

MORRO BAY RANCH

Morro Bay, San Luis Obispo County, CA



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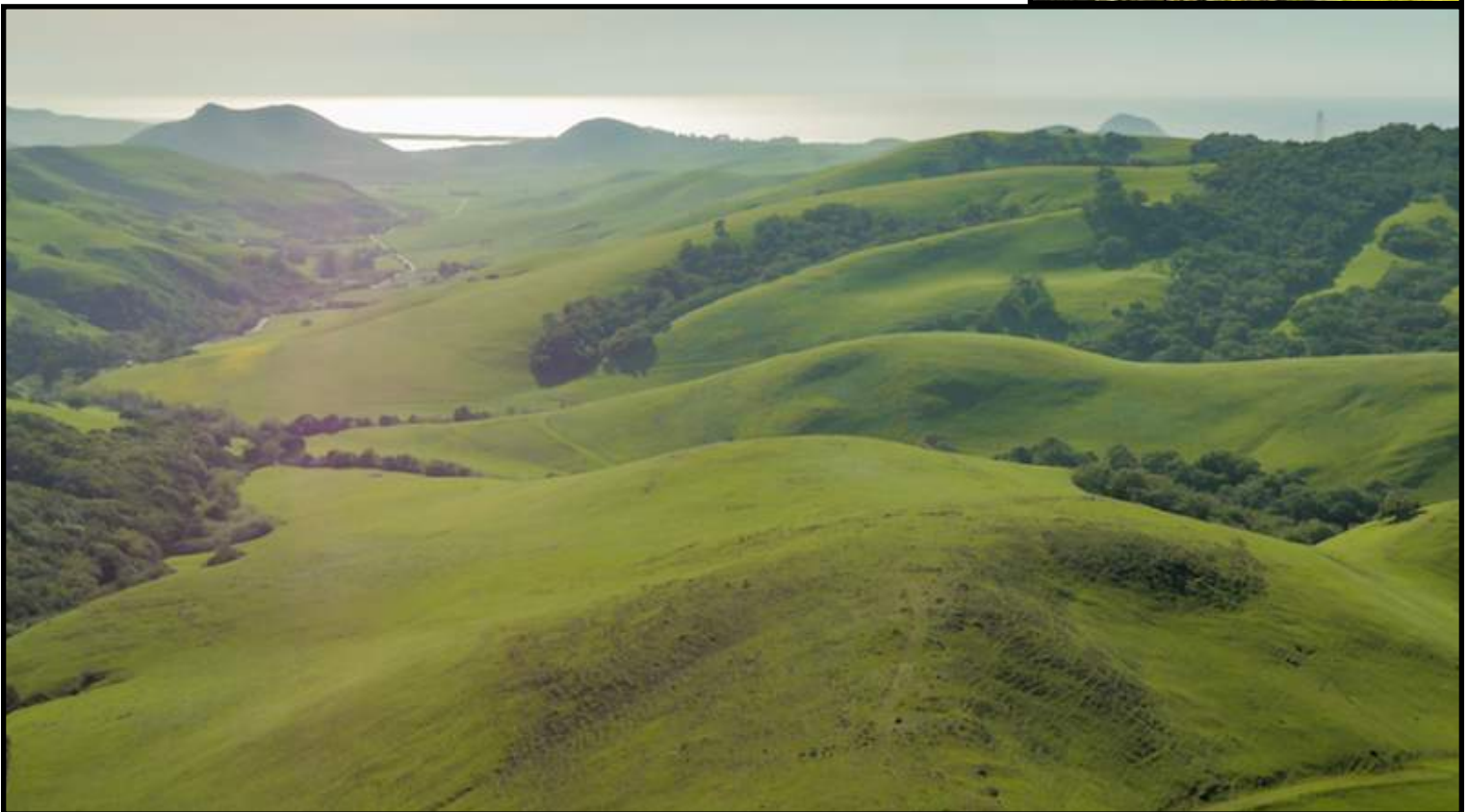
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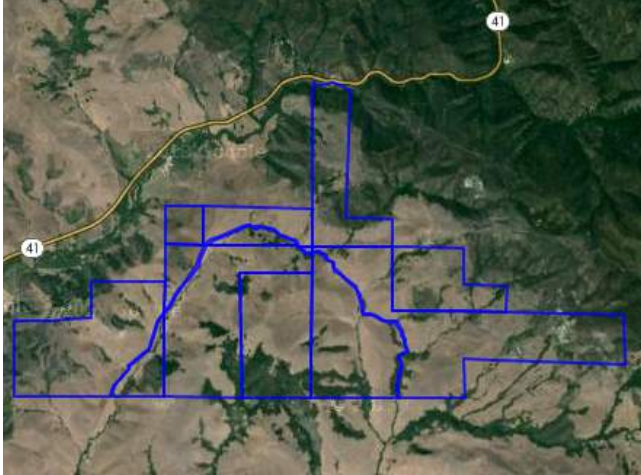
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- ▶ 2,240 +/- acres
 - ▶ 60+ acres class 2 soils
- ▶ ~3.5 miles from the ocean with distant ocean views
- ▶ Runs up to 200 pair year-round
- ▶ Forest Service permits for additional cattle grazing
 - ▶ Borders National Forest on north and eastern sides
- ▶ Headquarters with caretaker home, domestic well, septic, two barns, corrals, squeeze chute
- ▶ Good fencing and ranch roads
- ▶ Williamson Act for reduced property taxes

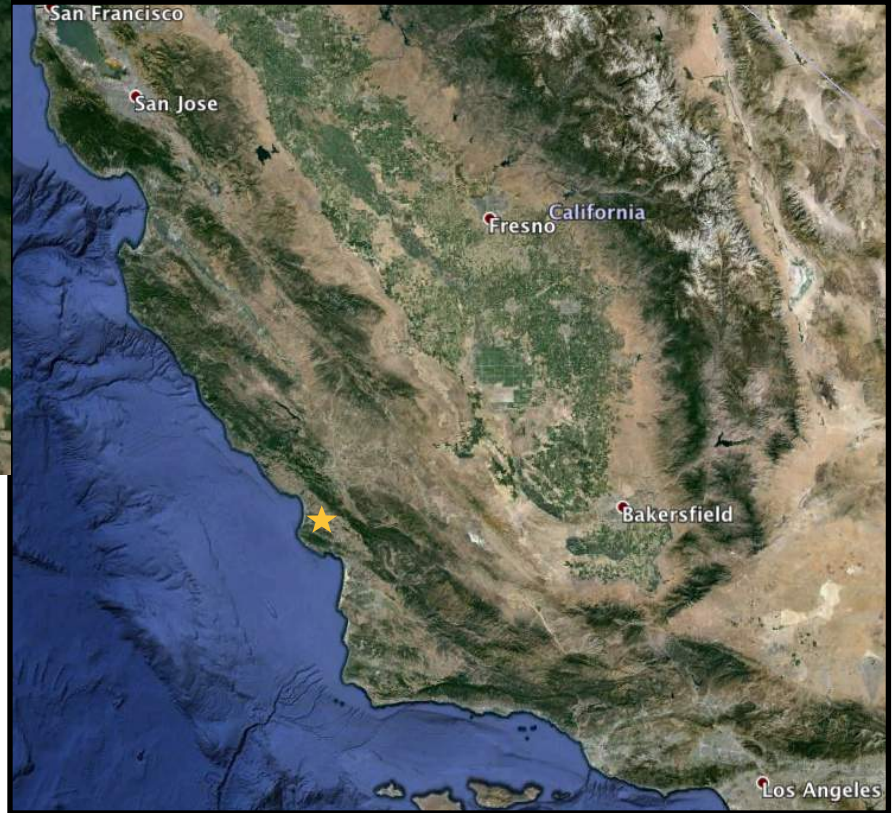




Left: The property parcels

Right: the ranch location

Below: Big fields, big skies



Size and Description

2,240 +/- acres, of which 60+ acres are class 2 soil.

The property is zoned AG. The AG zone has a broad base of permitted uses, and allows for residential development, the keeping of livestock and horses, agricultural pursuits including agritourism and homestays, and commercial recreation/hunting. Minimum acreage for parcels in the AG zoning varies depending on the agricultural use. The current use as rangeland means the parcels cannot be subdivided beyond 640 acres, but other agricultural uses allow for smaller lots to be created.

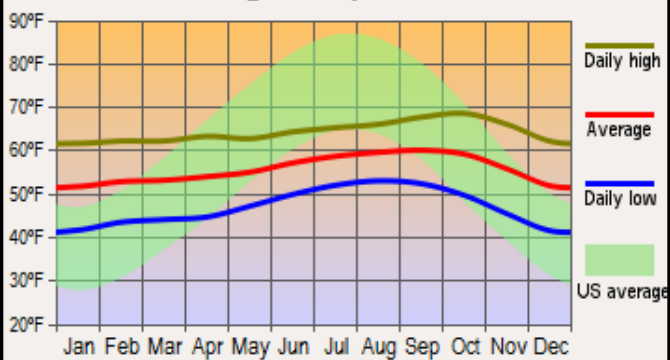
The ranch's enrollment in the Williamson Act results in significantly reduced property taxes. For more information on the Williamson Act, see www.conservation.ca.gov



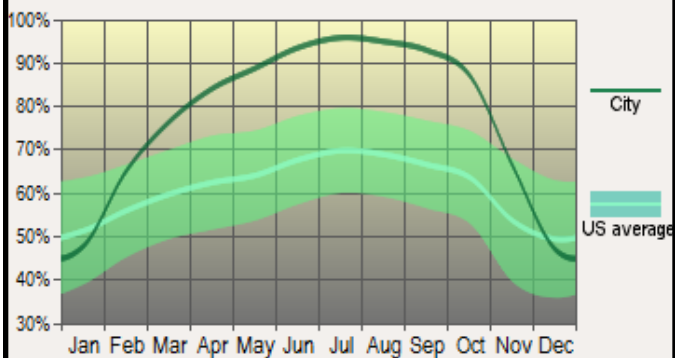
APN	Acres
073-011-014	40.00
073-011-022	120.00
073-021-012	218.00
073-031-004	400.00
073-041-001	380.99
073-041-002	248.80
073-041-003	640.00
073-041-004	158.77



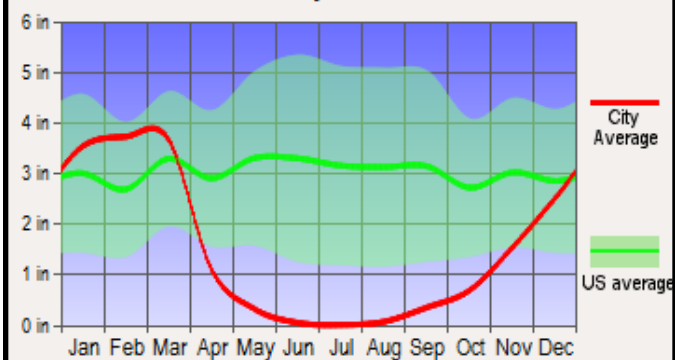
Average Temperatures



Sunshine



Precipitation



Water Resources and Climate

A domestic well services the ranch headquarters.

At least 10 productive, reliable springs have been identified, five of which have been developed and currently provide water for the cattle across the ranch. These same springs could also be used to feed homes or workshops if needed.

Seasonal creeks crisscross the ranch, providing additional water for livestock and game.

A small reservoir on the eastern the side of the ranch serves as a holding tank for water in drier seasons.

The climate here is considered Mediterranean, with summer temperatures somewhat lower than is typical for this climate designation.

Counter-clockwise from above:

Views to live for; the region's average temperatures, sunshine and precipitation compared to US averages



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Ranch Improvements

The ranch headquarters are well set up for a caretaker or simple living arrangement while the new owner constructs a home to their taste.

Power, septic, and a domestic well are available. A manufactured home, two barns, corrals and cattle processing equipment allow for immediate use.

Fencing and cross fencing divide the property into multiple fields for horses and livestock and support the current cattle operation.

Well maintained dirt roads allow access to the majority of the ranch acreage.



Above, main: The ranch's headquarters viewed from above

Left: A branding at the ranch

Right: One of the older barns, still in use



Recreational Attributes

This ranch offers many recreational opportunities.

Plant a garden or orchards along the stream near the ranch headquarters, and savor the fruits of your efforts.

For the hunter, the rolling grasslands and spring water provide optimum habitat for wild pig, turkey, quail, dove, and predators. Bucks have also been taken on the property.

Sit on a hilltop and take in the panoramic views - gentle hills, extinct volcanoes, and the deep blue of the ocean beyond.

The gentle terrain makes this ranch an equestrian's dream. Miles of dirt trails and beautiful scenery make the camping, hunting, hiking and horseback riding fantastic experiences, all at home on the ranch.

Clockwise from above:

Lots of room to explore; taking in the views; taking in the ranch by ATV





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Above, top to bottom:

*Morro Bay and Morro Rock at sunset. photo credit:
Howard Ignatius*

*Snow in the nearby Mountains of Los Padres National
Forest. Photo credit: Bruce Burkhardt*

World famous Morro Bay avocados

Surrounding Area and Access

The ranch is located about 4 miles northeast of Morro Bay in San Luis Obispo County. The closest airport would be San Luis Obispo County Regional Airport, which is 21 miles from the Ranch. Commercial flights connect here from Los Angeles, San Francisco, and Phoenix. There are also charter flights available here and hangars for rent. The Santa Maria Public airport, ~50 miles from the ranch, also has direct flights to Las Vegas. The closest international airport is the Fresno Yosemite International Airport, about a 2.5 hour drive from the ranch.

The immediate area provides endless opportunities for fun. Head down to Morro Bay and watch the falcons dive off the rocks, the seals playing in the harbor, and the whales migrating along the horizon. Join the surfers below Morro Rock and look east towards the ranch as you catch a wave to the shore.

Fish for steelhead at Whale Rock Reservoir, or sink your pole right off the harbor in downtown Morro Bay. Deep sea fishing is also common in this area.

The food scene here is phenomenal. Sample oysters straight out of Morro Bay. Tour a farm and taste locally produced wine and craft beers. Stop at a produce stand for some of the region's famous avocados, citrus and figs. Whether at a fish market, food truck or fine dining establishment, there is good food almost everywhere you look.

If you can pry yourself away from the ranch, you'll find inexhaustible opportunities to explore the coast and inland forests.

Offering Price

~Please call us for a price ~



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