



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



San Geronimo Ocean View Ranch

964.23 ± Acres | San Luis Obispo County, CA



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DRE# 01838294



Introduction



The historic San Geronimo Ocean View Ranch is situated in San Luis Obispo County along iconic Highway 1 and is on the market for the first time in over 100 years! Comprised of roughly 964 +/- acres, the ranch sits at approximately 200–400 foot elevations featuring rolling grass-covered hills and scenic ocean views. The ranch has been in the same family since 1915. Historically, the ranch was utilized for dairy cattle running about 100 milking cows. Presently, it is utilized as a beef cattle operation. Most recently the owner leased out the ranch to run 200-300 steers for the grazing season. There is no current cattle lease today. Water on the ranch comes from a well and several creeks including San Geronimo Creek. The homestead features a home, barns, and outbuildings with views beyond the ocean bluffs. This working cattle and agricultural ranch is the backdrop to the city of Cayucos and Estero Bay. Only 5 minutes to downtown Cayucos, the ranch is easily accessed by CA Highway 1. The ranch is in the Williamson Act and has a conservation easement.



Highlights

- First time on the market in over 100 years!
- In the Williamson Act; lower property taxes
- Water:
 - Well Water
 - 29,000-gallon cistern
 - Multiple creeks including the San Geronimo Creek
- Historically utilized as a dairy ranch
- Presently utilized for beef cattle grazing; running 200-300 steers for the season
- Fenced and cross fenced
- Homestead includes a home, barns, and various outbuildings
- Recreational opportunities include horseback riding, ATVing, surfing, hiking, fishing, kayaking and more
- Unobstructed ocean views
- Highway 1 frontage
- 5 minutes from Cayucos, CA
- Has Conservation Easement



History



The San Geronimo Ocean View Ranch was part of Rancho San Geronimo (Villavicencio) which was an 8,893- acre Mexican land grant given in 1842 by Governor Juan Alvarado to Rafael Villavicencio. The land grant extended from south of Harmony, CA to north of Cayucos, CA. These ranchos were granted before California became part of the United States of America. Rafael de Jesus Villavicencio was one of the first settlers in California. He was a “Soldier of the Guard” and was a part of the 1769 expedition to Alta California. He married Maria Ildefonsa Berges in 1773 and had eight children. The fourth son of Rafael was Rafael Jose Serapio Villavicencio born in 1803. He received the Mexican land grant of Rancho San Geronimo. For a living, he and his family raised cattle and sold hides. Roberto, Rafaels third son, inherited a majority of Rancho San Geronimo. Chumash Indians living on Rancho San Geronimo were slaves and worked on the ranch until the Mexican-American war began. Due to a drought, loss of Indian slaves, and a diminishing hide business, the ranch had to be sold. Roberto shortened the family name to Villa and moved to Cayucos to go into the trucking business.

The current owner’s family have owned it since 1915. The ranch was historically used a dairy ranch. A number of Swiss-Italian emigrant laborers began to settle in the San Luis Obispo County areas and began dairy ranches. Cattle and dairy farms were an important agricultural pursuit in the late 1800s and early 1900s.

Sources: <https://www.oldmorrobay.com/villavicencio.html> & <https://www.villavicencio-name.com/California/california.htm>,
<https://www.cayucoschamber.com/cayucos>



Water

Water on the ranch comes from a well. The well fills the house water tank first, then once the house water tank is full, it fills the 29,000-gallon cistern which then is gravity fed and pumped to different water troughs throughout the ranch.

San Geronimo Creek also runs through the ranch and empties out into the sea from the Estero Bluff State Park. There are several other seasonal creeks on the ranch as well.



Pictured above: Checking out the 29,000-gallon cistern

Cattle

Historically, the ranch was used for dairy cattle, running 100 dairy cows. The 100-cow stanchion barn is still on the property today. Since the late 1940s or early 1950s, the ranch has been utilized more as a beef cattle operation. The current owner had leased out the ranch for steers--running 200-300 head per season. In the past, they had run 60-70 cow/calf pairs year-round. There is no current cattle lease on the ranch today. There is a lot of good California coastal prairie feed for cattle grazing. The land here consists of rolling hills and beautiful ocean views. The ranch is fenced and cross fenced and has a cattle guard at the entrance of the property off Highway 1.



*Bottom photos were taken in late June 2021.

Great feed for grazing cattle

Recreation



Recreational activities on the ranch include horseback riding, ATVing, and hiking. While nearby areas offer surfing, kayaking, fishing, biking, swimming, and hiking. Fish off the Cayucos Pier, surf fish, rock fish, deep sea fish, or kayak fish! Anglers will enjoy the many fishing opportunities in Cayucos. Walk over to the Estero Bluffs State Park to hike, explore tide pools, ocean life, and whale watch! The ranch and coastal town of Cayucos together have excellent recreational activities.



Improvements



At the homestead, there are barns, a home, and several outbuildings. The home, built 100 +/- years ago, is functional and modest. It needs some TLC. The house has three bedrooms, one bathroom, a metal roof, and a fenced-in yard area. Currently, there is a tenant in the home. Water is provided to the house by a well that pumps into a plastic tank until full. San Geronimo Creek also flows right next to the homestead. There is great, easy access right off Highway 1 with beautiful ocean views. There is also a cattle guard at the entrance of the property. Enjoy incredible unobstructed Pacific Ocean views all year round!



Location



ABOUT CAYUCOS, CA:

The coastal town of Cayucos is located along iconic California State Route 1 between Cambria to the north and Morro Bay to the south. It is a halfway point between San Francisco and Los Angeles. According to the US Census, the population was 2,592 in 2010. The town has cool but sunny summers and mild sunny winters creating the most ideal beach town for both seasons. This “Little Slice of Paradise” has plenty of outdoor activities for anyone. Whether it be fishing, hiking, surfing, kayaking, cycling, or exploring nearby attractions like Morro Bay Rock, Hearst Castle, or wine tasting. Morro Bay is only a 10-minute drive away and Cambria, 19 minutes. Another fun activity is whale watching. In the summers, gray whales migrate the waters off Cayucos, where you can spot them right from the beach or from Estero Bluffs. On beautiful Cayucos State Beach, the Cayucos Pier is Estero Bay’s longest pier, built in 1875 by Captain James Cass. Downtown features a lot of historic western buildings and shops. Food is also phenomenal in Cayucos. Sample fresh seafood or try the famous brown butter sea salt cookie from Brown Butter Cookie Company! Lots to explore in this beautiful coastal California town.

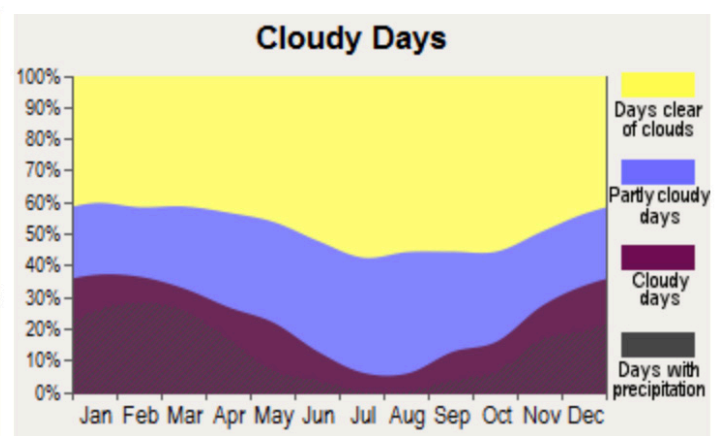
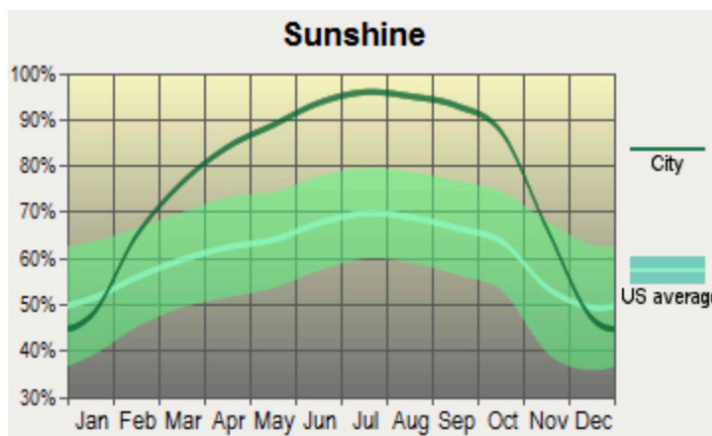
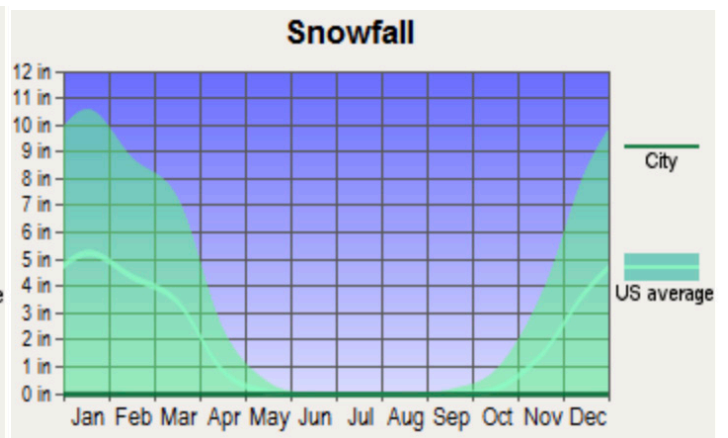
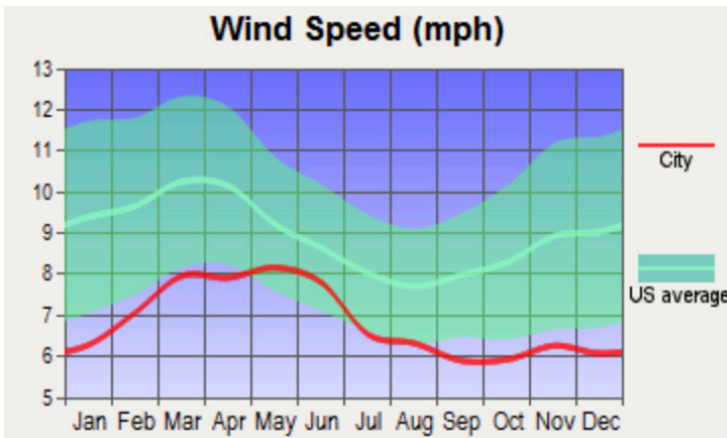
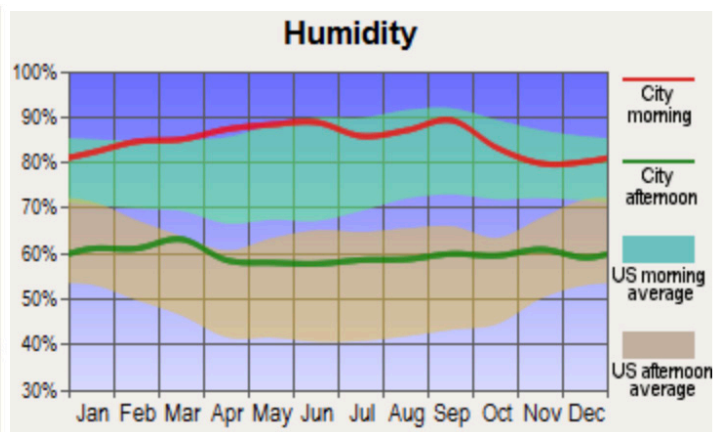
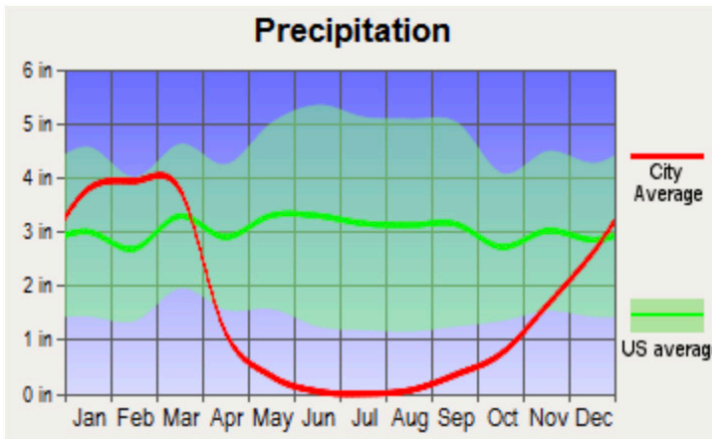
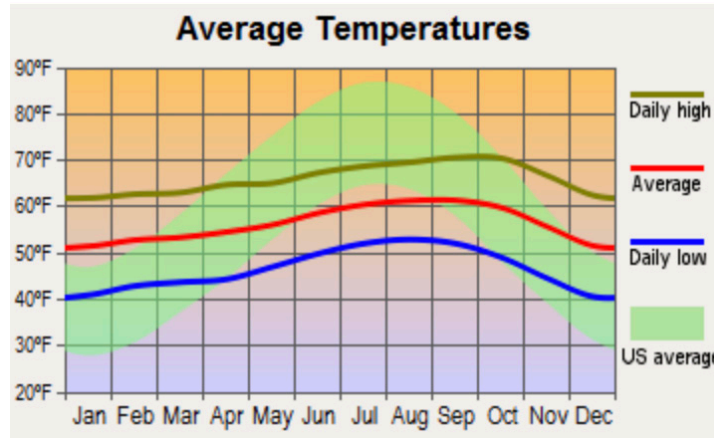
The nearest local airports from Cayucos, CA are Paso Robles Municipal Airport (32 miles) and Oceano County airport (34 miles). Domestic airports close to Cayucos include San Luis Obispo County Regional Airport (25 miles), Santa Maria Public Airport (56 miles) and Santa Barbara Municipal Airport (117 miles). International airports nearby Cayucos are Fresno Yosemite International Airport (139 miles), Norman Y. Mineta San Jose International Airport (184 miles) and Los Angeles International Airport (215 miles).

ABOUT SAN LUIS OBISPO COUNTY:

San Luis Obispo County encompasses an 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 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



Soil



**For a more in-depth look at the soils, please contact our office*

Map Unit Symbol	Acres in AOI	Classification
120	3.1	3e / 3e
128	50.2	2e / 3e
130	17.2	3e / 3e
131	35.2	4e / 4e
132	610.8	6e / 6e
165	177.8	7e / 7e
197	0.1	1 / 3c



Size & Zoning

This 964 +/- acre ranch consists of two parcels.

<u>APN:</u>	<u>Acres:</u>	<u>Property Taxes (2020):</u>
046-171-006	414.09	\$1,275
046-171-009	550.14	\$2,369
		Total: \$3,644

Ranch is zoned: AG-Preserve and is in the Williamson Act

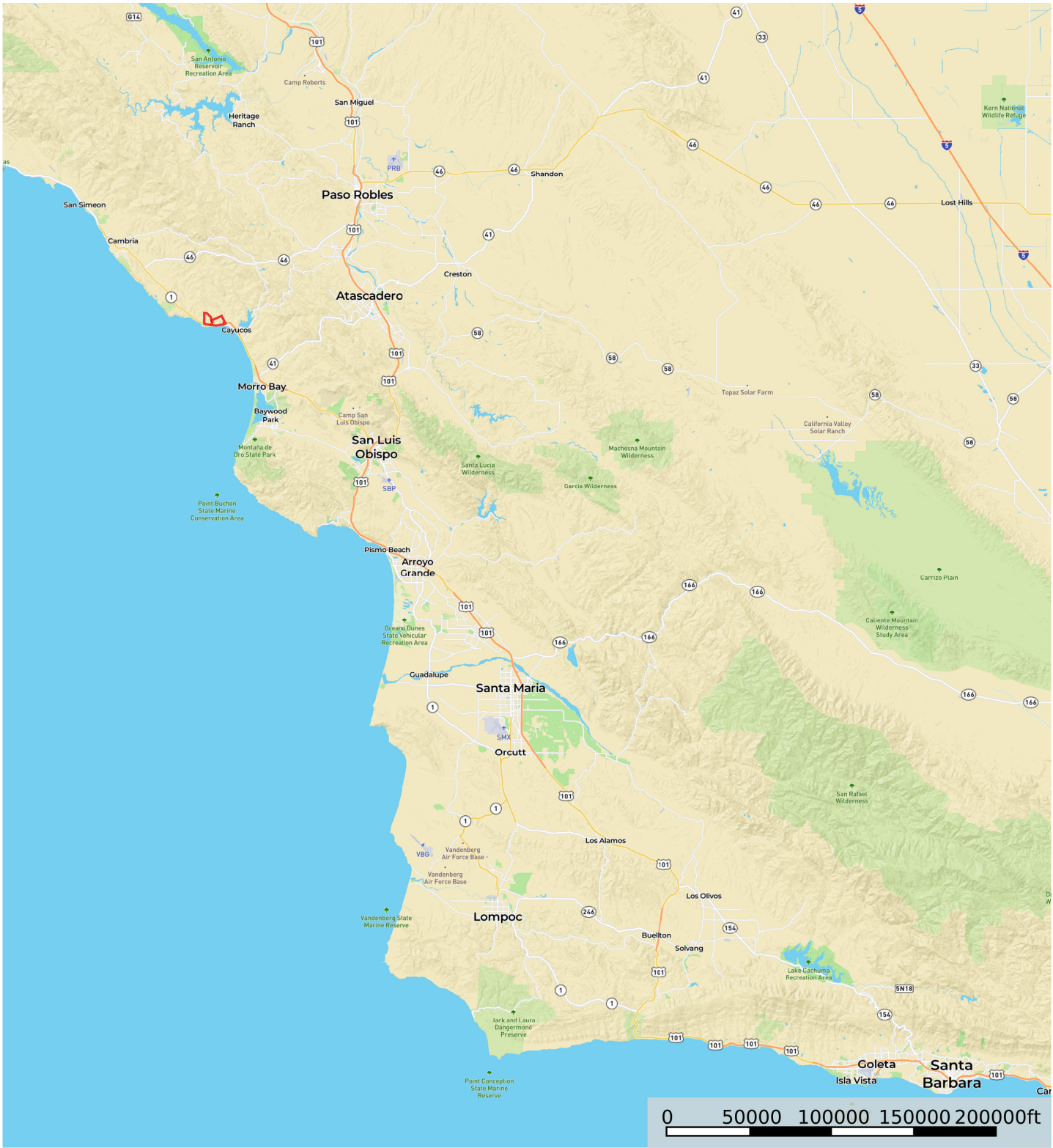
“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.”


– from the California Department of Conservation

The ranch has a conservation easement in place. “...Ensures that this area will remain a working ranch and open space, with its classic California ranch headquarters. It also provides the opportunity to restore and protect the riparian area which flows through the heart of the property.” - from the Cayucos Land Conservancy

For further information regarding the easement, please contact our office.





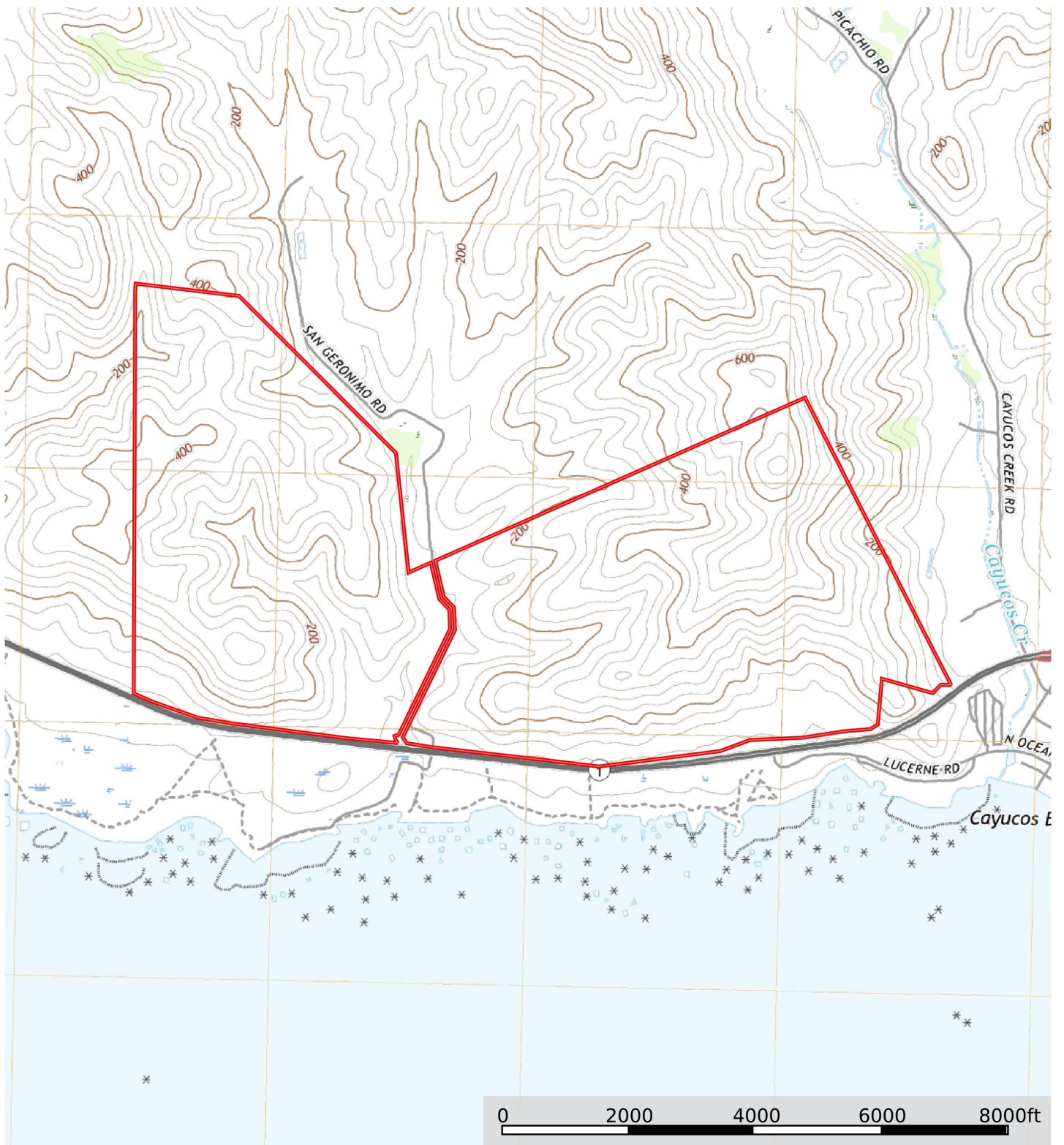
 Boundary




Boundary Stream, Intermittent River/Creek Water Body



California
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 Boundary





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