

THE COJO-JALAMA RANCH

A 24,000-Acre Natural Wonder



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he Cojo Ranch is one of the last intact coastal ranches in Southern California.





Stretching from the Pacific Ocean to the foothills of the majestic Santa Ynez Mountain, the Cojo Ranch is a natural wonder on the Gaviota Coast in northern Santa Barbara County.

With more than nine miles of pristine beaches that give way to 8,700 acres of rolling grasslands and ancient oak forests, it is a vast expanse of open land that affords many private scenic locations overlooking the Pacific Ocean, as well as sweeping panoramic views of the Santa Barbara Channel Islands. The beauty is spectacular and unspoiled.

From Point Conception, migrating whales, breeding sea lions and playful sea otters are commonly observed. The historic Point Conception lighthouse is still maintained by the Coast Guard to alert ocean vessels of the abrupt 90-degree turn at Point Conception, referred to by mariners as the “Cape Horn of California.”





Here, at Point Conception, the wetter, cooler climate of northern California gives way to the mild, temperate Mediterranean environment of southern California, allowing year-round enjoyment of the Cojo's wild splendor. When eco-regions come together, the result is a diversity of plants, animals and terrain unlike any other places on earth. The

Cojo is rare indeed and ideally suited for the benefits of a conservation easement.

Throughout history, people have been drawn to the natural riches of the Cojo. The footprints on the land include the indigenous Chumash Indians, 16th century Spanish explorers and, most recently, the Bixby family. For almost 100 years, the Bixby Ranch

Company has owned and operated the Cojo as a working ranch, producing fine cattle and horses. With a commitment to conscientious stewardship, the family has conserved the Cojo and the neighboring 15,000-acre Jalama Ranch, preserving their rural identity and natural beauty so that future generations can experience the majesty of southern California as nature intended.

For the first time in a nearly a century, these pristine ranches are available for sale. It is an unprecedented opportunity that may not come again in this lifetime. For those who demand exquisite simplicity, a lifestyle that is rich and rare, the Cojo Ranch should be home. With its rising elevations and striking ocean views, the Jalama is another coastal treasure that deserves to be explored. ❖



To experience the rare wonder that is the Cojo Ranch, contact Kerry Mormann with Kerry Mormann & Associates at 800 696-4702 or 805 682-3242. Also, Kerry Mormann & Associates is the sole listing agent for the Jalama Ranch.