

BOLSA POINT RANCH

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INTRODUCTION

Centrally located near San Francisco and Silicon Valley, yet a world away from the hustle and bustle of both city and technology, Bolsa Point Ranch features accessibility yet the feeling of getting away from it all. Well over 400 acres, Bolsa Point Ranch is a one of a kind property on California's beautiful northern coast. Offering privacy, multiple recreational options, priceless views, and endless potential for expansion and preservation, this opportunity to own Bolsa Point Ranch is truly exceptional and rare.



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LOCATION

At the intersection where land meets sea, and verdant rolling hills meet big sky, sits the sprawling coastal farming estate of Bolsa Point Ranch. Consisting of 414 acres of oceanfront land next to the historic Pigeon Point Lighthouse in Pescadero, along scenic Highway 1 in San Mateo County, Bolsa Point Ranch offers simultaneous accessibility and remoteness. Only 40 miles from San Francisco International Airport to the property, 60 miles from San Jose International Airport to the property, and 50 miles from both San Francisco's Financial District and Silicon Valley to the property. The local elementary and high schools are both less than 10 miles away from the property. From Half Moon Bay, CA, travel South on Highway 1 for 20 miles (28 minutes) and turn right onto 9050 Cabrillo Highway. Please call California Outdoor Properties for an appointment.

HIGHLIGHTS

- 414 acres of oceanfront property
- Lush and fertile agricultural land with an ideal microclimate
- Panoramic Pacific Ocean views
- Secluded sandy beaches
- Multiple buildings and existing residences (including a 12,000 square foot packing facility, six rental units with garages, and historic barn)
- Designated five acre parcel available for the development of a new personal estate
- Endless possibilities for expansion and preservation
- Widely considered to be the most pristine part of the entire state's coast near an urban area
- Situated between Half Moon Bay and Santa Cruz and an hour's drive from Silicon Valley and San Francisco
- Easy access to San Francisco and San Jose International airports







PROPERTY DETAILS

This prime oceanside real estate has been preserved for farming, wildlife, and recreational users.

The property's water rights consist of five onsite reservoirs, which average 15ac feet each, in addition to 18% of the Lake Lucerne Mutual Water District.

In addition to a five acre parcel available for the development of a new personal estate, the ranch offers six modest residences, a historic barn, multiple out buildings, and a 12,000 square foot packing facility that can all be renovated while retaining their existing footprints.





SIZE AND ZONING

This 414 acre property consists of 13 parcels and 4 addresses, located in San Mateo County. The zoning for Bolsa Point Ranch is PAD (Planned Agriculture District) and CD (Coastal Development District). Please contact California Outdoor Properties to request a list of the APN numbers for this ranch.

Current Property Taxes: \$21,761



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PROPERTY HISTORY

Prior to European settlement along the California coast, the Pescadero region was inhabited by the Quiroste tribe, from Bean Hollow to Año Nuevo. Spanish missionaries established missions and presidios in the greater region in the mid to late 1700s, with the Pescadero area serving as a cattle ranch station for Mission Santa Cruz. The arrival of new Californians during the Gold Rush led to many more ships passing along the Central Coast; coupled with limited visibility due to fog and the coast's rocky shoreline, at least four major shipwrecks occurred in the area during the 1850s and 1860s. Construction of the Pigeon Point Light Station subsequently began in the early 1870s, and is one of the tallest lighthouse towers on the west coast.

The Peninsula Open Space Trust (POST) acquired the real estate of Bolsa Point Ranch in 2001 and 2002, and then resold to the current owners shortly thereafter. POST retained a 25 foot easement along the east side of Pigeon Point Road, however the current owners have the right to close the easement up to 15 times a year for agricultural practices, such as spraying. The current owners have made a living for decades planting and harvesting brussel sprouts, fava beans, leeks, and peas.





RECREATIONAL ACTIVITIES

The property has dramatic vista points that offer extraordinary views of the rocky coastline, sandy beaches, and Pacific Ocean as far as the eye can see.

California's central coast is characterized by agriculture, private residences, and protected open space. Bolsa Point Ranch offers beautiful stretches of California coastline in addition to acres of lush, verdant farmland. Take in dramatic views of waves crashing against the rocks while strolling along the shore of beautiful secluded beaches. In the winter, watch the horizon for grey whale spouts in the distance.

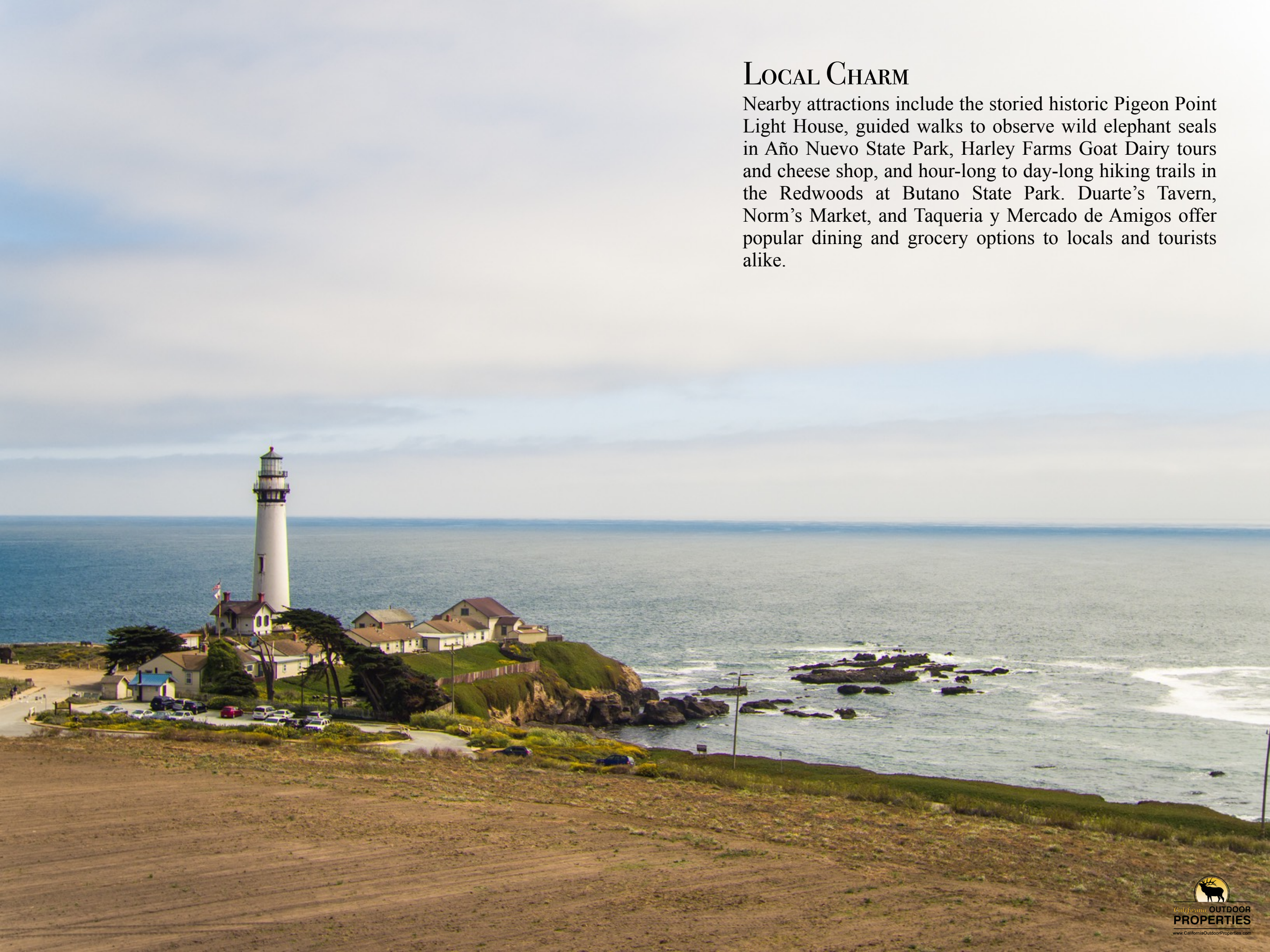
Enjoy a myriad of beach and nature activities, including visiting tide pools, surfing, kayaking, fishing, hiking, biking, picnicking, birdwatching, stargazing, and photography. Bolsa Point Ranch owners and guests also have many opportunities for environmental education and immersion in the area's rich cultural history.



Bolsa Point Ranch offers not only the opportunity to own a rare piece of stunning California coastline, but to create a spectacular, tailor-made oasis. Live an authentic California lifestyle with farm-to-table opportunities or develop a new private residence or second home. Entrepreneurs could make good use of the seclusion and vast open space of Bolsa Point Ranch to explore a wide range of commercial opportunities. From income producing events such as weddings, concerts, vacation site rental, camping or “glamping,” or commercial photography and videography, to an oceanfront corporate retreat, to continuing and expanding the agricultural venture of the property, the possibilities are as wide open as the property's panoramic views.

LOCAL CHARM

Nearby attractions include the storied historic Pigeon Point Light House, guided walks to observe wild elephant seals in Año Nuevo State Park, Harley Farms Goat Dairy tours and cheese shop, and hour-long to day-long hiking trails in the Redwoods at Butano State Park. Duarte's Tavern, Norm's Market, and Taqueria y Mercado de Amigos offer popular dining and grocery options to locals and tourists alike.



ABOUT PESCADERO

Pescadero is a ranching and farming community in San Mateo County. It is a popular weekend tourist destination during the summer because of its plentiful beaches, parks, and extensive hiking and biking trails. The population was 643 as of the 2010 United States Census.

Located at the confluence of Pescadero and Butano Creeks, the area known as Pescadero Marsh is a thriving habitat for both migratory and native wildlife. Besides being a refuge and nesting ground for wintering waterfowl, the Marsh is a spawning area and nursery for steelhead trout, coho salmon, tidewater goby, and many other threatened or endangered fish, amphibian, and reptile species.

The coastal climate of Pescadero is known for high winds and fog, with cool, wet winters and mild, mostly dry summers. January is the coolest month with average temperatures ranging from 40 to 60 degrees Fahrenheit. September is typically the warmest month with average temperatures ranging from 49 to 72 degrees Fahrenheit.

Pescadero is about 17 miles south of Half Moon Bay and 34 miles north of Santa Cruz, situated on the coast overlooking the Pacific Ocean.



SHOWN BY APPOINTMENT ONLY

To visit this spectacular property, please contact listing agents John Ward or Charlie Engs of California Outdoor Properties, or Gabe Foster of Cornerstone Land Company.

John may be reached at jward@caoutdoorproperties.com or by phone at 415.215.8728. CalBRE#01333736

Charlie may be reached at cengs@caoutdoorproperties.com or by phone at 415.601.6330. CalBRE#1904065

Gabe may be reached at gabe@cornerstonelandco.com or by phone at 530.300.0479. CalBRE#01774496





OFFERED AT \$24,999,999.00



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California Outdoor Properties Inc. 707 Merchant Street, Suite 100 Vacaville, California 95688
(707) 455-4444 Office (707) 455-0455 Fax

cengs@caoutdoorproperties.com jward@caoutdoorproperties.com www.californiaoutdoorproperties.com

gabe@cornerstonelandco.com www.cornerstonelandco.com

