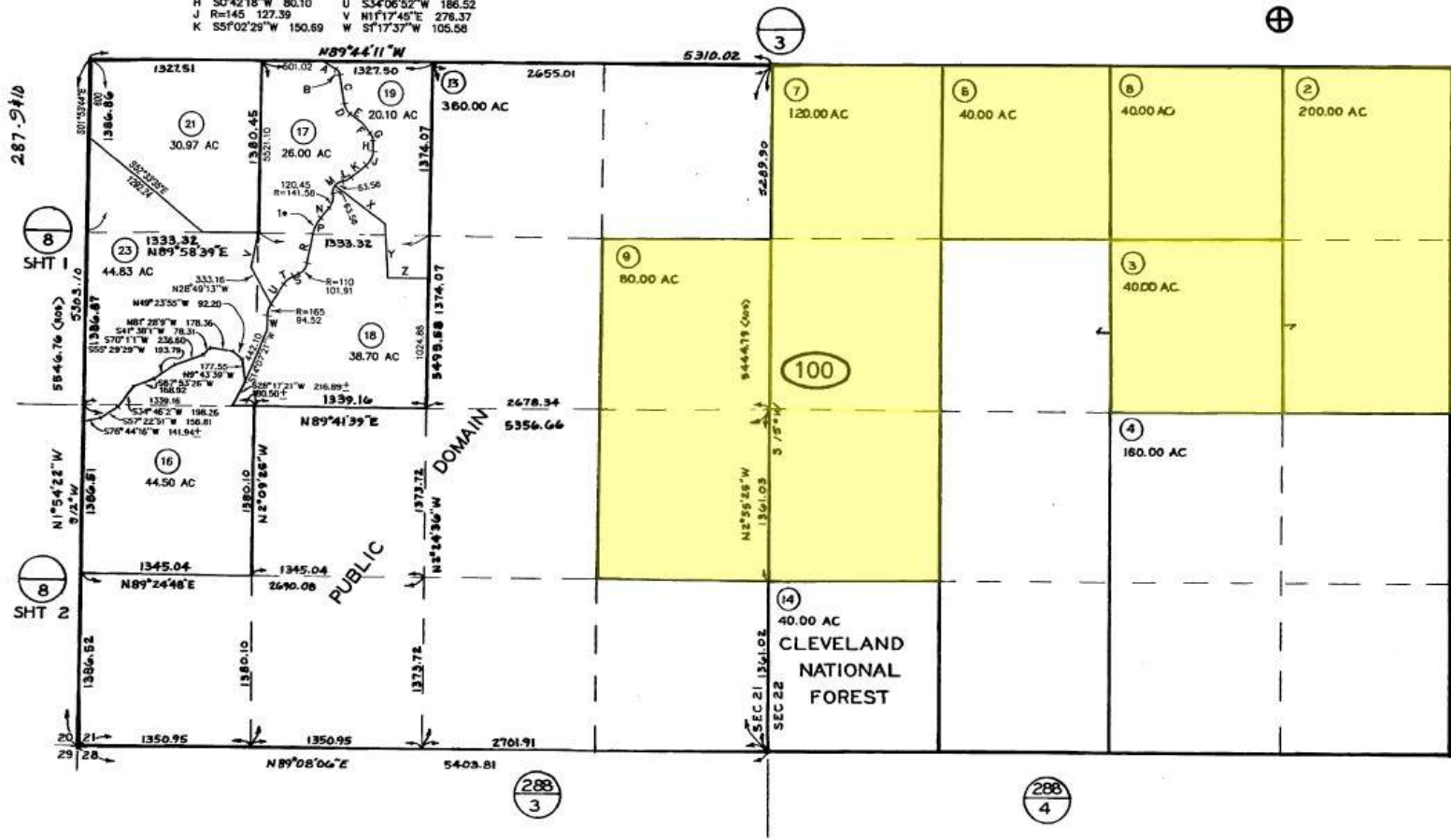


# MAPS & AERIALS

## PARCEL MAPS

A S67°11'11"E 104.83 L R=150 74.68 X S53°03'43"E 493.10  
 B R=60 53.61 M R=81.62 127.13 Y S3°24'11"E 423.55  
 C S8°59'36"E 230.04 N S39°54'06"W 101.92 Z N89°51'48"E 325±  
 D R=120 94.53 P R=300 142.78 1\* APPROX LOC OAK HOLLOW  
 E S54°07'45"E 113.78 R S11°48'11"W 248.99  
 F S43°40'57"E 184.42 S S64°53'01"W 53.03  
 G R=80 61.98 T R=160 85.92  
 H S0°42'18"W 80.10 U S34°06'52"W 186.52  
 J R=145 127.39 V N1°17'45"E 276.37  
 K S5°02'29"W 150.69 W S1°17'37"W 105.58

AGRICULTURAL PRESERVE  
 287-10  
 1"=800'  
 N



2/9/2001 SM

CHANGES				
BLK	OLD	NEW	YR	CUT
090	ALL	9-12	79	10016
PICK-UP	13	79	11035	
PICK-UP	14	79	11036	
100	11&12	15&16	98	1285
100	15	17-20	99	1178
	10	21&22	01	1337
	20&22	23	01	2140

D-11-7-6-79  
 SAN DIEGO COUNTY ASSESSOR'S MAP BK 287 PG 10

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SEC 21 - T13S-R2E  
 SEC 22 - T13S-R2E  
 ROS 8501,16153

MAR 1 3 2001

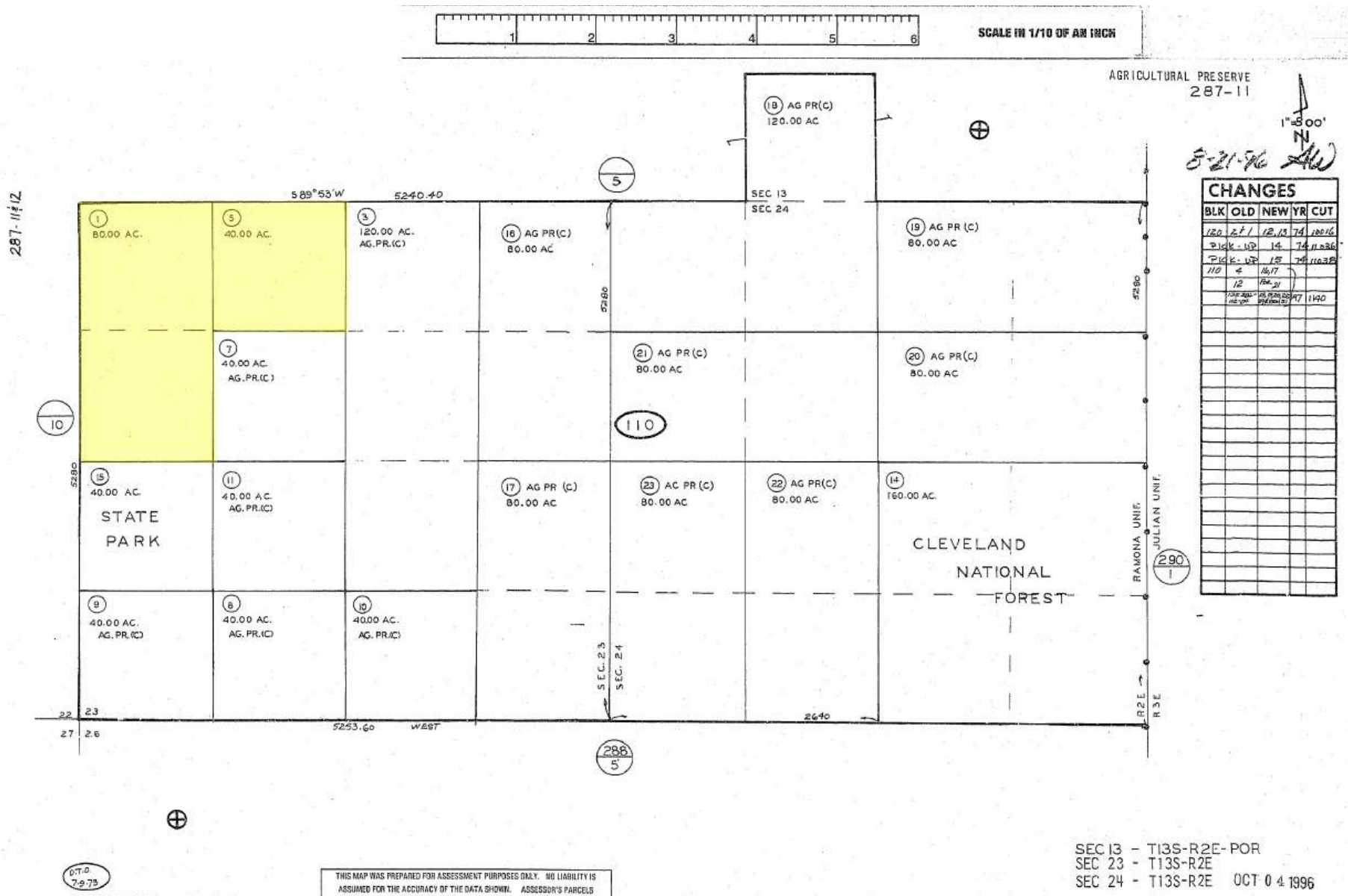
EQUESTRIAN REAL ESTATE  
 PREMIER CALIFORNIA PROPERTIES  
 CAREN KELLEY CA DRE #01003787  
 858-350-1018  
 CAREN@EQUESTRIANRE.COM

DAVID SANTISTEVAN  
 858.677.5314  
 david.santistevan@colliers.com  
 License No. 00913491



# MAPS & AERIALS

## PARCEL MAPS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



**THIS MAGNIFICENT PROPERTY IS ZONED FOR COMMERCIAL EQUESTRIAN USES and offers a respected and established business operation, which can be continued by a new owner.**



**IT ALSO PROVIDES A PARADISE FOR HORSE LOVER'S OR ENTHUSIASTS OF ANY DISCIPLINE OR BREED and is suitable for a private, family compound or retreat. Opportunities such as this come along rarely and provide something truly exceptional to be passed along for generations.**

858-350-1018

[WWW.EQUESTRIANRE.COM](http://WWW.EQUESTRIANRE.COM)

Co-listed with Colliers International