

±143 ACRE RANCH WITH PARORAMIC VIEWS



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OVERVIEW

Summary

- Asking Price: \$1,787,500
- Address: Oconnor Way, San Luis Obispo, CA
- APNs: 067-051-022
- Parcel Size: +/- 143 acres
- Zoning: Agriculture

Overview

This beautiful ranch is located just south of Camp San Luis, west of Cerro Romauldo mountain and nestled within the Nine Sisters, a chain of prominent volcanic peaks. The ranch is only 12 miles from Avila Beach to the south, 8 miles from Morro Bay Beach to the northwest, and despite its rural feel, is located just a few minutes from downtown San Luis Obispo.

The property is fenced and has no structures. The road which leads to the top of the mountain has recently been redone and offers breathtaking 360 degree views and peaks of the Pacific Ocean. Several natural springs run through the property, as well as one Ag well which produced approximately 27 GPM at only 16 feet. Currently there are no crops grown on the ranch, but it has been leased in the past for cattle grazing. The soil is comprised of a mix of clays, loam and rock outcrop. The property is in the Williamson Act which offers a buyer a lower tax basis. Low interest rate loan may be assumable.

Approximately 40 acres of the property are flat or relatively flat, with the remaining rolling hills and breathtaking peaks. The ranch features several possible building sites for your dream home. Don't miss out on this opportunity to purchase an amazing piece of the central coast.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP

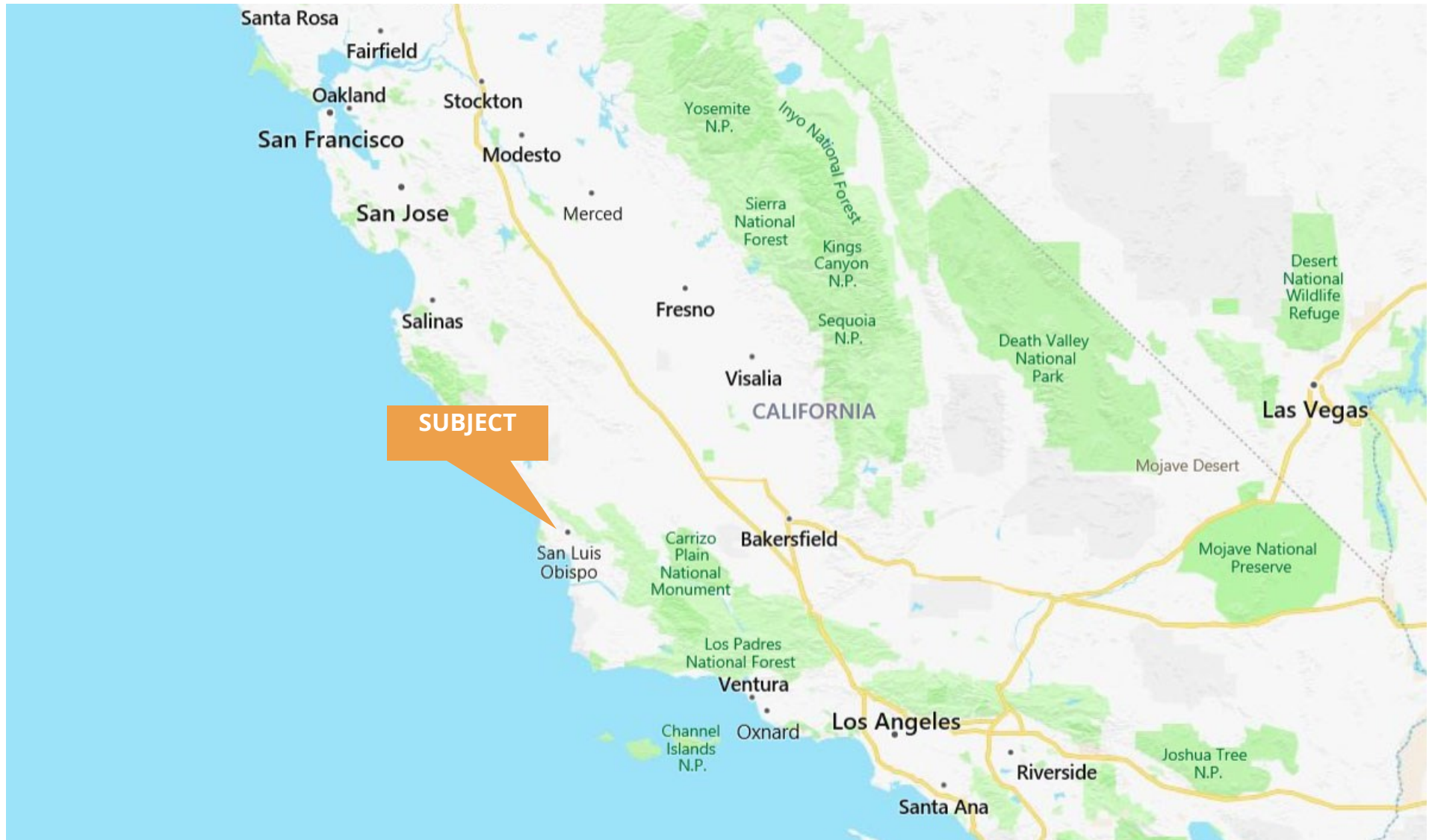


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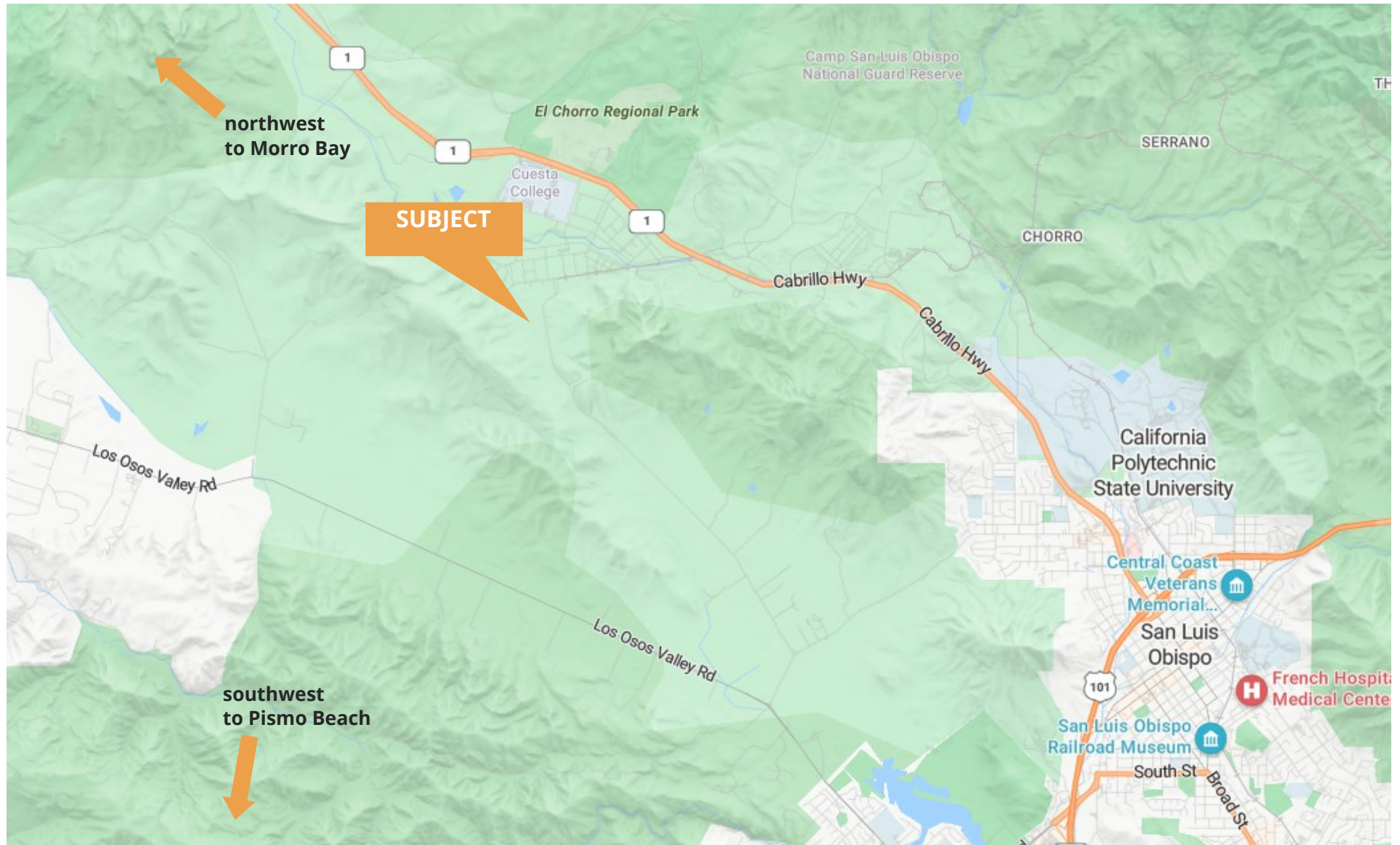
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REGIONAL MAP



LOCAL AREA MAP



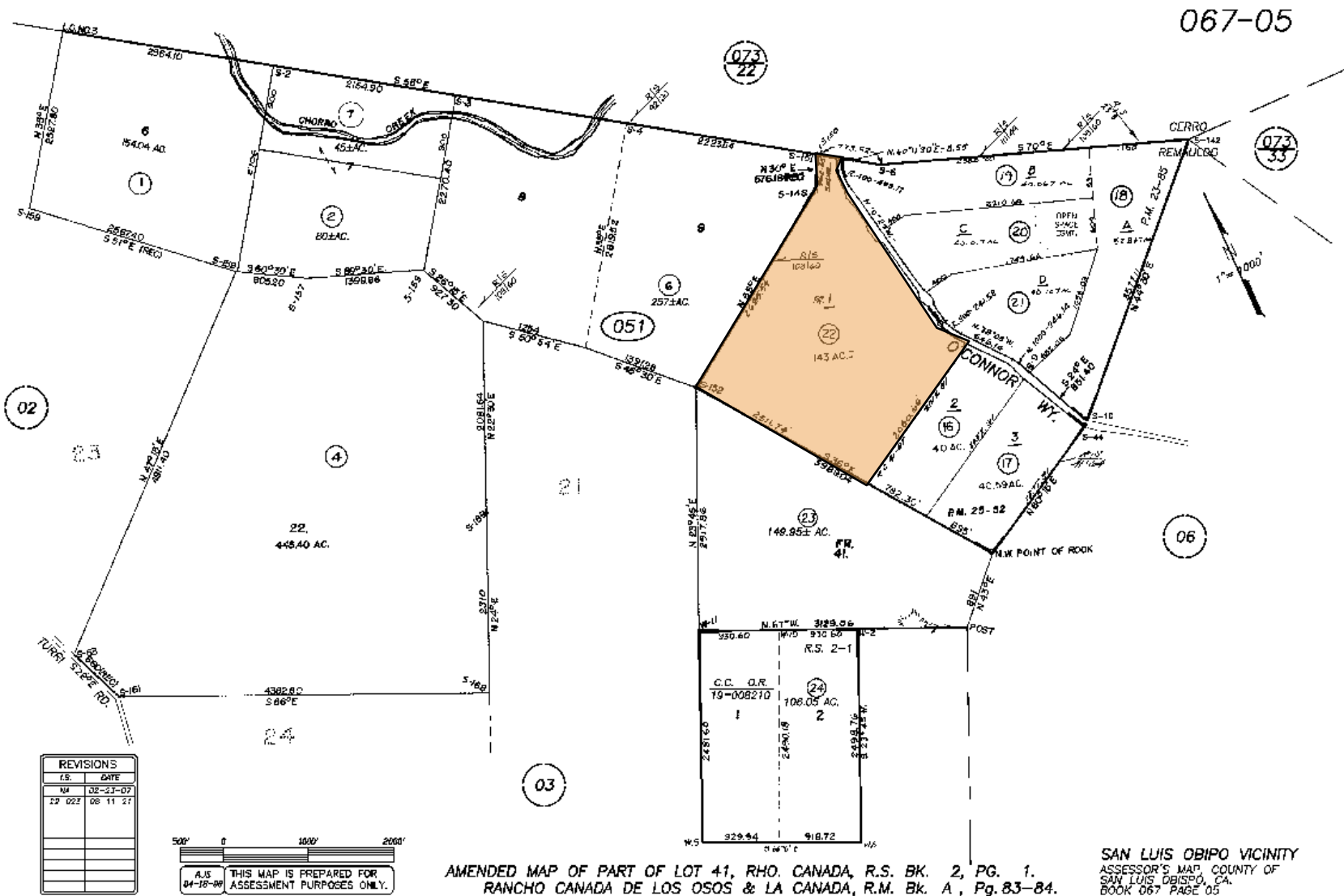
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PARCEL MAP

067-05

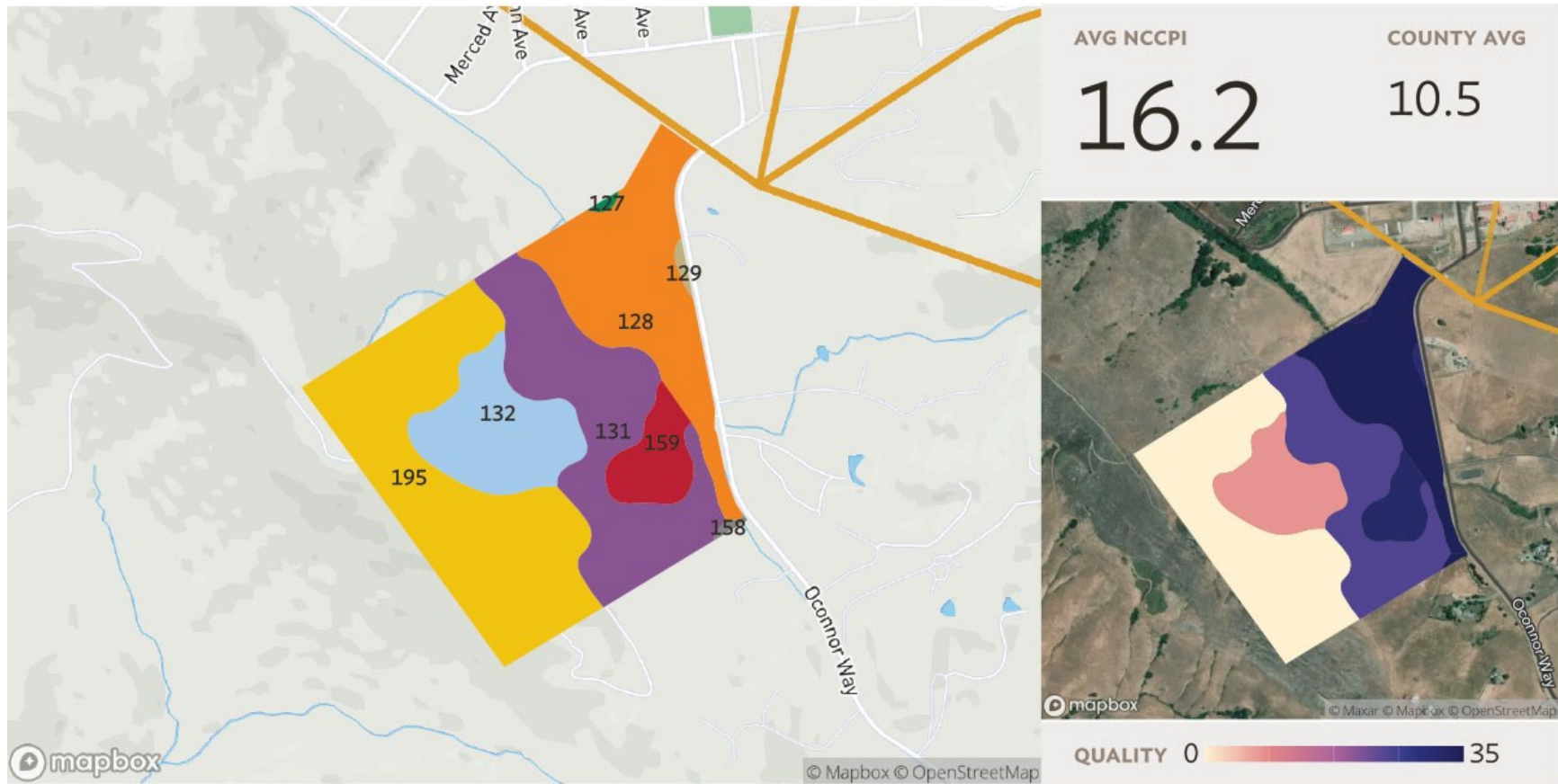


SOIL SURVEY MAP



Fields | Soil Survey

1 field, 143 acres in San Luis Obispo County, CA



Source: NRCS Soil Survey



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SOIL DESCRIPTION

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
195	Rock outcrop-Lithic Haploxerolls complex, 30 to 75 percent slopes	50.25	35.1%	8	N/A
131	Diablo and Cibo clays, 15 to 30 percent slopes	35.38	24.7%	4	24.6
128	Cropley clay, 2 to 9 percent slopes, MLRA 14	30.36	21.2%	3	34.3
132	Diablo and Cibo clays, 30 to 50 percent slopes	18.48	12.9%	6	7.5
159	Los Osos loam, 9 to 15 percent slopes	7.54	5.3%	4	31.7
129	Diablo clay, 5 to 9 percent slopes, MLRA 15	0.48	0.3%	4	30.5
158	Los Osos loam, 5 to 9 percent slopes	0.31	0.2%	3	34.2
127	Cropley clay, 0 to 2 percent slopes, MLRA 14	0.31	0.2%	3	33.3
		143.11			16.2

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COMMUNITY OVERVIEW

San Luis Obispo is approximately 190 miles north of Los Angeles and 230 miles south of San Francisco. The city, locally referred to as SLO, is the county seat of San Luis Obispo County and is adjacent to renowned California Polytechnic State University.

San Luis Obispo continually ranks among the premier places to live and visit in the United States. Each year San Luis Obispo finds its way onto dozens of lists featuring the activities, natural resources, food and wine scene, shopping, entertainment and the many benefits that make San Luis Obispo so special.

San Luis Obispo is famous for its downtown farmers' market where vendors sell food and goods and various visual and music artists perform, it's renowned wine regions, the San Luis Obispo International Film Festival, and breathtaking nearby beaches just to name a few.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 POPULATION	6,731	53,659	64,624
2025 PROJECTION	6,628	54,404	65,380
GROWTH 2020-2025	(2.11%)	1.55%	1.45%
HOUSEHOLDS	2,650	20,324	21,920
AVERAGE HH INCOME	\$90,257	\$82,289	\$86,998
OWNER OCCUPIED	1,342	7,548	8,735
RENTER OCCUPIED	1,308	12,776	13,185



CONFIDENTIALITY AGREEMENT & DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Hart Commercial Real Estate.

The information in this Offering Memorandum has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Hart Commercial Real Estate or the Seller. Neither Hart Commercial Real Estate nor the Seller have verified, and will not verify, any of the information contained herein. Neither Hart Commercial Real Estate nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Hart Commercial Real Estate or the Seller. This Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein.

Prospective purchasers are recommended to seek their own professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

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