



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Lake Nacimiento Ranch

363 +/- acres | Bradley , CA
San Luis Obispo County



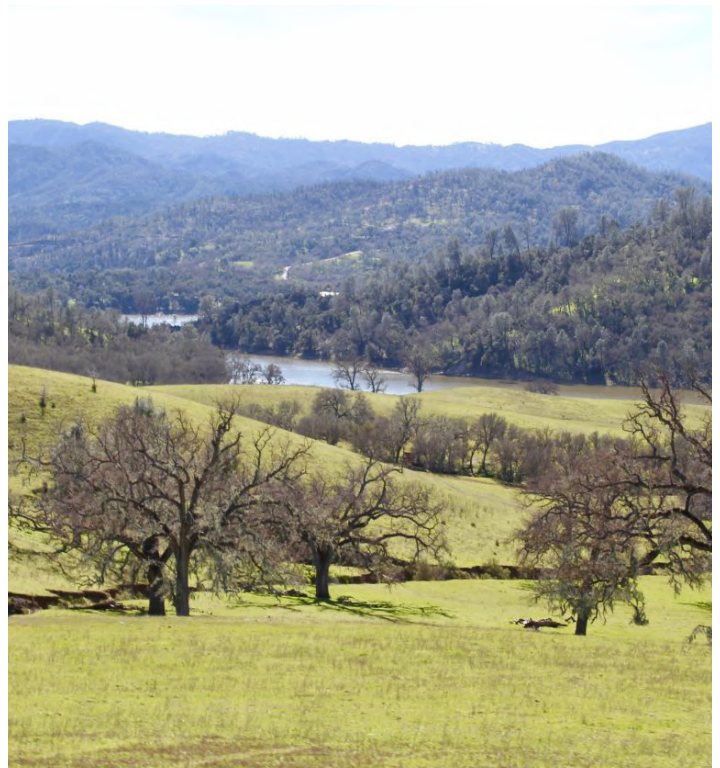
EXCLUSIVE PARTNER OF

707 Merchant Street | Suite 100 | Vacaville, CA 95688
707-455-4444 Office | 707-455-0455 Fax | californiaoutdoorproperties.com
DRE# 01838294



Introduction

The allure of wide-open spaces, rolling hills studded with mature oak trees, natural flora and fauna, picturesque countryside . . . land . . . land that beckons you into a quiet and peaceful realm, away from the rigors of daily life. Located on the north shore of Lake Nacimiento Reservoir, in San Luis Obispo County, this 363-acre ranch is a welcoming respite from urban America, yet is close enough to enjoy nearby modern conveniences, a university town, easy access to the Pacific Ocean, tons of recreational activities, first class California wine country, over 200 wineries, and eclectic dining options. The most appealing aspect of this property is the ability for you to mold this into the legacy that is distinctly yours. Currently used for cattle grazing, the new owners can utilize this space for ranching, recreation, or the creation of their dream estate.



Location

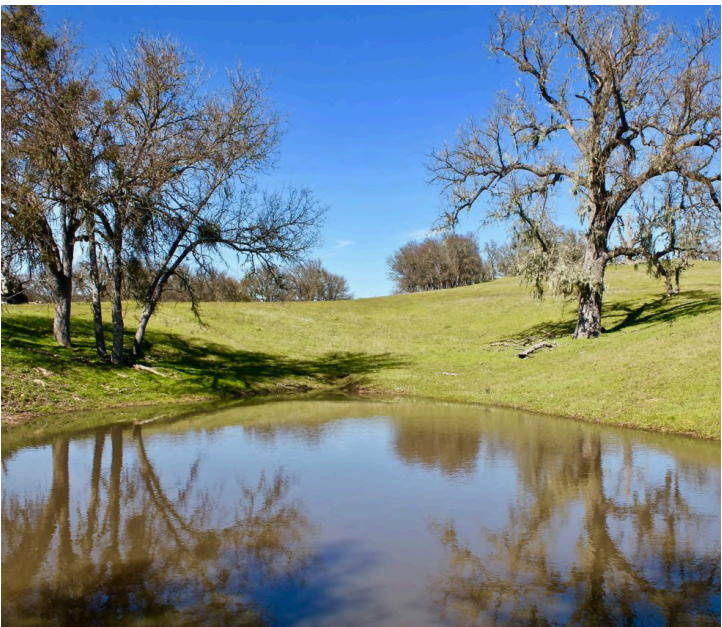


Lake Nacimiento Ranch is located near Bradley in San Luis Obispo County. The ranch is 21 miles southwest of the town of Bradley and 29 miles northwest of the town of Paso Robles off Highway 101. Paso Robles Municipal Airport in Paso Robles is 31 miles from the property. Commercial flights are offered through San Luis Obispo Regional Airport, 60 miles from the property. International travel is available, 141 miles away, at the Fresno Yosemite International Airport. The closest school is 20 miles away in the town of Bradley. From the north, take Highway 101 South, take exit 252 onto Jolon Road. Left onto Nacimiento Lake Drive. Right onto Interlake Road. Left onto Lynch Canyon Road. Left onto Oak Shores Drive. From the South, take Highway 101 North, take exit 252 onto Jolon Road. Left onto Nacimiento Lake Drive. Right onto Interlake Road. Left onto Lynch Canyon Road. Left onto Oak Shores Drive.



Highlights

- 363 acre property
- Located on the north shores of Lake Nacimiento Reservoir
- Oak Shores water rights
- Varied topography
- Mature oak trees
- 30-40 cow/calf pair seasonally
- Multiple areas to develop your dream estate



Recreational Activities

On 363 acres, biking, fishing, and off-roading are definite options for recreational opportunities. Kayak to the center of the lake and cast a line, or take a dip to cool off. Take off through the property to hike or horseback ride. For the birdwatchers: owls, hawks, warblers, hummingbirds, and puffins can be seen. Hunters can enjoy their pick from quail, dove, wild pigs, deer, and tule elk.



Plan a day wine tasting. Nearby towns offer a plethora of wineries. Wine Enthusiast named Paso Robles, the wine region of the year in 2013. Start out your morning with a hot air balloon ride, then make your way to one of the many local farms for fresh produce and educational experiences, events, and gatherings. Franklin Hotsprings is located in Paso Robles and has therapeutic hot springs, 100 degree mineral water, boating, fishing, and. . . paintball.



Cattle

30-40 pair can be run seasonally. Cattle handling facilities include full functioning pens and a squeeze chute.



Utilities

PG&E supplies power to the ranch. The property has water rights from the Oak Shores development.

Size and Zoning

This 363-acre property consists of two parcels located in San Luis Obispo County.

APN	Acres	Zoning
012-211-050	40	Residential-Single Family, Open Space
012-211-060	323	Residential-Single Family, Open Space, Recreation, Commercial Retail

Please refer to the San Luis Obispo County Zoning Code, Title 17 for additional information on uses for this property. This property is not in the Williamson Act.

Current property taxes: \$33,235



About Bradley

The town of Bradley is located on the Salinas River Monterey County. The region experiences warm and dry summers, with no average monthly temperatures above 71.6 deg F. Bradley has a warm, summer, Mediterranean climate. The population was 93 as of the 2010 United States Census.



About Paso Robles

Located on the Salinas River, north of San Luis Obispo, Paso Robles is known for its hot springs, abundance of wineries, olive oil production, and almond orchards. Paso Robles is also known as the demarcation of where Northern California ends. The population was 29,793 as of the 2010 US census.



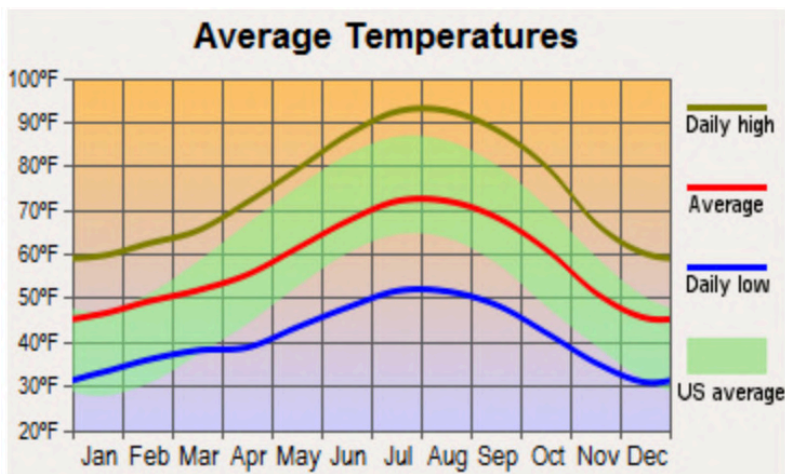
About San Luis Obispo County:



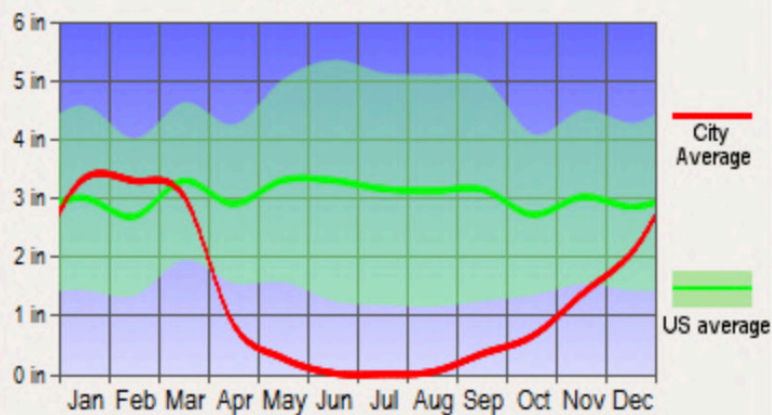
San Luis Obispo County encompasses area along the Pacific Ocean, between Los Angeles and the San Francisco Bay Area. The county seat is San Luis Obispo. The county is known for the California Polytechnic State University (Cal Poly), San Simeon (Hearst Castle), Cayucos, Morro Bay, and Mission San Luis 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.



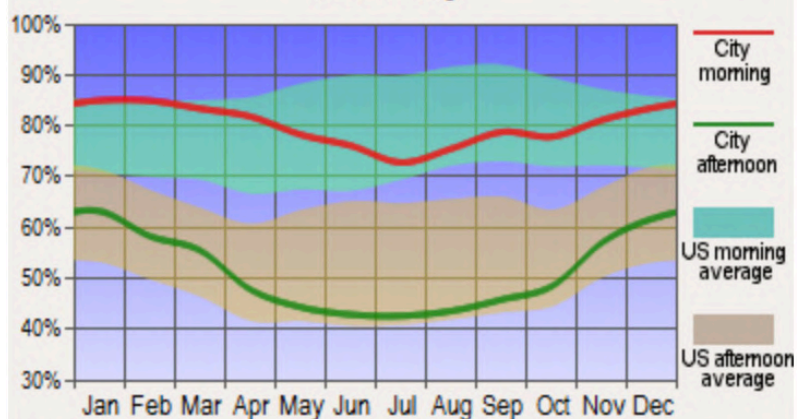
Weather



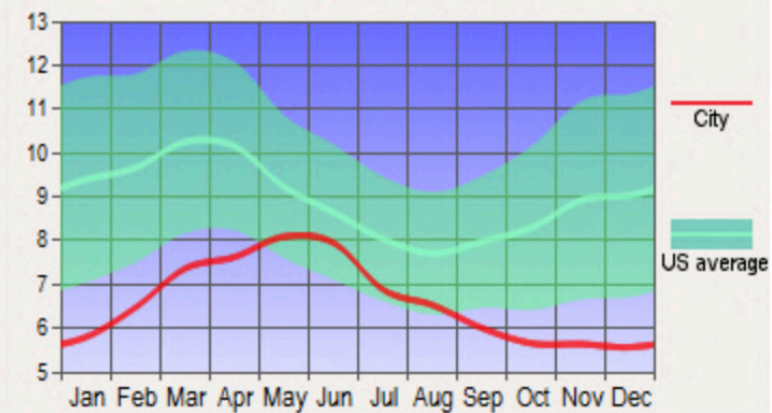
Precipitation



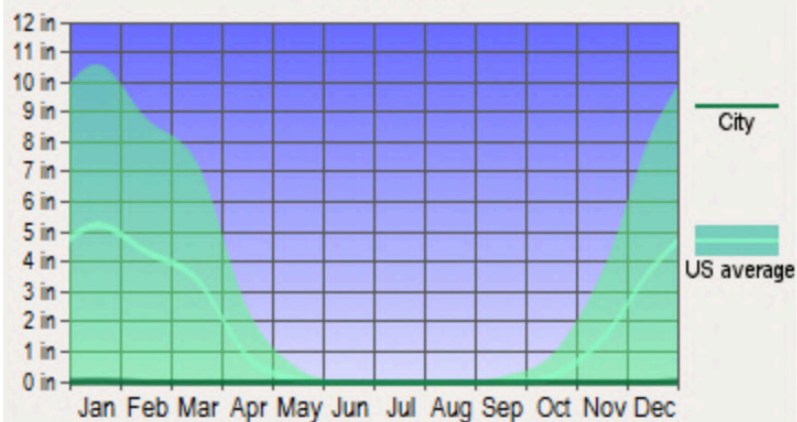
Humidity



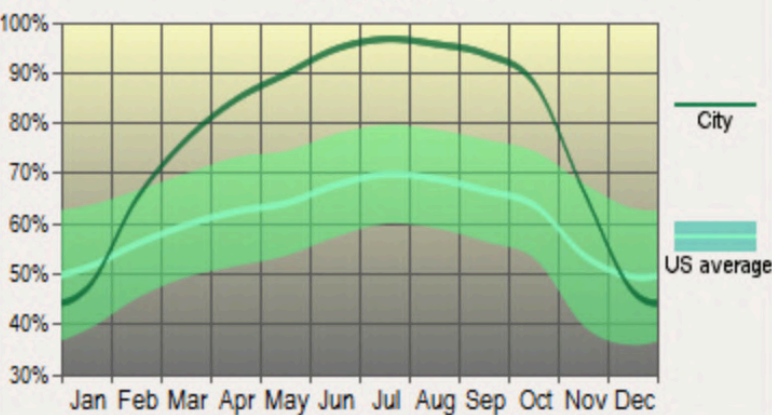
Wind Speed (mph)



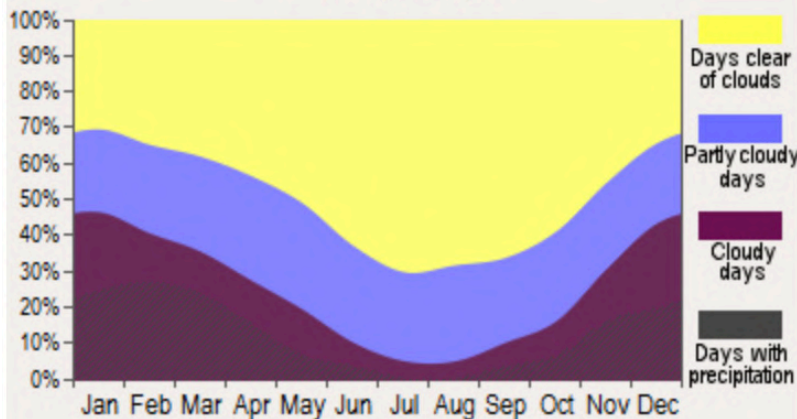
Snowfall

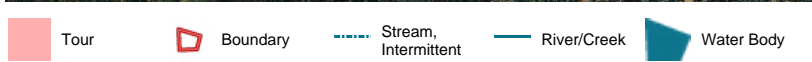


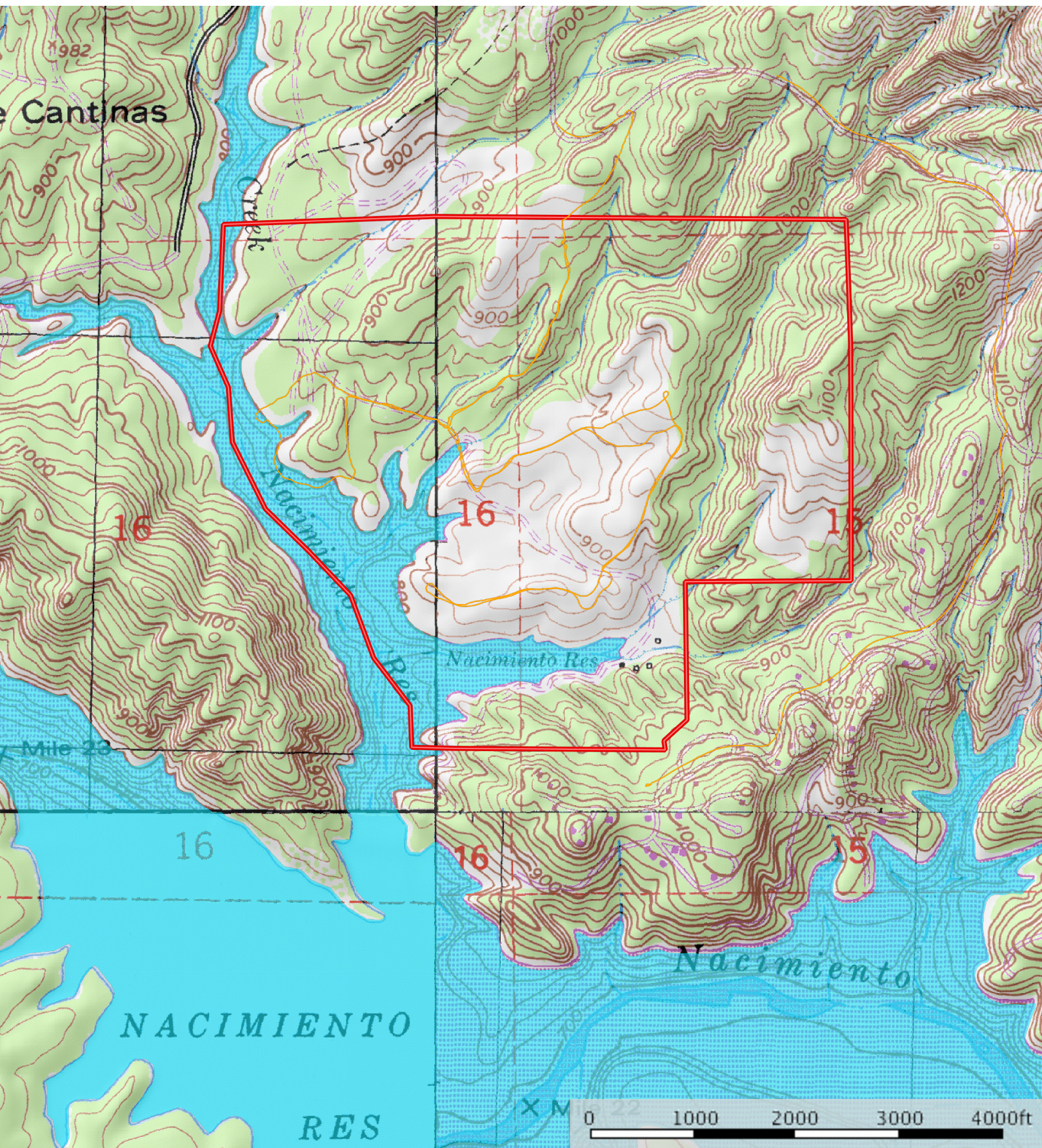
Sunshine



Cloudy Days











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
www.californiaoutdoorproperties.com

EXCLUSIVE PARTNER OF



LANDLEADER™