

411 Acres, Two Coastal California Ranches, Estero Bay - Morro Bay, CA

**FOR
SALE**

**Price
Reduction**

Contact:
Steve McCarty
DRE#: 00977930
Steve Davis
DRE#: 01843738



Property Features:

- ◆ Two Prime Coastal Ranch Properties for sale. The two ranches are separate and contiguous and can be purchased individually or as a group.
- ◆ Both parcels have ocean views
- ◆ Each parcel has access to a dedicated domestic well.
- ◆ Individual Lots and Acreage
 - 2 Toro Creek Road (Lot 2) Approx. 206.87 Acres - ~~\$1,760,000~~ **\$1,500,000**
 - 4 Toro Creek Road (Lot 4) Approx. 204.24 Acres - ~~\$1,430,000~~ **\$1,100,000**
- ◆ More information available upon request

Stafford-McCarty
Commercial Real Estate
641 Higuera St., Suite 201
San Luis Obispo, CA 93401
805-543-1801
www.staffordmccarty.com
DRE#: 01240829



Summary

Two coastal ranches are for sale. Both ranches are adjacent to each other and are for sale individually or as a group. These ranches have dedicated domestic wells, either on the subject parcel or an adjacent parcel and Seller will record a restriction on water usage. All ranches have sloping terrain with flatter areas closer to Toro Creek Road.

*“Pristine Rural Coastal
California Ranch
Acreage.”*

Estero Bay Ranches

Overall Property Description:	Two parcels: Lots 2 and 4. San Luis Obispo County. Recent title report on file.
Lot 2:	Acreage: +/- 206.87 Acres Land Use: Agricultural Well: on parcel. See detail following this summary. Environmental Reports: Soil Report: Report on file, available on request Easements: See Map Buildings: None
Lot 4:	Acreage: +/- 204.24 Acres Land Use: Agricultural Well: on adjacent parcel. See detail following this summary. Environmental Reports: Soil Report: Report on file, available on request Easements: See Map Buildings: None



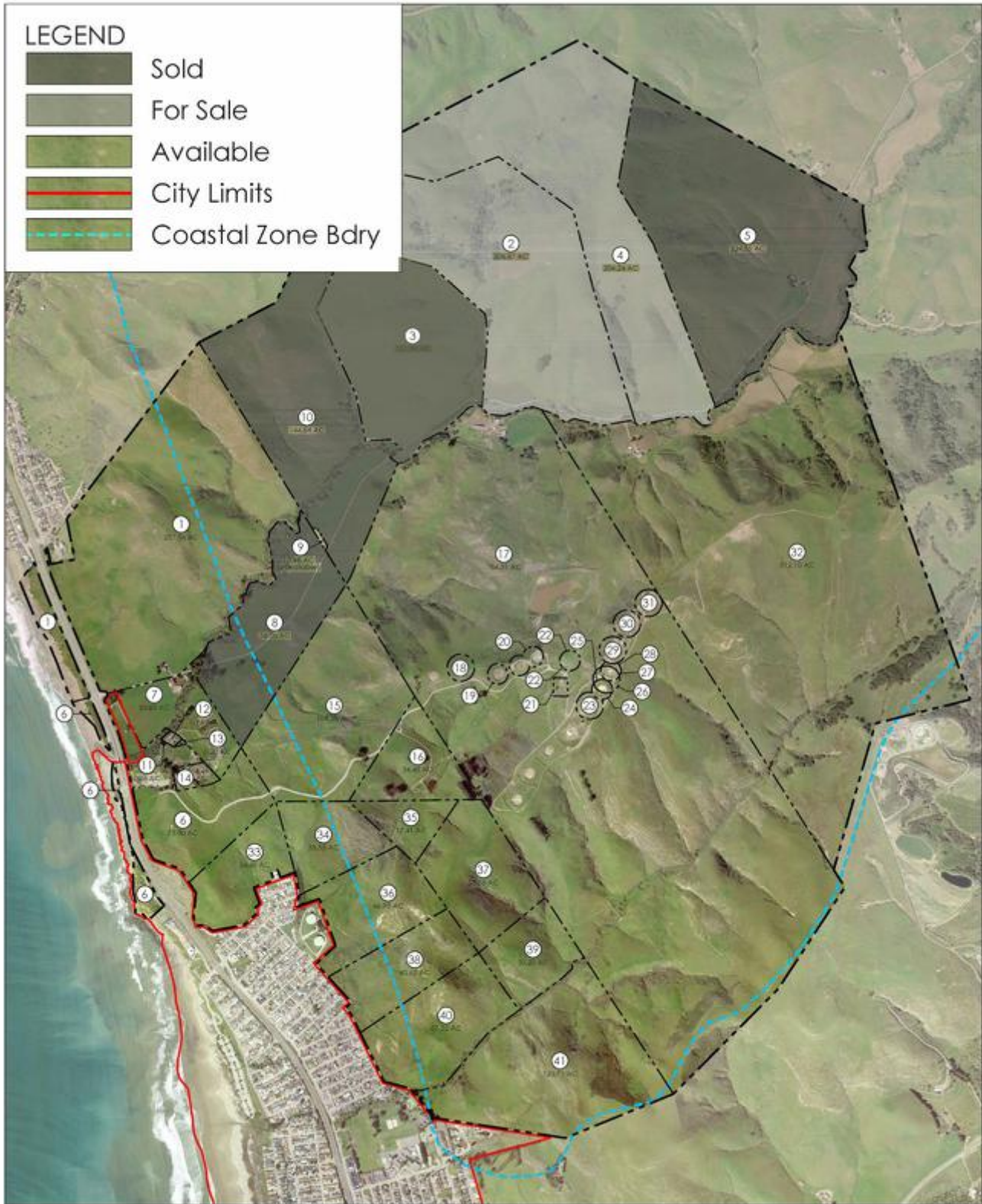
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641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 * 805-543-1801 (voice) * 805-543-1857 (fax)
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Lots 2 and 4 – Toro Creek Road

Note the order of the lot numbering. From the coast coming East on Toro Creek Road, the lot order is 3,2,4.



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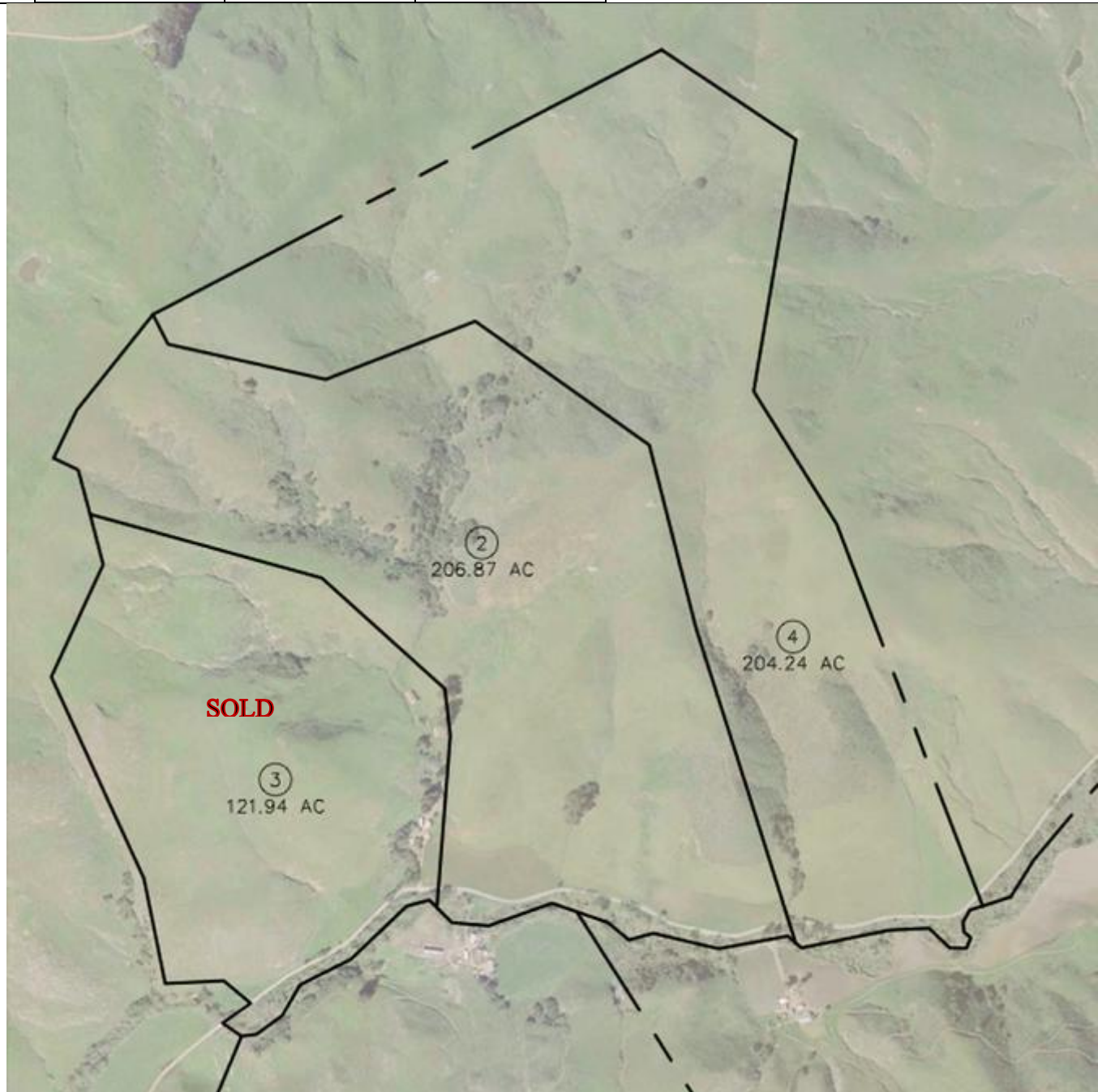
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Estero Bay Ranches – Lots 2 and 4 – Central Coast California

Lots 2 and 4 – Toro Creek Road

Lot #	Size (acres)	Price (New)
2	206.87	\$1,500,000
4	204.24	\$1,100,000



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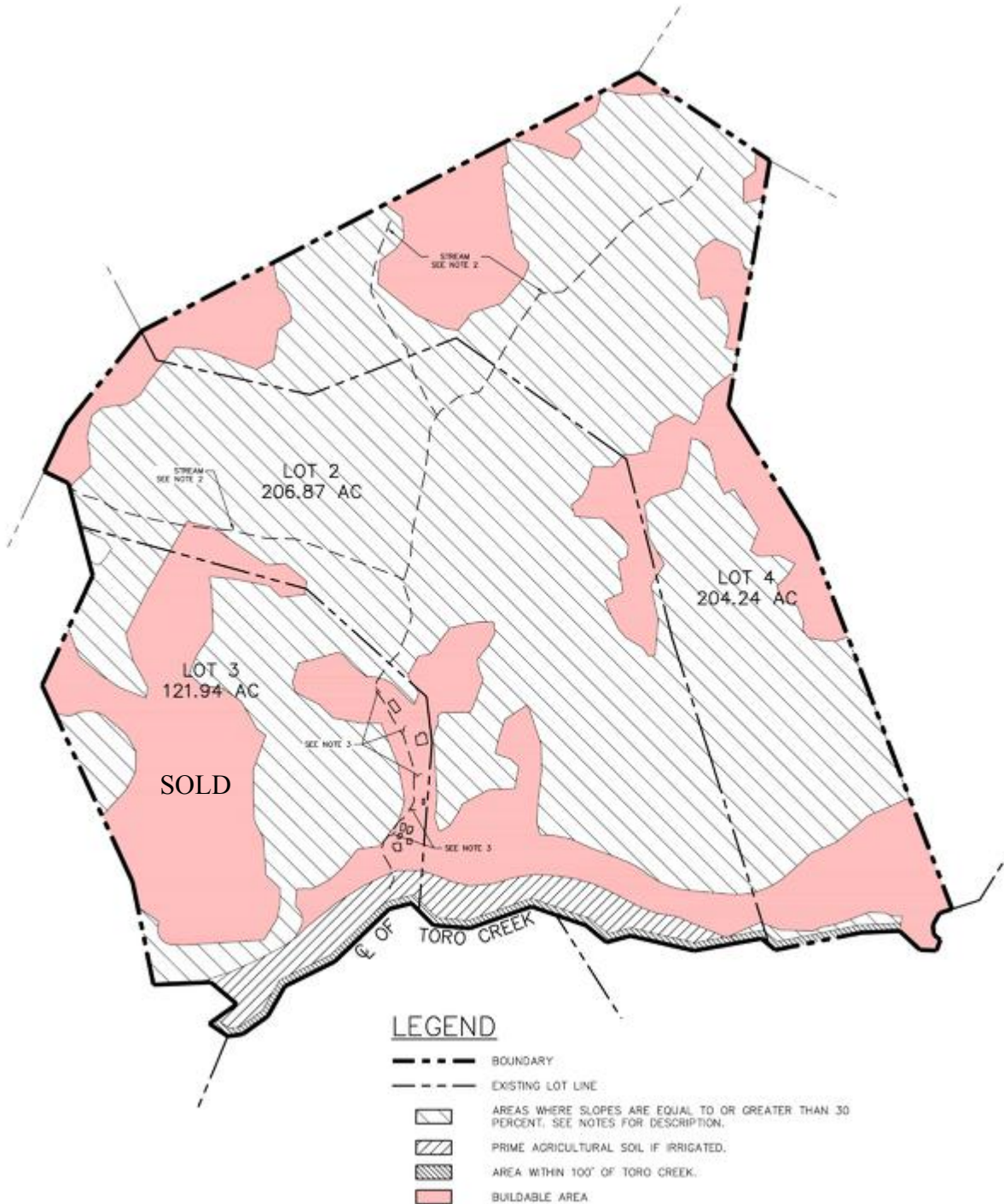
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Estero Bay Ranches – Lots 2 and 4 – Central Coast California

Lots 2 and 4 – Buildable Areas

Note #:	Details:
1	Grading shall be limited to slopes of less than 30 percent, except as provided in Section 22.52.060(b)(2).
2	Blue line stream per Morro Bay North USGS Quadrangle Map. All development shall be setback 25 feet from the top of bank.
3	Existing disturbed ranch area exempt from 25 foot top of bank setback requirements.
4	No Building in environmentally sensitive area



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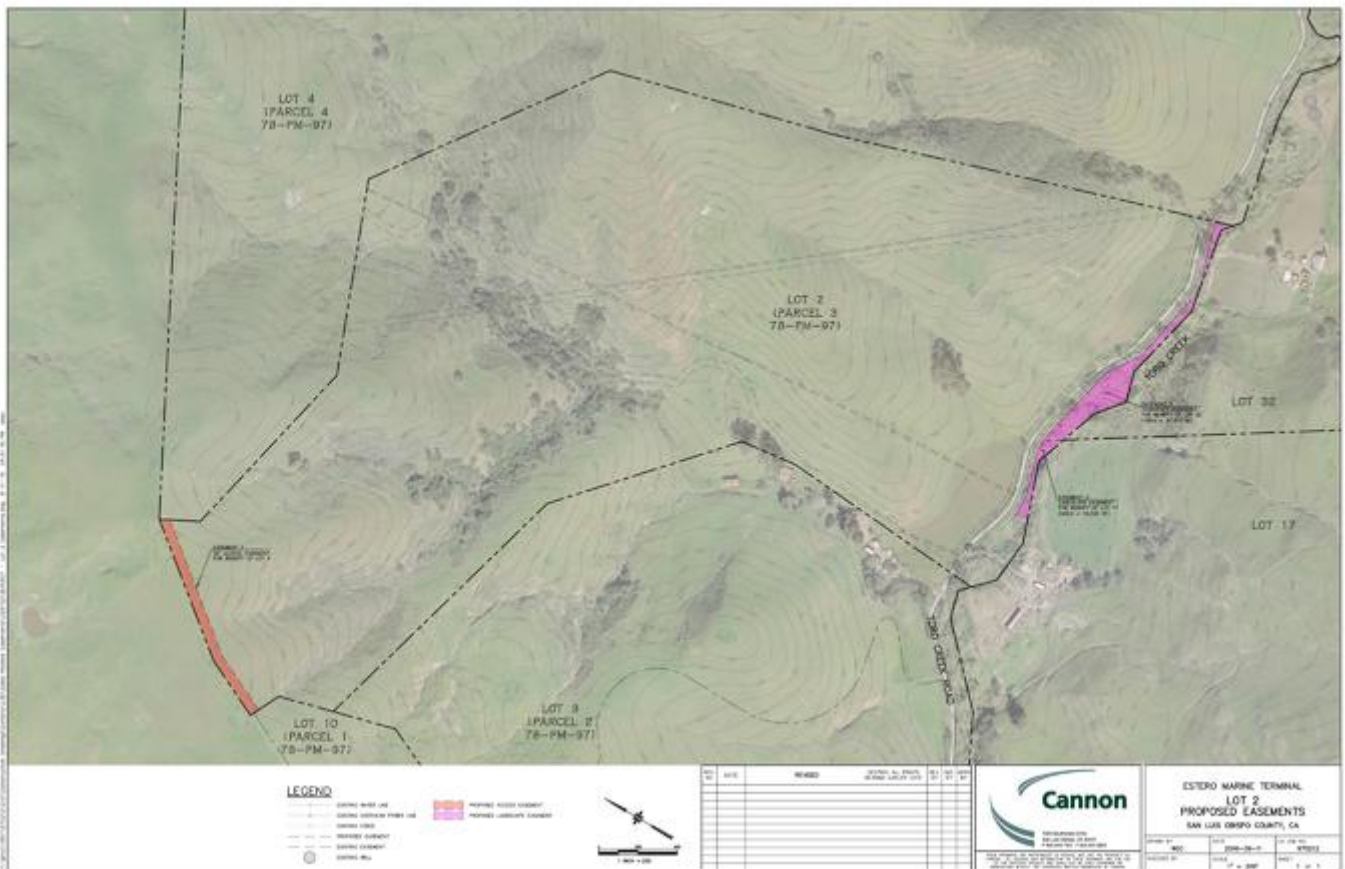
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Lot 2 - Toro Creek Road, Morro Bay, CA

Lot 2 –Toro Creek Road

This ranch has Toro Creek road running along the southern edge of the property and has it's own well.

Lot 2 – Toro Creek Road	
Gross Acreage:	Approximately +/-206.87 Acres
Soil Types	Available upon request
Well Information	Electric .5 hp pump, 14" casing, 39.6' depth, 2.7 GPM
Zoning	Agriculture
Special Features:	No Buildings on parcel. Parcel boundaries partially fenced. Proposed easements shown on map.



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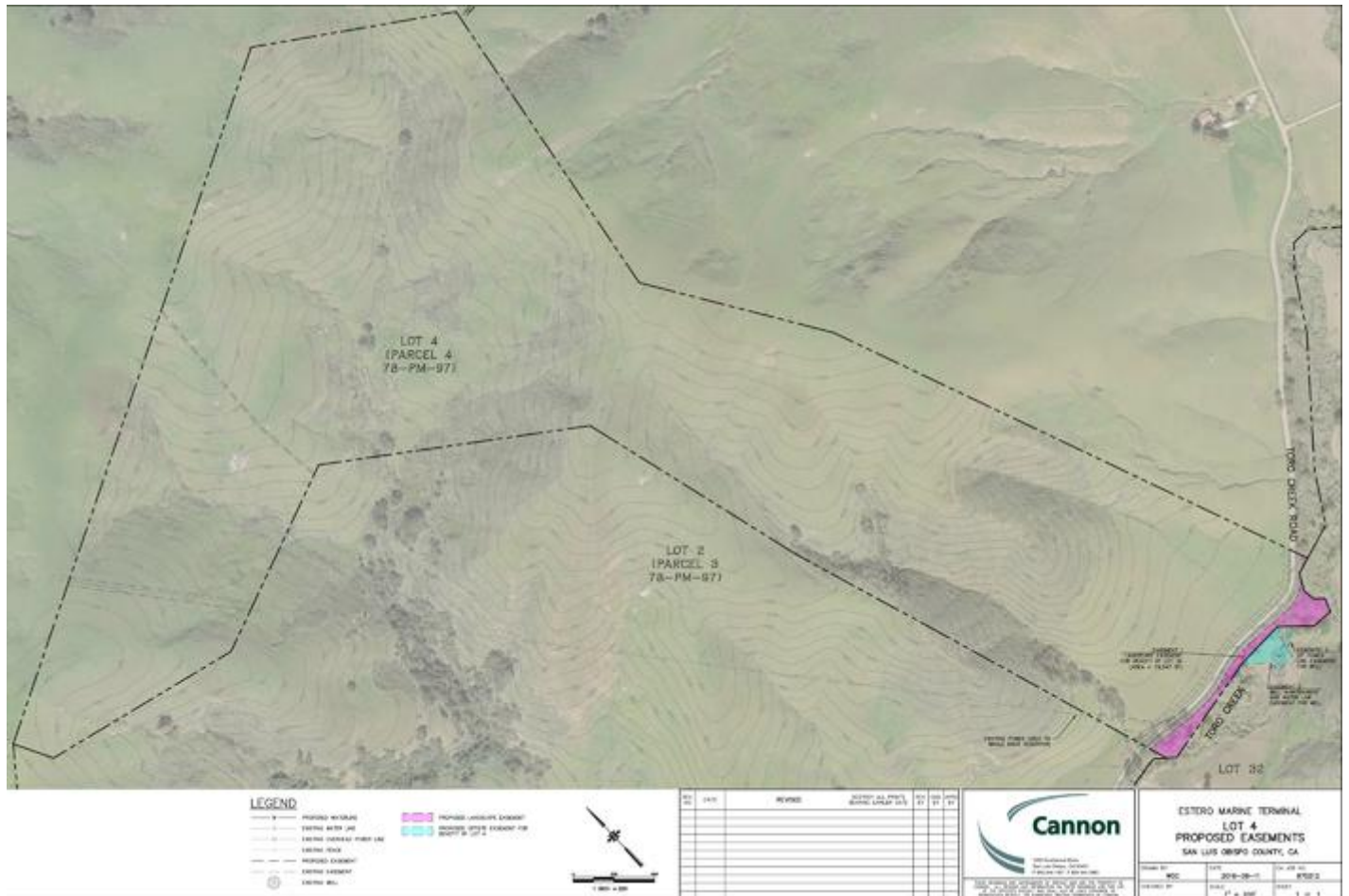
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Lot 4 - Toro Creek Road, Morro Bay, CA

Lot 4 –Toro Creek Road

This ranch has Toro Creek road running along the southern edge of the property and has it's own well.

Lot 4 – Toro Creek Road	
Gross Acreage:	Approximately +/-204.24 Acres
Soil Types	Available upon request
Well Information	Well installed 9/2015 - 10 gpm 46' depth,
Zoning	Agriculture
Special Features:	No Buildings on parcel. Parcel boundaries are partially fenced. Proposed easements shown on map.



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