



*California*  
**OUTDOOR PROPERTIES**

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# Pescadero Ocean View Ranch

186 +/- Acres | Pescadero, CA



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DRE# 01838294





# Property Summary



This 186-acre ranch is made up of 3 legal parcels and will be coming out of the Williamson Act this year for personalization of use. The location of the ranch provides a rare combination of seclusion and convenience. At only 1 hour to San Francisco & Silicon Valley, one could live full time on the ranch to easily escape the hectic city lifestyle. There are two homes on the ranch, a 5,100 SF luxury estate and a 1,051 SF vintage farmhouse. Additionally, there are two utility outbuildings, a large cattle barn and workshop, and farm labor housing. One of the main features of the ranch is the diversity of the land. From the panoramic views of the ocean, down past the rolling oak tree-studded hills, to the valley that has the large and deep pond and 20-acres of prime agricultural

land. Water on the ranch is abundant with a seasonal stream, multiple wells, & a large pond, with plenty of water storage/tanks. The large pond on the ranch could also be used for agricultural purposes. This abundance of water is a magnet for wildlife which brings in plenty of deer, turkey, bobcat, mountain lion, and bird of prey.

This incredible piece of property is one you rarely come across. The seclusion yet convenience to major metropolitan areas, exceptional layout of the land, each section providing its own important niche in the property, ability for future building plans, and the diverse land/views.





# Highlights

- Privacy, yet conveniently located in the Bay Area
  - 1 hour to San Francisco & Silicon Valley
- 3 Legal Parcels
- Two 11.5 acre parcels, each with certificate of compliance
- Panoramic ocean views
- Private gated entrance
- 5100 sq ft luxury estate
  - 4 bedrooms, 4 full bathrooms, 2 half bathroom
  - Library
  - Office
  - Tower room
  - Rooftop lookout
  - Floor-to-ceiling windows to enjoy the expansive views
- 1095 sq ft vintage farmhouse
  - 2 bedroom, 1 bathroom
  - Can be a wonderful guest home, in-law, or rental income
- Permitted Farm Labor Housing
- Utility Outbuildings:
  - Cattle barn with electricity and water
  - Workshop with electricity and water
- RV site with electricity and water
- Water:
  - Four wells, 3 springs, 6 storage tanks totaling 34,000 gallons
  - Willow shaded seasonal stream
  - 3 surface acre pond stocked with catfish
  - 20 acres prime agricultural ground
- Gentle rolling hills studded with mature trees
- Miles of:
  - Fencing and cross-fencing
  - Graded roads
  - Trails for hiking, horseback riding, off-roading

## Directions

Pescadero Ocean View Ranch, located in San Mateo County, is a mere 2.2 miles to the center of the town of Pescadero. San Francisco International Airport is 39 miles from the property. Norman Y. Mineta San Jose International Airport is 52 miles from the property. Half Moon Bay Airport is 25 miles from the property. Santa Cruz is 37 miles from the property. The closest school is 0.4 miles away from the property. From the north, take CA-1 South / Cabrillo Highway to Pescadero Creek Road. Turn left onto Pescadero Creek Road. Right onto Cloverdale Road, and left onto Ranch Road West. From the south, take CA-1 North / Cabrillo Highway to Pescadero Creek Road. Turn right onto Pescadero Creek Road. Right onto Cloverdale Road, and left onto Ranch Road West.





# Size & Zoning

This 186 +/- acre ranch consists of 3 deeded parcels:

APN#	Acres:	Zoning:
087-090-040	163	PADCD
087-090-050	11.5	PADCD
087-090-060	11.5	PADCD

Per the San Mateo County Zoning Regulations, Chapter 21, PAD is Planned Agricultural District, Coastal Development. The purpose of the Planned Agricultural District is to preserve and foster existing and potential agricultural operations in San Mateo County in order to keep the maximum amount of prime agricultural land and all other land suitable for agriculture in agricultural production. Please refer to the San Mateo County Zoning Regulations for further information.

The southern borders of both 11.5 +/- acre parcels are adjacent to an 1100+/- acre ranch. Both parcels have certificates of compliance allowing for the development of a family compound.

Current Property Taxes: \$38,392





# Location



## About Pescadero

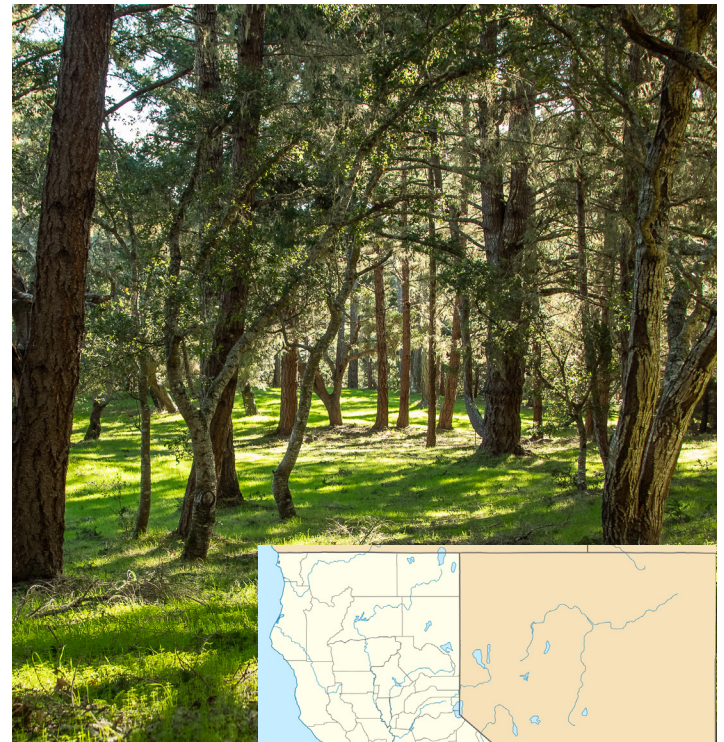
Pescadero is a farming and ranching community near Pescadero Marsh, a wildlife refuge. Across the street from the Pescadero Marsh is the Pescadero State Beach. This mile long beach is frequented by sea lions and harbor seals. Pescadero Creek, the longest stream in San Mateo County, is an annual creek that empties into the Pacific Ocean near the town.

Pescadero is also a weekend tourist destination during the summer months because of beaches, parks, and rural roads for biking and trails for hiking in the Santa Cruz Mountains. Attractions include Duarte's Tavern, Arcangeli

Grocery Co, Sante Family Wines, Harley Farms Goat Dairy, and Taqueria y Mercado de Amigos, an acclaimed taqueria in the local gas station.

Pescadero hosts the annual Pescadero Art and Fun Festival on the third weekend of each August. The Alto Velo Bicycle Racing Club holds the annual Pescadero Coastal Classic Road Race, which travels through the town and nearby countryside in June.

The population was 643 as of the 2010 U.S. census.



## About San Mateo County

San Mateo County is included in the San Francisco, Oakland, Hayward metropolitan area and is part of the San Francisco Bay Area. Silicon Valley begins at the southern end of the county. The population was 718,451 as of the 2010 census.





# Ranch Terrain



The ranch terrain offers diversity of natural surroundings. Large conifers and redwoods grow on the higher eastern hills of the property. Stone pines line Ranch Road West, while heritage oaks grace the interior road as it climbs out of the valley. Willows and a seasonal stream embellish approximately 20 acres of prime farming soils. The southern aspect of the ranch has a 25 acre foot pond complete with walking trail around the perimeter, boat dock, and picnic area. Wildlife abound, as the ranch is home to hawks, deer, bobcats, mountain lions, foxes, hares, blue herons, owls, and ravens.



## Water

Water on the ranch is plentiful with the large and deep pond stocked with catfish, seasonal stream, four wells, & three springs. For water storage purposes, there are 6 storage tanks totaling 34,000 gallons. The pond could also be used for agricultural purposes.





The acreage allows the new owner the opportunity to run a few head of cattle, develop an equestrian facility, and farm on the 20 acres of prime soil. Fishing or kayaking on the 25 acre foot pond provide a welcome respite from the hustle and bustle of the nearby Bay Area. The miles of trails invite hiking, horseback riding, or off-roading. ***Williamson Act Contract expires in December of 2020 for the 163 acre parcel.***

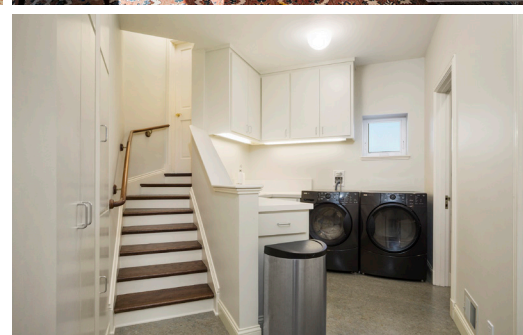
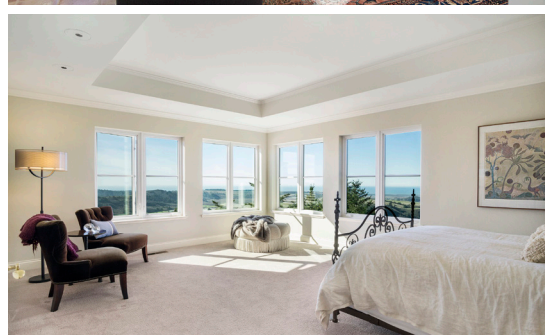
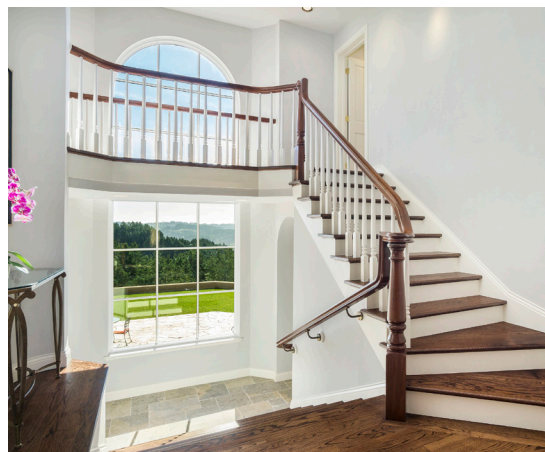


## Utility Outbuildings





# Main Residence



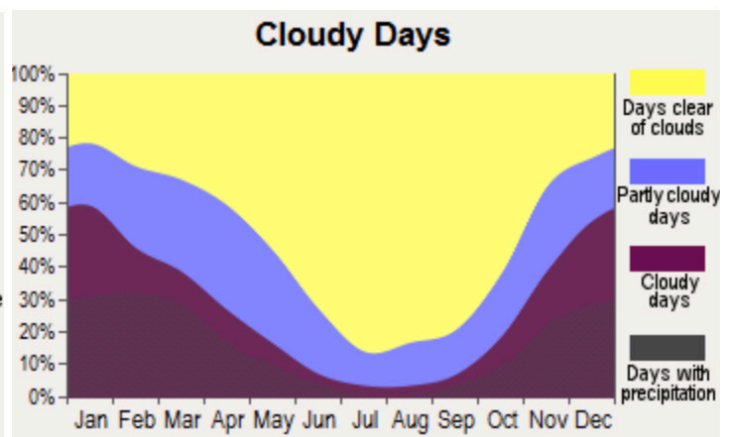
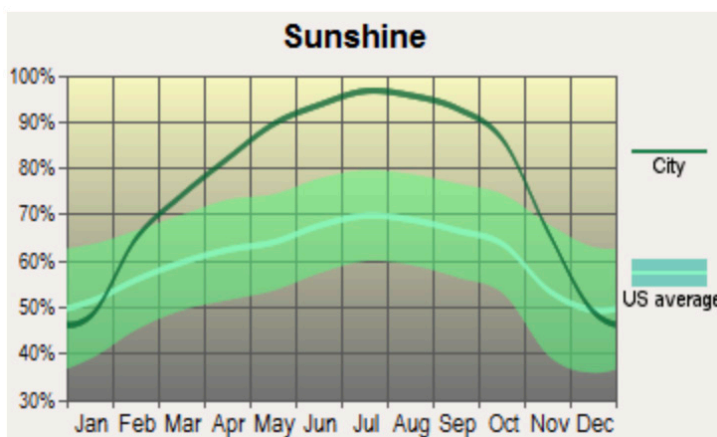
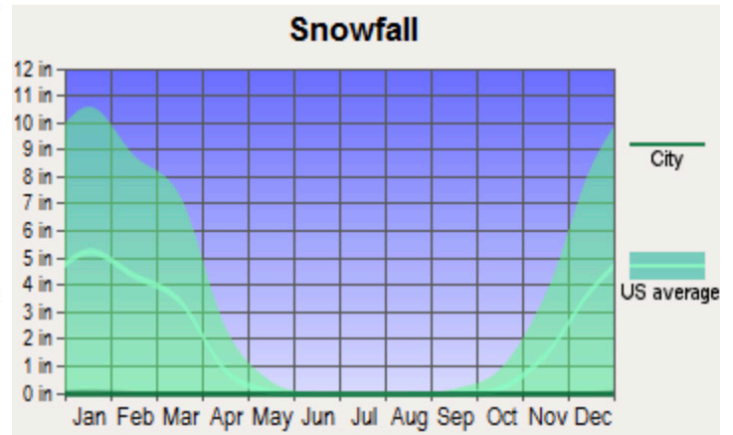
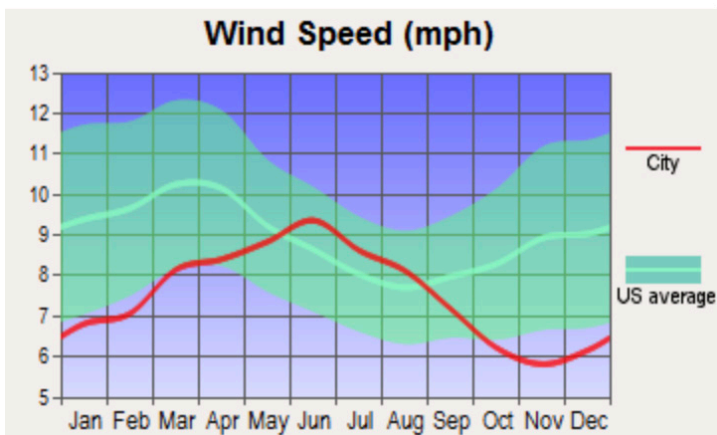
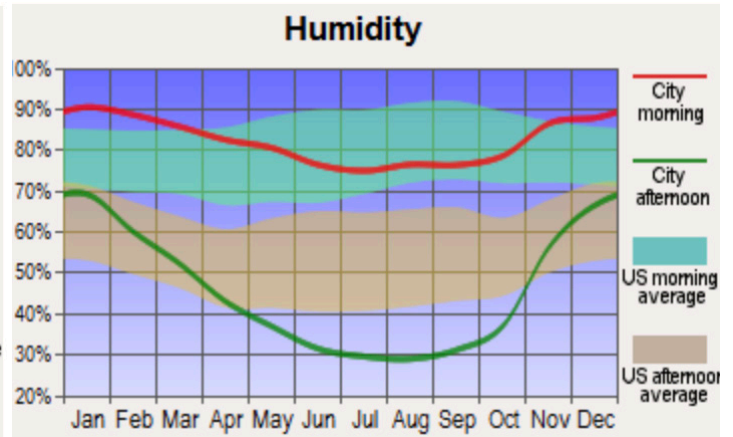
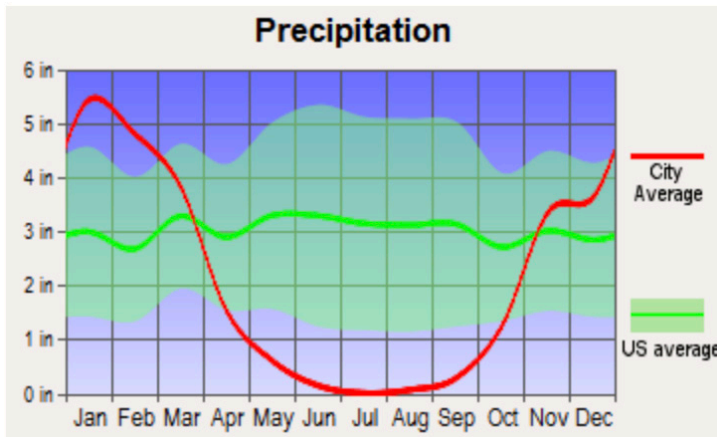
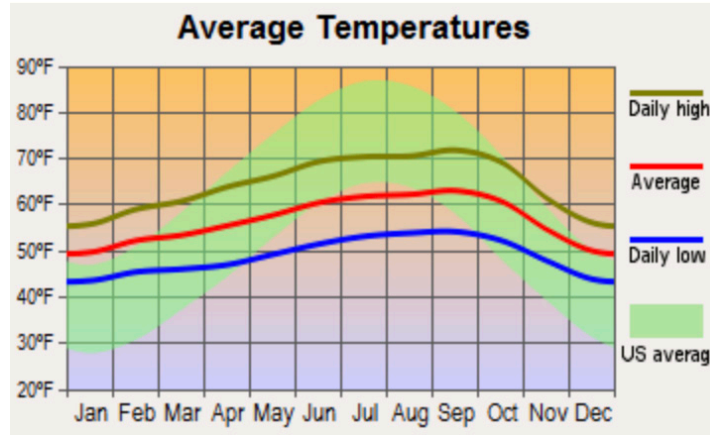


# Vintage Farmhouse





# Weather



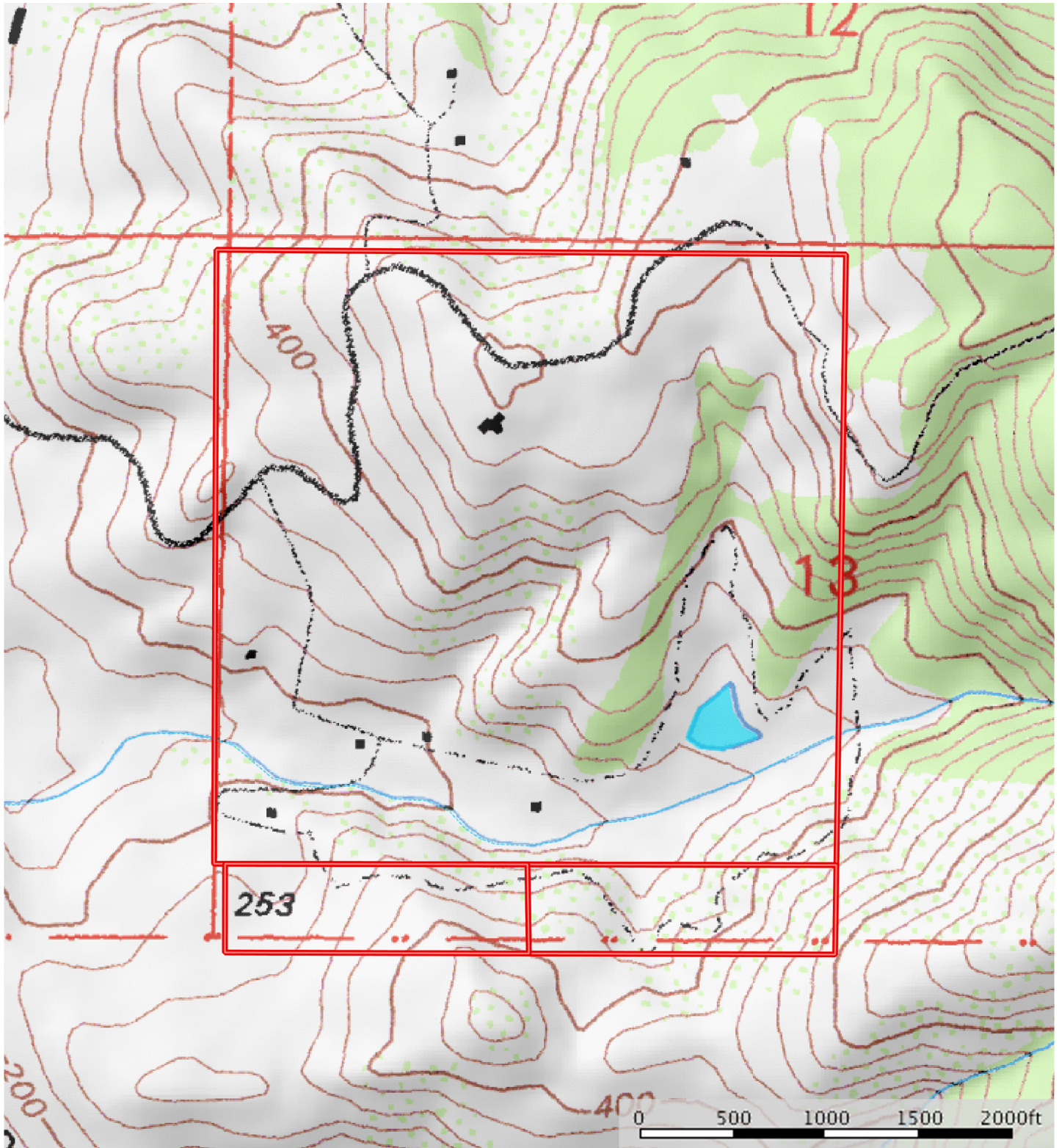


## An aerial photograph of a golf course area. A red rectangular boundary is drawn around a central portion of the map. Within this boundary, there is a prominent cyan-colored pond on the right side. The map is labeled with 'RANCH RD' in several locations, 'TIERRA FUEGO' in multiple places, and 'W RANCH RD' on the right edge. A scale bar at the bottom right indicates distances from 0 to 2000 feet. The terrain is a mix of green grass, brown earth, and dark green trees.

Boundary Stream, Intermittent River/Creek Water Body



# TOPO MAP



Boundary Stream, Intermittent River/Creek Water Body



# Overview MAP



Boundary Stream, Intermittent River/Creek Water Body







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