



**California**  
**OUTDOOR PROPERTIES**

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# Morro Bay Ranch

2,298.42 +/- Acres | San Luis Obispo County, CA



EXCLUSIVE PARTNER OF

707 Merchant Street | Suite 100 | Vacaville, CA 95688

707-455-4444 Office | 707-455-0455 Fax | [www.CaliforniaOutdoorProperties.com](http://www.CaliforniaOutdoorProperties.com)

DRE# 01838294





# Executive Summary

---



**A Rare Find!** The Morro Bay Ranch encompasses just over 2,298 acres and lies just a few miles from the sea's edge with views of Morro Rock and the blue water bay. The ocean air cools and moistens the land here, an area famous for its rich soils and prolific farms. There are over 60 acres of Class II soils, beautiful rolling grass-covered hills, several highly productive, developed springs, creeks, and small reservoirs. Currently, the ranch runs 100-200 pair year-round and includes a Forest Service permit for additional cattle grazing. The property offers a headquarters with a caretaker home, domestic well, two barns, corrals, and squeeze chute. The views alone on this ranch are truly unbelievable. *In the Williamson Act.*





# Highlights

---

- 2,298.42 ± acres
- 60 + acres Class 2 Soils
- About 3.5 miles from the ocean with distant ocean views
- Runs up to 100-200 pair year-round depending on rainfall
- Forest Service permits for additional cattle grazing
- Borders National Forest on the North and Eastern sides
- Headquarters with caretaker home, domestic well, barns, corrals and squeeze chute
- Good fencing and ranch roads
- In the Williamson Act





# Cattle



The ranch currently supports 100 - 200 pair year-round depending on rainfall. It is fenced and cross fenced to divide the property into multiple fields for horses and livestock. Additionally, the ranch borders National Forest land on both the north and eastern sides. The Forest Service permits for additional cattle grazing.





# Recreation



The Morro Bay Ranch offers many recreational opportunities. The gentle terrains make this ranch an equestrian's dream. Miles of dirt trails and beautiful scenery make the camping, hunting, hiking, ATVing, and horseback riding fantastic experiences, all at home on the ranch. 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.

Plant a garden or orchard along of the stream near the headquarters, and savor the fruits of your efforts. The areas surrounding the ranch also provide some great activities such as surfing, golfing, paddle boarding, ocean kayaking, hiking, biking, sailing, wine tasting, and more, all while enjoying the beautiful California coast.





# Water

---

Water on the ranch includes springs, seasonal creeks, a small reservoir, and a domestic well that services the ranch headquarters. There are at least 10 productive, reliable springs that 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 side of the ranch serves as a holding tank for water in the drier seasons.





# Improvements

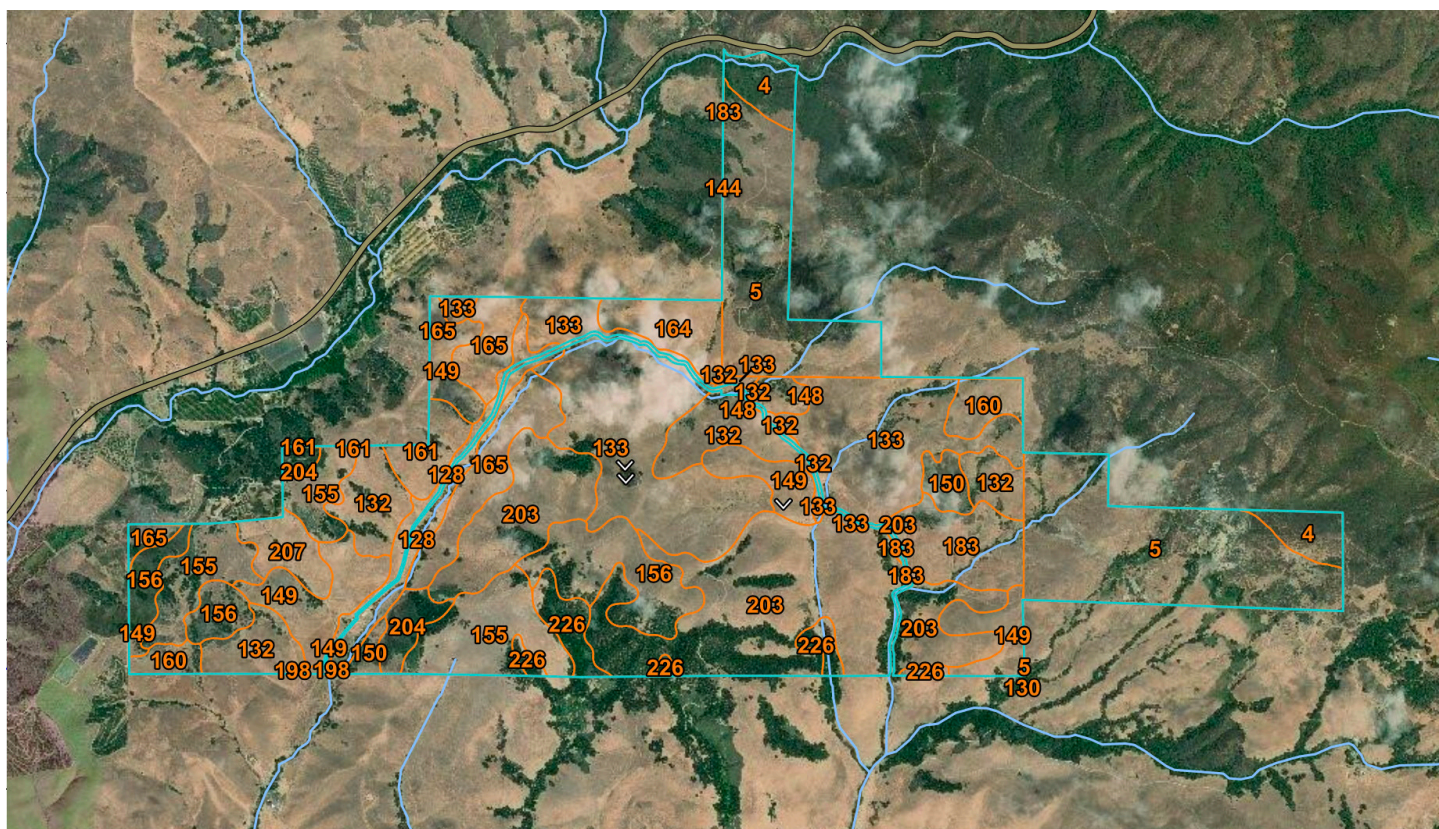


As you work your way down the rolling green hills, the ranch headquarters reveals itself. The headquarters are well set up for a caretaker or a simple living arrangement. A manufactured home, two barns, corrals, and cattle processing equipment allow for immediate use. Power, septic, and a domestic well are available. There are endless building sites that allow the new owners to construct their own dream home. Well maintained dirt roads provide access to the majority of the ranch acreage.





# Soil



Map Unit Symbol	Acres in AOI	Classification
4	51.5	NA / 7e
5	397.8	NA / 7e
128	54.7	2e / 3e
130	0	3e / 3e
132	148.3	6e / 6e
133	369.3	6e / 6e
144	0.4	7e / 7e
148	12.4	4e / 4e
149	141.4	6e / 6e
150	25.1	7e / 7e
155	156.9	7e / 7e
156	120.8	7e / 7e
160	38.5	NA / 6e
161	30.5	NA / 6e
164	45.4	6e / 6e
165	107.4	7e / 7e
183	68.7	7e / 7e
198	1.9	2e / 3e
203	391.1	NA / 6e
204	29.2	NA / 7e
207	31.9	4e / 4e
226	43.6	6e / 6e





# Location

## **ABOUT MORRO BAY, CA:**

The ranch is located about 4 miles northeast of the coastal town of Morro Bay in San Luis Obispo County. Morro Bay is located midway between San Francisco and Los Angeles. The town is known for its scenic Morro Rock, an extinct volcano, situated on the mouth of the harbor. This picturesque town offers year-round activities for all ages. Hike, fish, surf, bike, golf, shop, dine, or just explore the beautiful beaches. 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. 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 regions 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 coast and inland forests.



The closest airport is 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, about 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.

## **ABOUT SAN LUIS OBISPO COUNTY:**

San Luis Obispo County encompasses area along the Pacific Ocean, between Los Angeles and the San Francisco Bay Area. The county seat is San Luis Obispo. The county is known for the California Polytechnic State University (Cal Poly), San Simeon (Hearst Castle), Cayucos, Morro Bay, and Mission San Luis Obispo de Tolosa founded by Father Junipero Serra. The population of the county was 269,637 as of the 2010 US Census. Cal Poly, agriculture, and tourism are mainstays of the economy. San Luis Obispo County is the third largest producer of wine in California, surpassed only by Sonoma and Napa Counties.





# Size & Zoning

This 2,298.42 +/- acre ranch consists of eight parcels.

<u>APN</u>	<u>Acres</u>	<u>Land Use- County</u>	<u>Tax Amount (2020)</u>
073-011-014	40	Grazing	\$120
073-011-022	120	Grazing	\$319
073-021-012	218	Grazing	\$262
073-031-004	400	Grazing	\$1,886
073-041-001	380.9979	Vacant Rural 20-39	\$913
073-041-002	248.8016	Vacant Rural >80A	\$463
073-041-003	731.8462	Grazing	\$1,400
073-041-004	158.7722	Vacant Rural	\$347

***RANCH IS IN THE WILLIAMSON ACT***

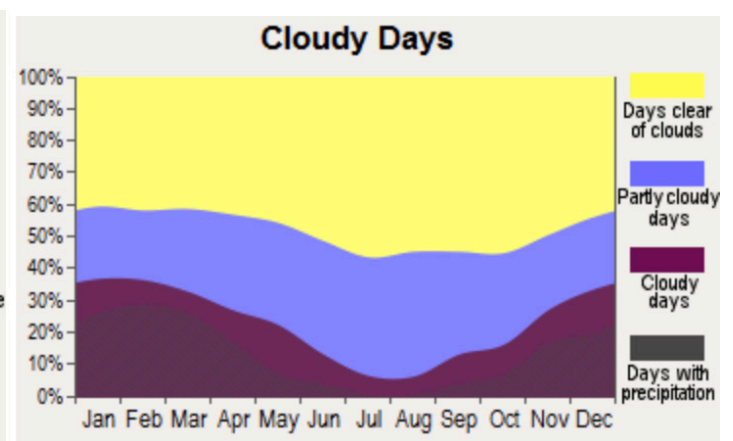
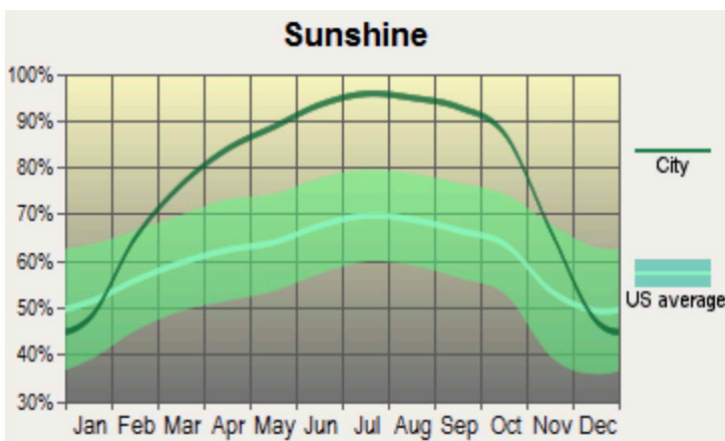
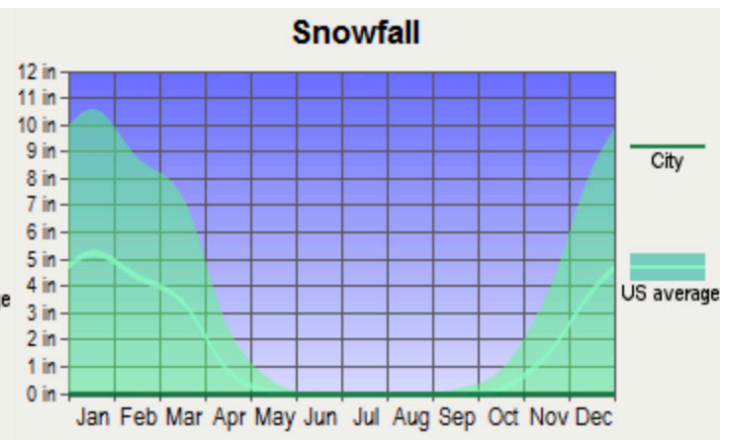
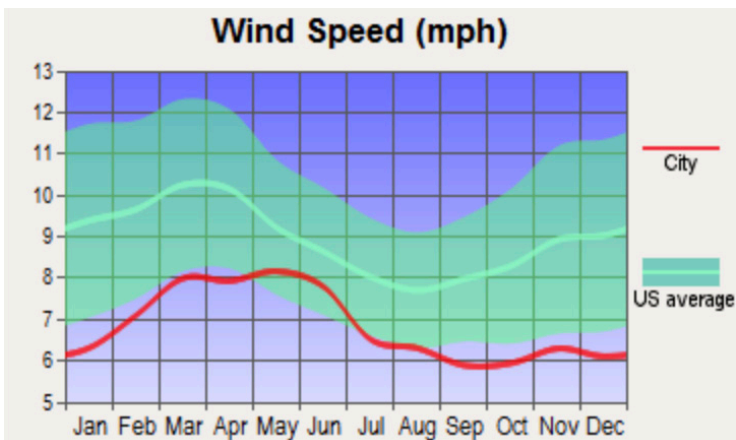
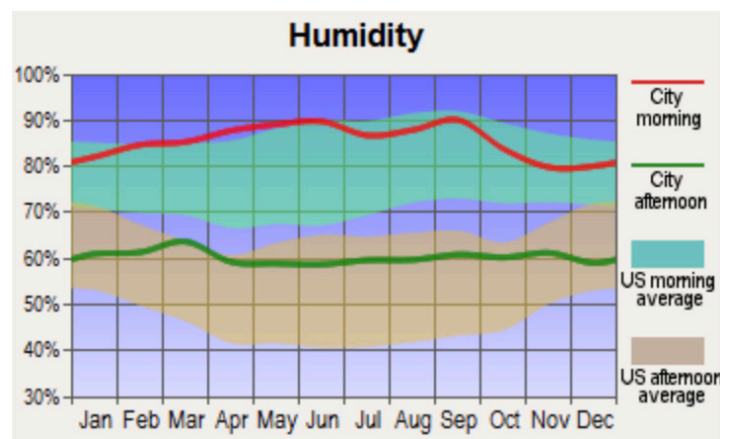
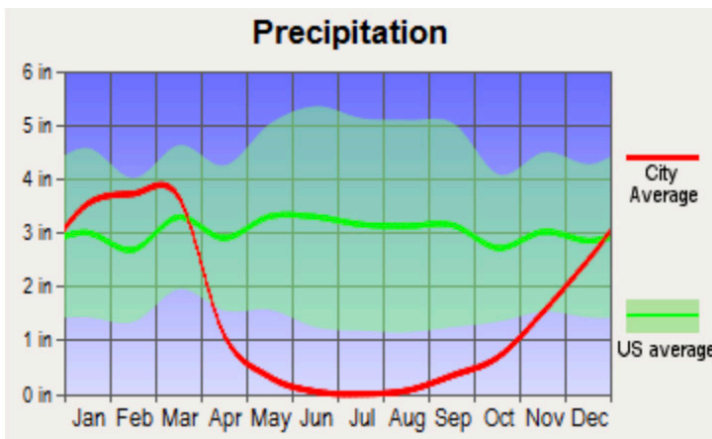
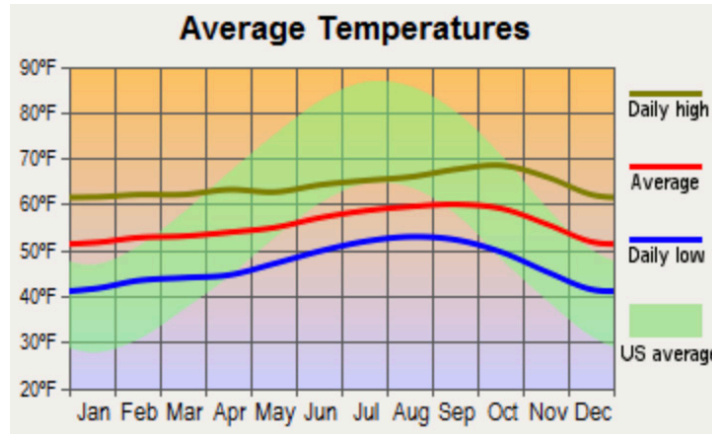
**Taxes Total: \$5,710**

2,298.44 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.

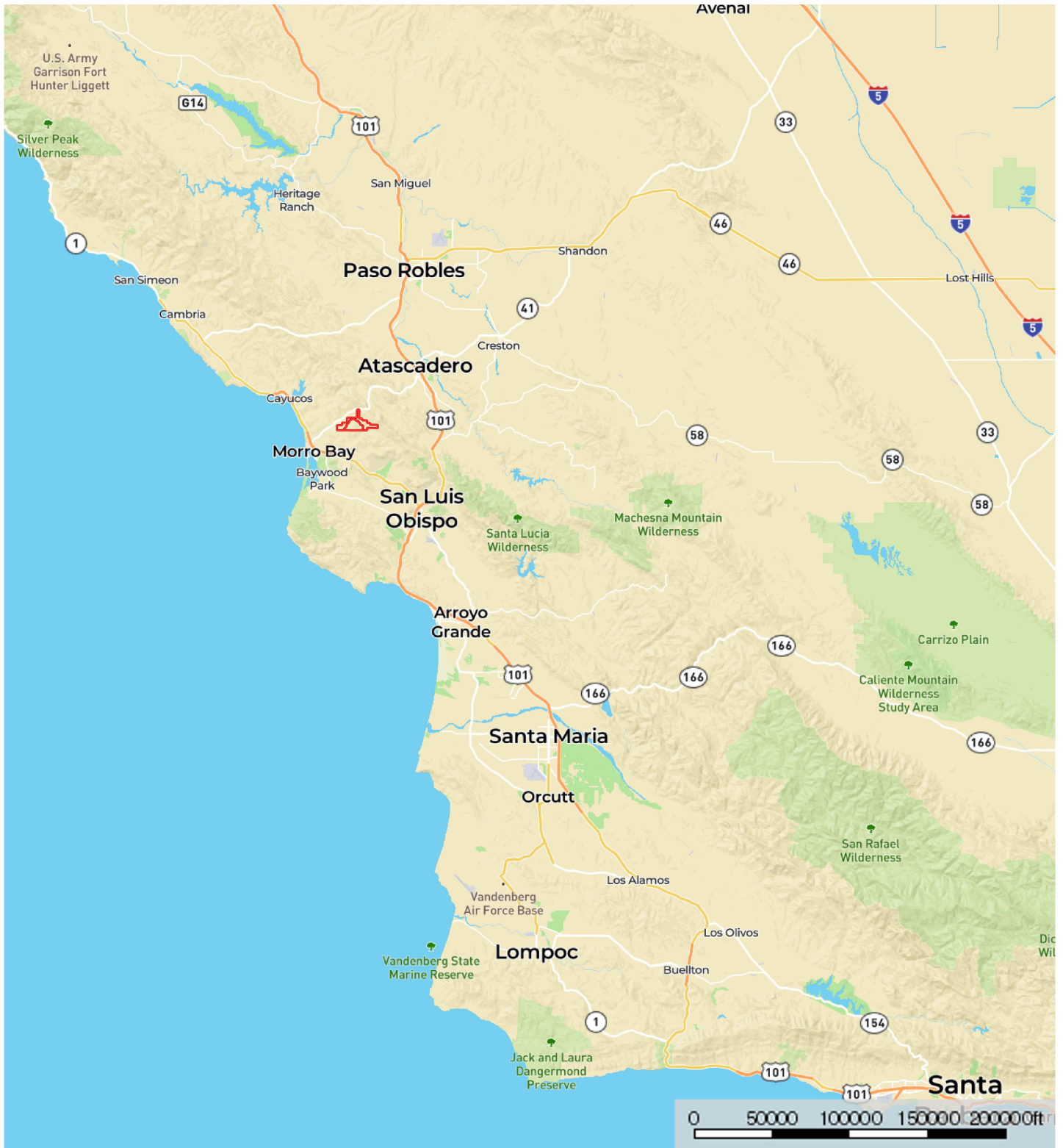




# Weather for Morro Bay







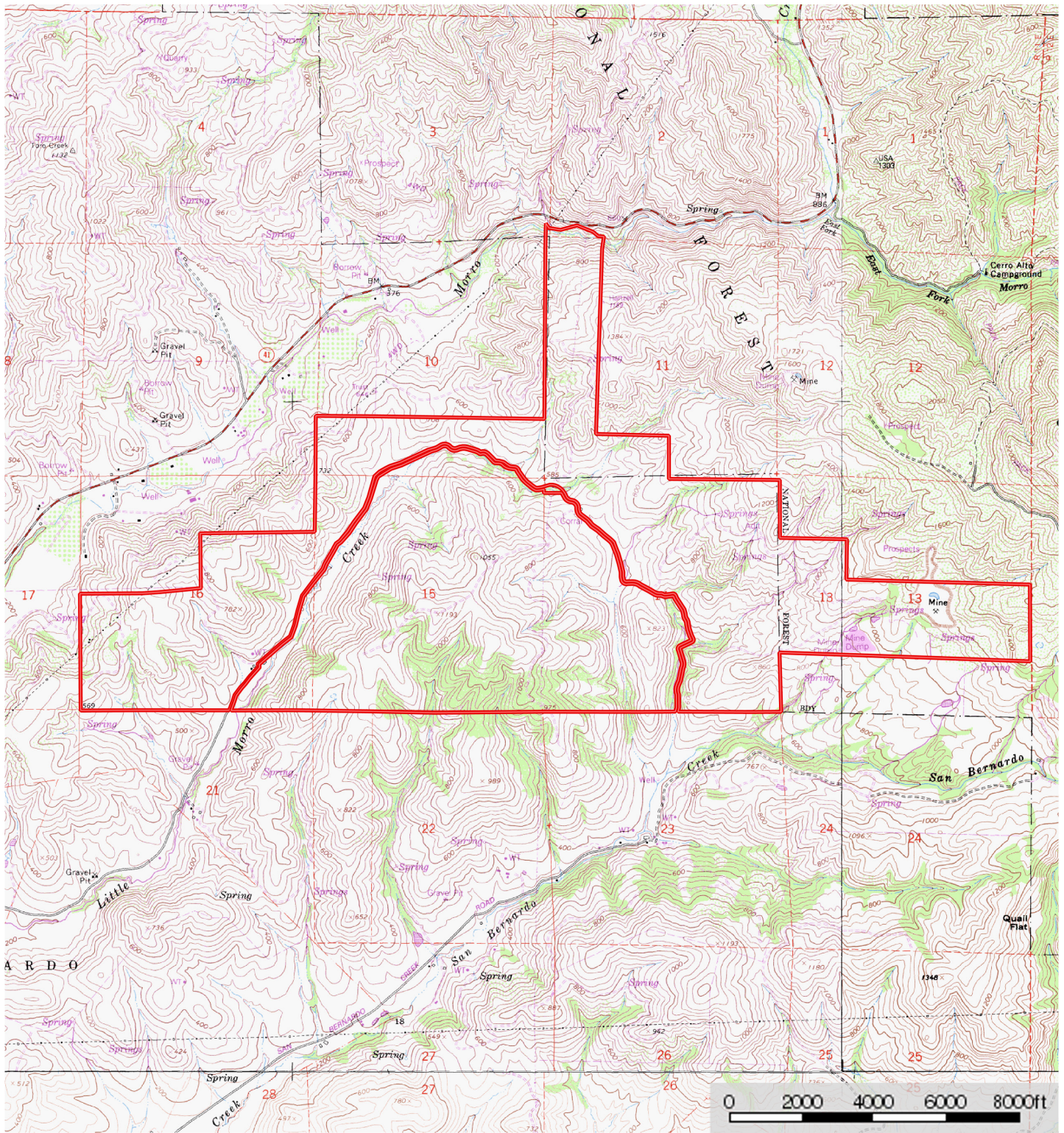
 Boundary











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., the sellers, and 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.



California Outdoor Properties Inc.  
707 Merchant Street, Suite 100  
Vacaville, California 95688  
(707) 455-4444 Office (707) 455-0455 Fax  
[todd@caoutdoorproperties.com](mailto:todd@caoutdoorproperties.com)  
[www.californiaoutdoorproperties.com](http://www.californiaoutdoorproperties.com)

EXCLUSIVE PARTNER OF

