



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# Oak Brook Ranch

552.58 ± Acres | Santa Margarita, CA



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DRE #02122263



# Introduction



Discover the essence of California living at Oak Brook Ranch, a stunning 552.58+ -acre property just 10 miles outside of Santa Margarita. Nestled in the picturesque landscape near San Luis Obispo and Paso Robles wine country, and less than one hour from Central Coast beaches, this oasis offers the perfect blend of seclusion and accessibility.

Originally purchased in 1976 by a retired Air Force pilot and stockbroker, this property has a rich history. Raised as a farm boy in Wisconsin, the owner sought to create a haven for his family instilling a love for the land. The centerpiece is a charming 1980 stucco Spanish-style home with a tile roof, featuring five bedrooms and three baths, complemented by a double-wide caretaker house. The main hacienda invites relaxation with a swimming pool, spa, and tennis/basketball court. A large solar array provides supplemental power to the property.

The ranch features a barn with a saddle room, two horse stalls, two corrals, a shop with tool bench plus a large bay for additional equipment. Outdoor enthusiasts will revel in the miles of 4-wheel drive backroads, expansive vistas, horseback riding, hiking, and exclusive hunting opportunities for deer, upland game, and pigs.

Secluded and serene, Oak Brook Ranch offers a private atmosphere. There is an automatic gate with keypad access for ease and privacy. Income generating opportunity for seasonal cattle grazing for 50-60 stockers including winter catchment reservoirs adds to the stewardship of this Western lifestyle retreat.

Immerse yourself in the tranquility of Oak Brook Ranch, where every detail reflects a legacy of family enjoyment and adventure in a beautiful natural setting. Seize the opportunity to make this private sanctuary in the heart of California's Central Coast your own.

**\*Shown by appointment only\***

# Highlights

- **Prime Location** Situated on 552.58 acres, just 10 miles outside of Santa Margarita, California. Conveniently located near San Luis Obispo and Paso Robles wine country, and less than one hour from Central Coast beaches.
- **Charming Spanish-style Home:** The centerpiece of the ranch is a delightful 1980 stucco Spanish-style home with a tile roof. It boasts five bedrooms and three baths, and ample space for relaxation and entertainment.
- **Caretaker's Unit:** In addition to the main hacienda, there's a double-wide caretaker's home on the property.
- **Amenities:** The main hacienda offers various amenities for relaxation and recreation, including a swimming pool, spa, and a tennis/basketball court.
- **Improvements and Facilities:** The ranch features a barn with a saddle room, two horse stalls, two corrals, and a shop with tool bench and equipment areas. A large solar array provides supplemental power to the property.
- **Outdoor Activities:** Outdoor enthusiasts will appreciate the miles of 4-wheel drive backroads, expansive vistas, horseback riding trails, hiking opportunities, and exclusive hunting for deer, upland game, and pigs.
- **Water Resources:** The property has seasonal stock ponds and a residential well that feeds two 5,000-gallon tanks, with room for additional tanks.
- **Income Potential:** There's an opportunity for seasonal cattle grazing for 50-60 stockers, including multiple winter catchment reservoirs, adding to the property's stewardship and fire.
- **Tranquil Retreat:** Oak Brook Ranch offers a secluded and serene atmosphere, ideal for those seeking privacy and a connection with nature. Every detail reflects a legacy of family enjoyment and adventure in a beautiful natural setting.

# History of Oak Brook Ranch

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The history of Oak Brook Ranch is a tale of vision, hard work, and dedication that spans nearly half a century. It all began in 1976 when the property was brought to the attention of Richard Wagner. Richard, inspired by his upbringing as a farm boy in Wisconsin, longing to return to the land after a successful career as a US Air Force pilot and stockbroker, sought a parcel of land from Orange County to Monterey County. The land had previously been owned by a Japanese business with plans for a private golf course.

Undeterred by the lack of any manmade structures, water or power sources, Richard Wagner saw potential in the untouched landscape and set out to transform it into a thriving ranch and recreational compound for his family. One of the first challenges was securing water. Richard hired a “water witcher” to locate the best location to dig a well and had to go just over 100 feet below the surface to get a residential flow where the well is located.

Richard then began to shape the land, starting with the basic infrastructure. A single-wide mobile home was then placed on the property, serving as temporary housing for hired Cal Poly Ag students who assisted in putting up much of the barbed wire fencing in exchange for lodging. Richard purchased a gasoline powered generator and propane tanks to provide power sources. The students and family members were all part of the labor pool staying in the mobile home as needed during various construction projects.

Over time, infrastructure including a pole barn was built and various pieces of equipment purchased, vehicles like bulldozers and ATVs that were used to develop most of the network of ranch roads and amenities. Rainwater collection ponds were dug out and areas specially fenced to manage cattle grazing. The family originally owned a cow calf herd but eventually leased out the ranch. A circular corral is down below the house and a small rectangular one with a chute near the barn.

Eventually the main hacienda was built with the assistance of a Cal Poly architectural student who supervised much of it as part of his senior project. At first there was only an attached garage with 3 bedrooms, and 2 baths but later 2 more bedrooms and a bath, and additional features such as a pool, spa, tennis court, separate garage, carport, and landscaping were added. An automatic gate with keypad access was also added for ease and privacy. Caretakers played a crucial role in maintaining the property over the years, and the original caretaker's quarters has been replaced with a second double wide manufactured home and has an attached porch, a separate carport and storage sheds.

The barn evolved to include horse stalls, a small tack room, tool bench and equipment areas with log splitter, sit on lawn mower, tractor, Jeep, Polaris and 4-wheeler ATV stalls. There are 2 large 5,000-gallon water towers with emergency fire department collection draws and there is capacity for additional storage tanks. Recently, the ranch transitioned to solar power for most of its power source, supported by PG&E and propane.

Ultimately, the ranch, a labor of love for the family, is now being passed on to new owners, marking the end of an era filled with memories and hard work.

# Spanish Style Home



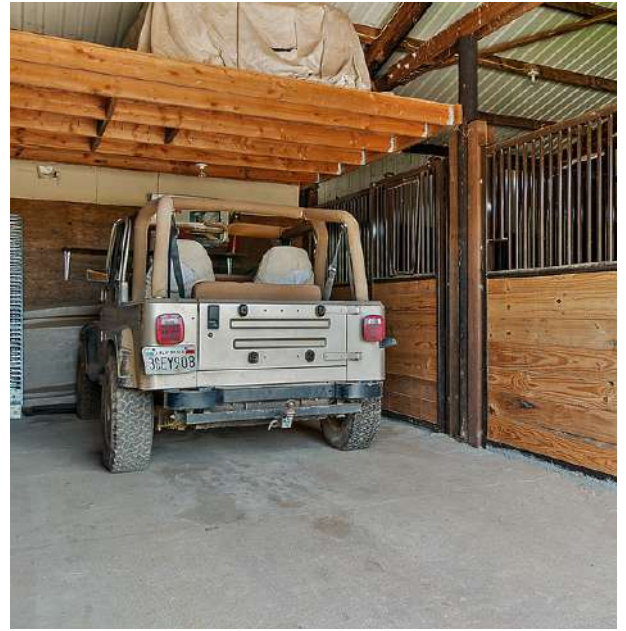
The centerpiece is a charming 1980 stucco Spanish-style home with a tile roof, featuring five bedrooms and three baths, living area with fireplace, bar, dining room and kitchen. The main hacienda invites relaxation with a swimming pool, spa, and tennis/basketball court. A large solar array provides supplemental power to the property. In addition to the main hacienda, there's a double-wide caretaker house on the property.



# Facilities & Improvements

The ranch features a barn with a small saddle room, two horse stalls, two corrals, a shop with a tool bench and equipment areas with log splitter, lawn mower, tractor, Jeep, Polaris, Quad, industrial tow trailer, golf cart, chain saw, air compressor and assortment of hand tools to aid in ranch operations and maintenance. The property recently underwent a transition to solar to provide supplemental power along with PG&E and propane. An automatic gate with keypad access at the property entrance provides ease and privacy.

These amenities and improvements have enhanced the functionality, comfort, and sustainability of Oak Brook Ranch over the years, contributing to its value and appeal as a desirable property.



# Outdoor Activities & Recreation



The early creation of dirt roads using bulldozers and vehicles improved access throughout the property. Outdoor enthusiasts will revel in the miles of 4-wheel drive backroads, expansive vistas, rock formations, meadows, horseback riding, hiking, and hunting opportunities for deer (Zone A), upland game, and pigs.



# Water & Livestock Grazing

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The well on the ranch yields a residential flow at just over 100 ft deep. Two large 5,000-gallon storage tanks ensure ample supply for various needs, along with emergency fire department collection draws. There are multiple seasonal catchment reservoirs for cattle grazing as well as the capacity to add additional storage tanks.

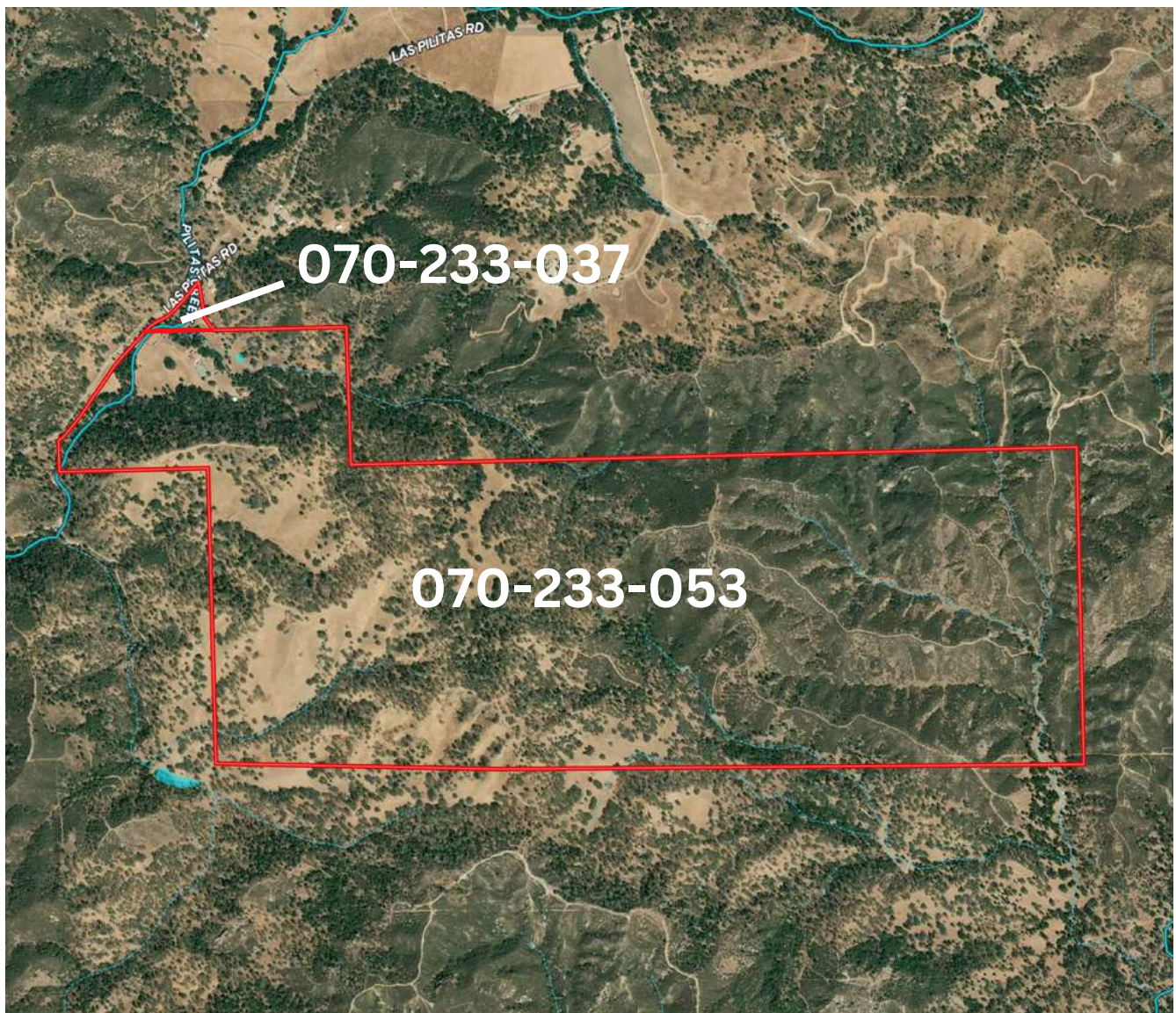
The ranch is cross-fenced and traditionally grazed and offers a seasonal opportunity to run 50-60 yearlings providing income potential and fire management.



# Size & Zoning

The 552.58 ± acre ranch consists of two parcels and a manufactured home.

| APN          | ACRES               | ZONING | TAXES (2024)      |
|--------------|---------------------|--------|-------------------|
| 070-233-053  | 550                 | RL     | \$7,357.60        |
| 070-233-037  | 2.58                | RL     | \$115.96          |
| <b>TOTAL</b> | <b>552.58 acres</b> |        | <b>\$7,473.56</b> |



# Location

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## About Santa Margarita, CA:

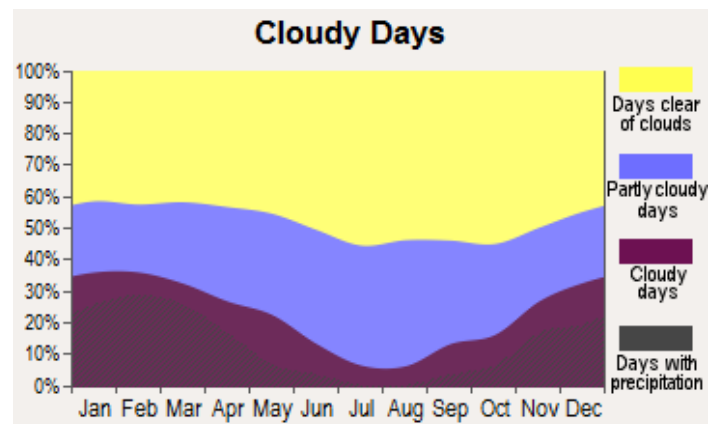
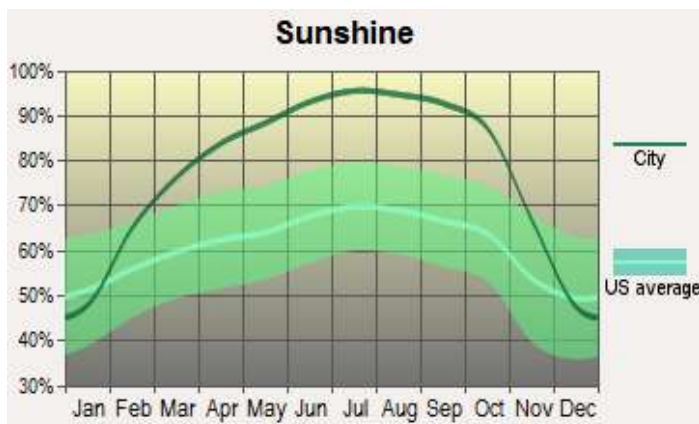
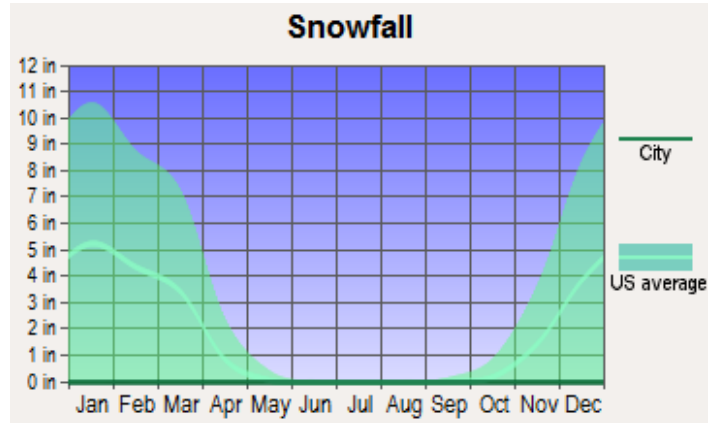
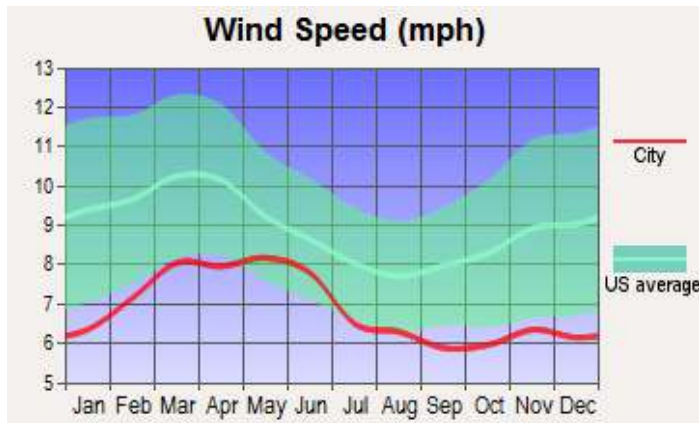
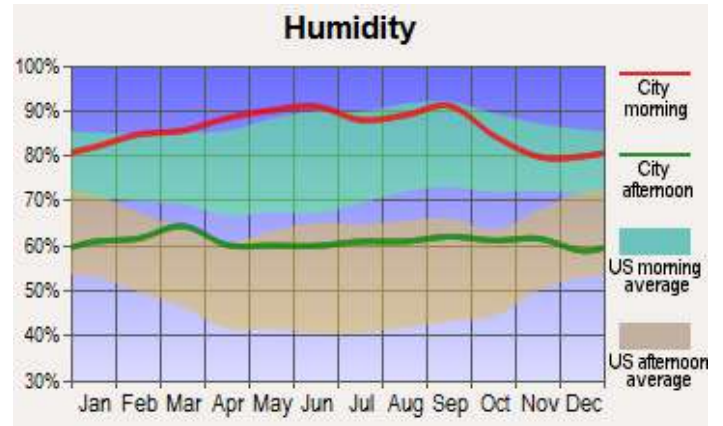
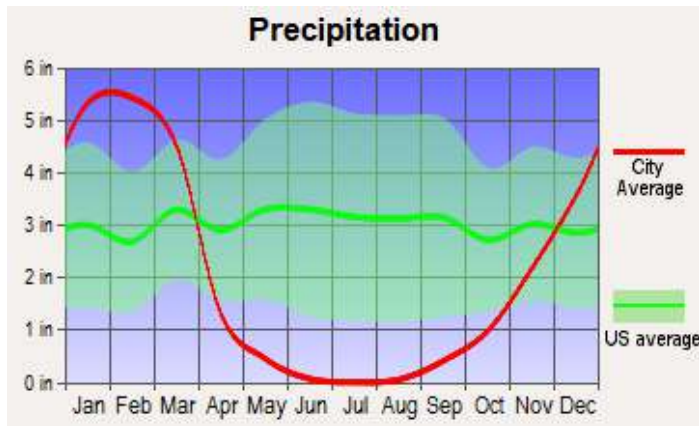
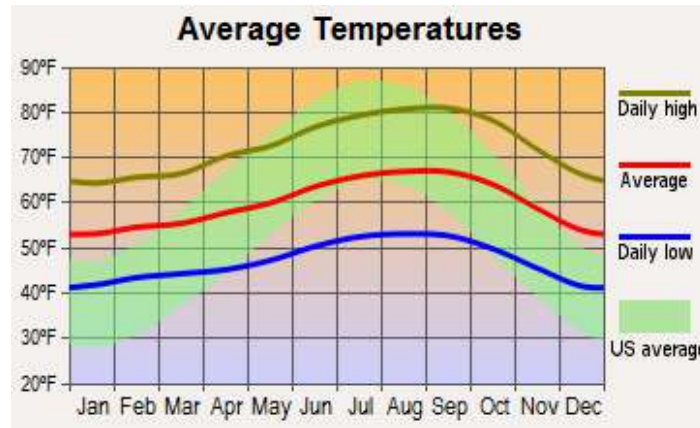
Santa Margarita is a small unincorporated community located in San Luis Obispo County, California. The town is situated approximately 10 miles north of San Luis Obispo and offers a peaceful and picturesque setting with a rich history and plenty of outdoor activities. The area is known for its local and nearby vineyards and wineries, which attract visitors to the region. The surrounding area offers ample opportunities for outdoor recreation, including hiking, biking, and horseback riding. The nearby Santa Margarita Lake is a popular spot for fishing and boating. The 2010 United States Census reported that Santa Margarita had a population of 1,259, Santa Margarita has a close-knit community with local businesses, schools, and community organizations contributing to its vibrant atmosphere.

## About San Luis Obispo County, CA:

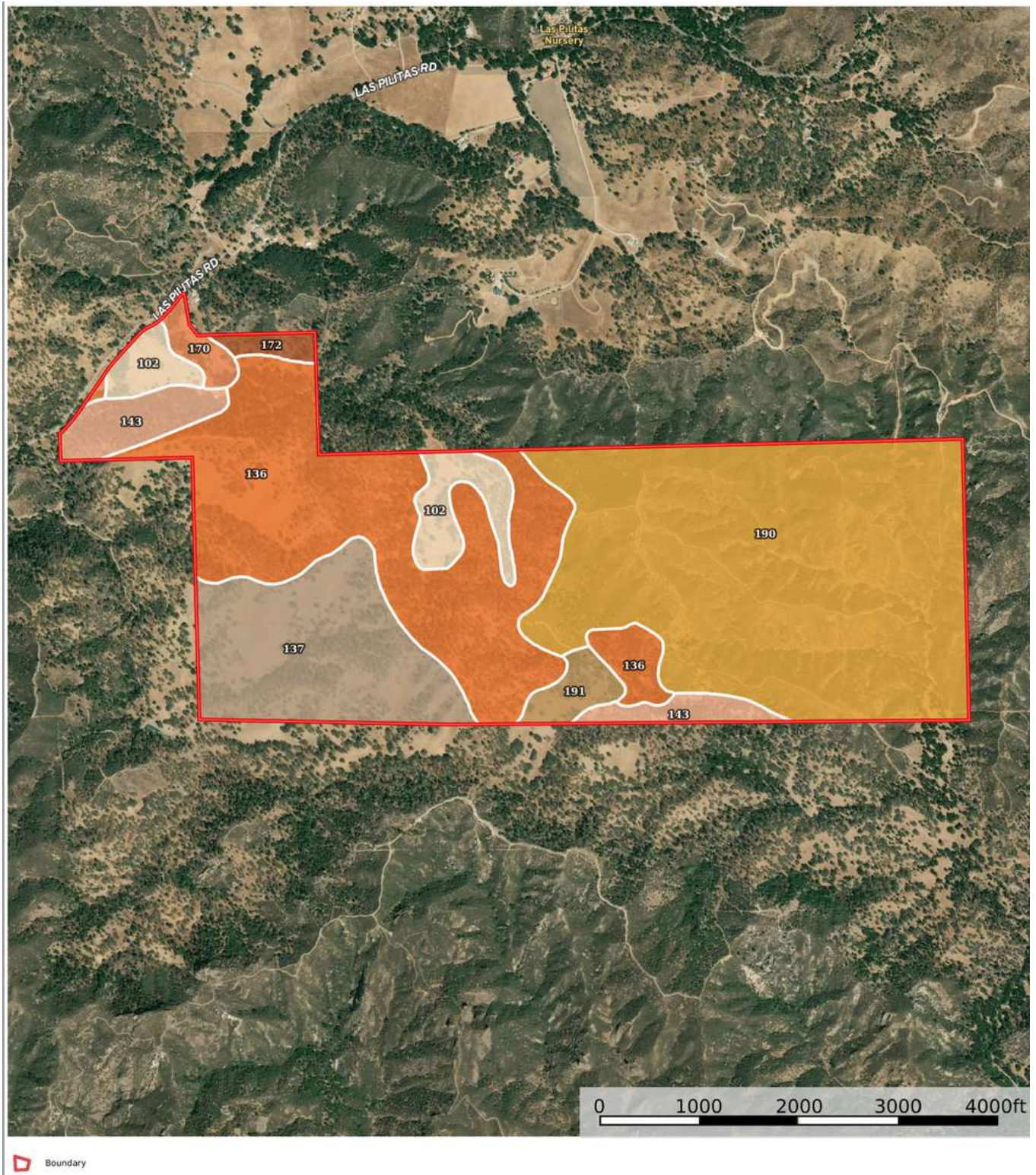
San Luis Obispo County encompasses an area along the Pacific Ocean, between Los Angeles and the San Francisco Bay Area. The county seat is San Luis Obispo. The county is known for California Polytechnic State University (Cal Poly), San Simeon (Hearst Castle), Cayucos, Morro Bay, and Mission San Luis 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 is the third largest producer of wine in California, surpassed only by Sonoma and Napa Counties.



# Weather for San Luis Obispo, CA\*

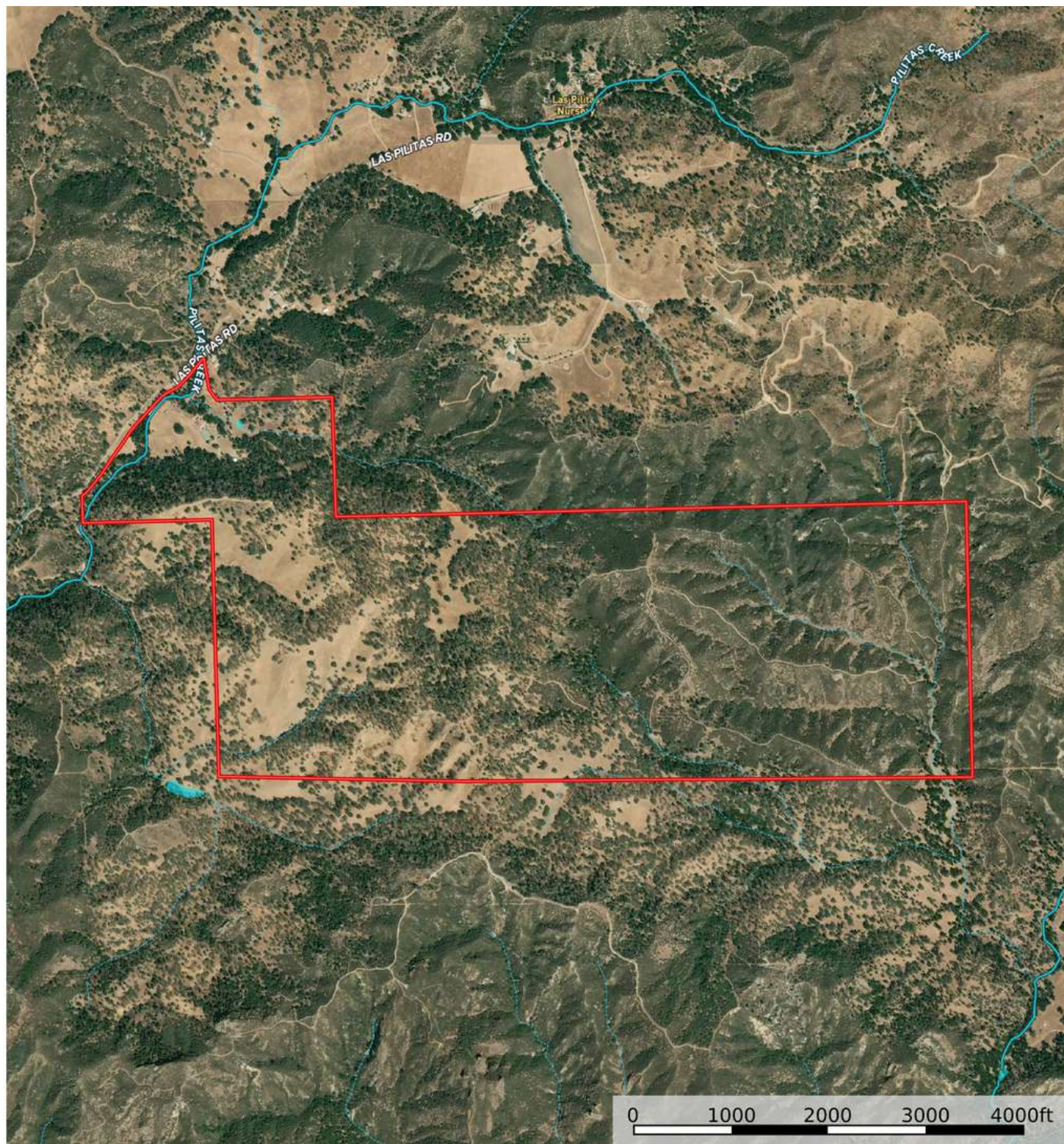


# Soil Map



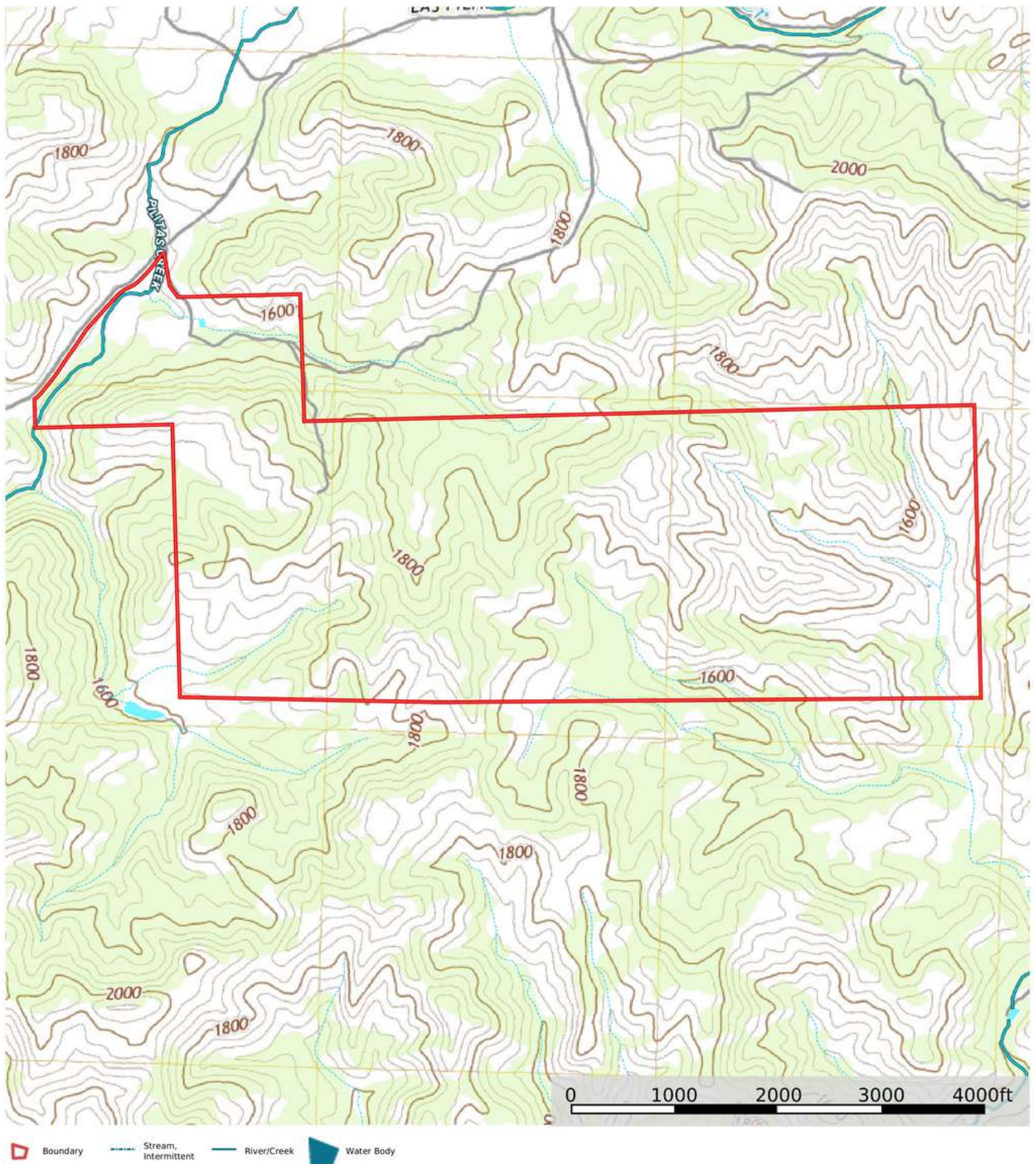
*For a more in-depth soil report, please contact the listing agent*

# Hex Aerial / MB Satellite Map

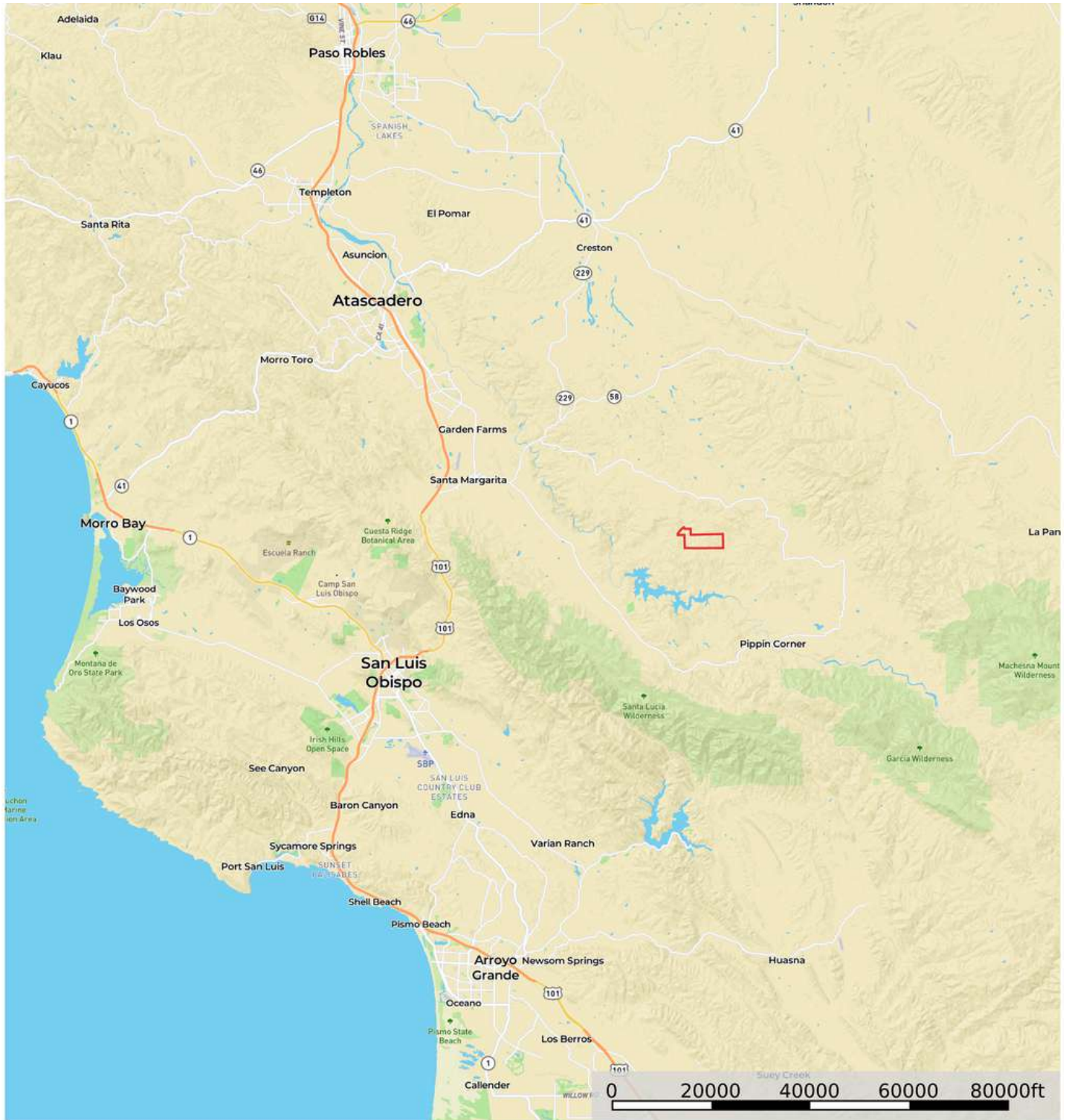


Boundary Stream, Intermittent River/Creek Water Body

# Modern Topo Map



# Street Map



 Boundary

# 3D Map

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