

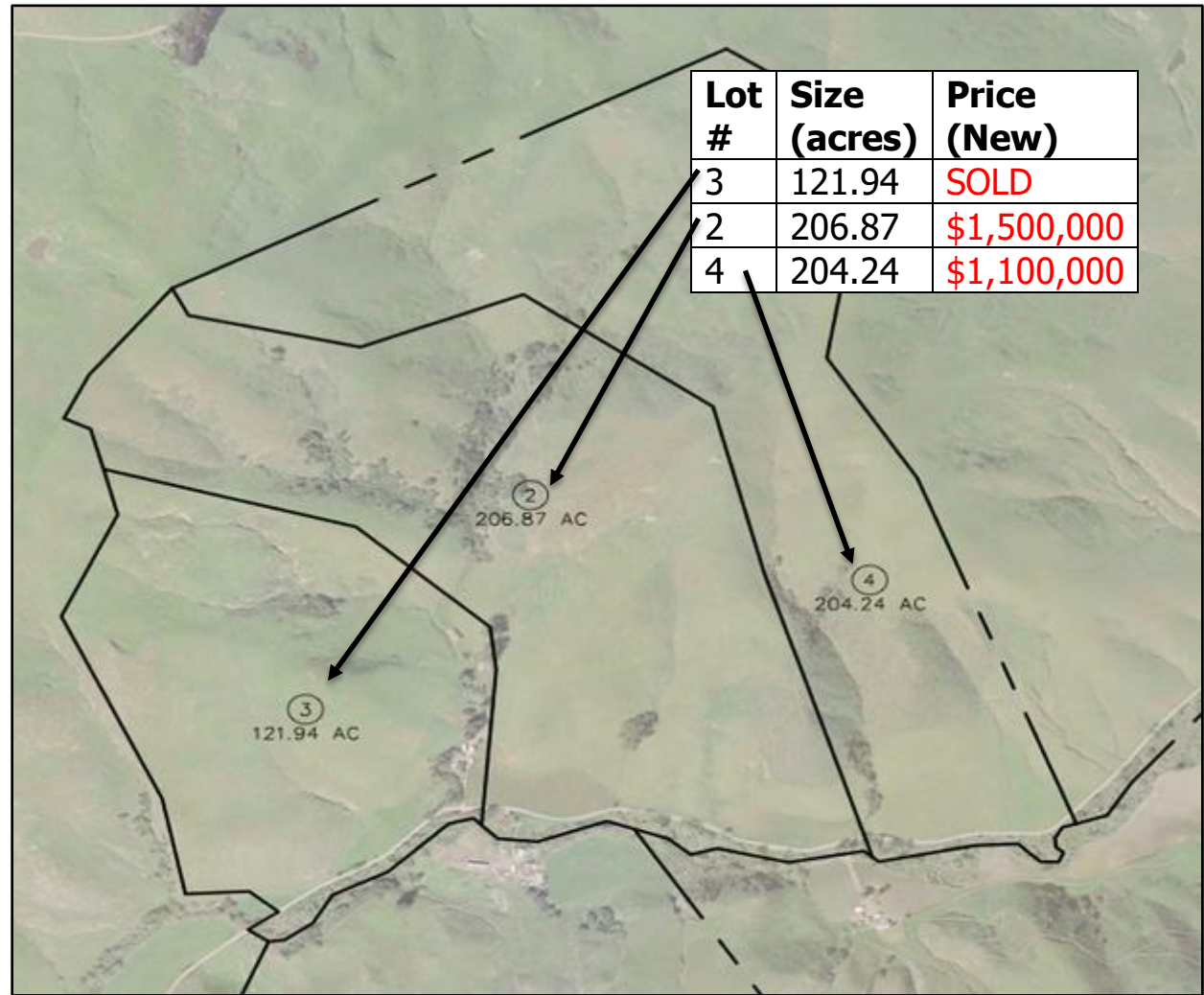
## FOR SALE: 533.05 Acres, Two Coastal California Ranches Estero Bay - Morro Bay, CA

- Three Prime Coastal Ranch Properties for sale. The three ranches are separate and contiguous and can be purchased individually or as a group.
- All 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



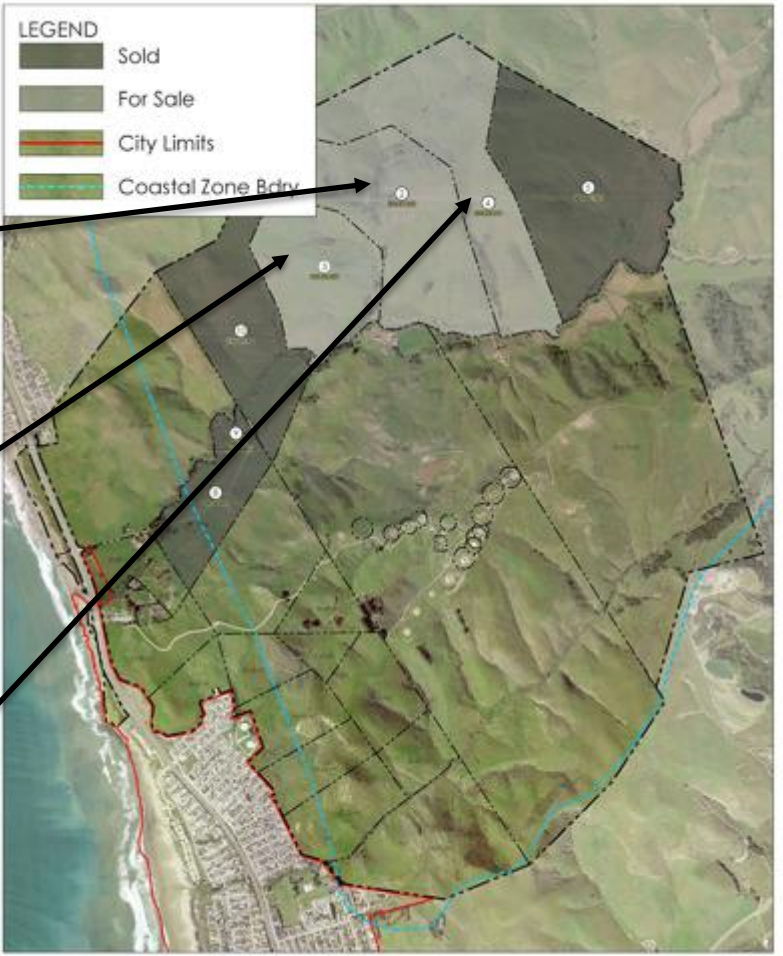
## FOR SALE: 533.05 Acres, Two Coastal California Ranches Estero Bay - Morro Bay, CA

Three coastal ranches are for sale. All three ranches are adjacent to each other and are for sale individually or as a group. The two ranches are clear of improvements. All parcels have a 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.









Estero Bay Ranches	
<b>Overall Property Description:</b>	Three parcels: Lots 2, 3 and 4. San Luis Obispo County. Recent title report on file.
<b>Lot 2:</b>	<b>Acreage:</b> +/- 206.87 Acres <b>Land Use:</b> Agricultural <b>Well:</b> on parcel. See detail following this summary. <b>Environmental Reports:</b> <b>Soil Report:</b> Report on file, available on request <b>Easements:</b> See Map <b>Buildings:</b> None
<b>Lot 3:</b>	<b>Acreage:</b> +/- 121.94 Acres <b>Land Use:</b> Agricultural <b>Well:</b> on parcel. See detail following this summary. <b>Environmental Reports:</b> <b>Soil Report:</b> Report on file, available on request <b>Easements:</b> See Map <b>Buildings:</b> 2 residences and various outbuildings
<b>Lot 4:</b>	<b>Acreage:</b> +/- 204.24 Acres <b>Land Use:</b> Agricultural <b>Well:</b> on adjacent parcel. See detail following this summary. <b>Environmental Reports:</b> <b>Soil Report:</b> Report on file, available on request <b>Easements:</b> See Map <b>Buildings:</b> None

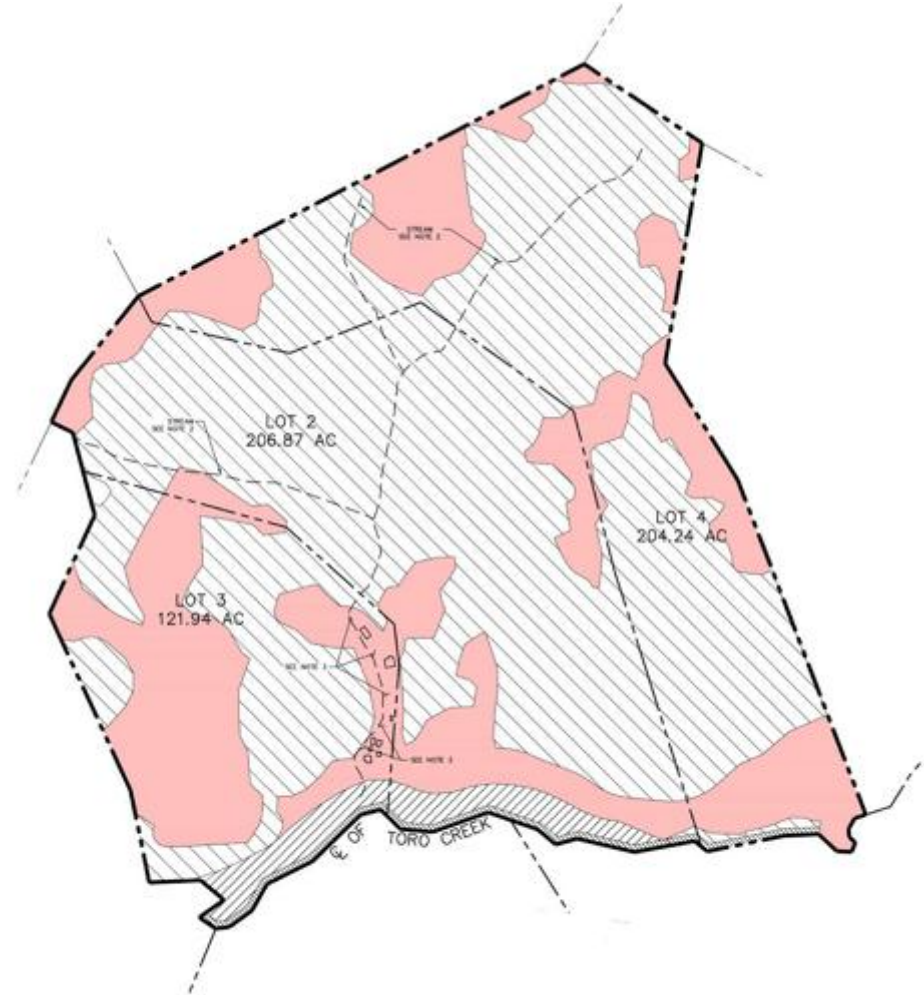
SOLD



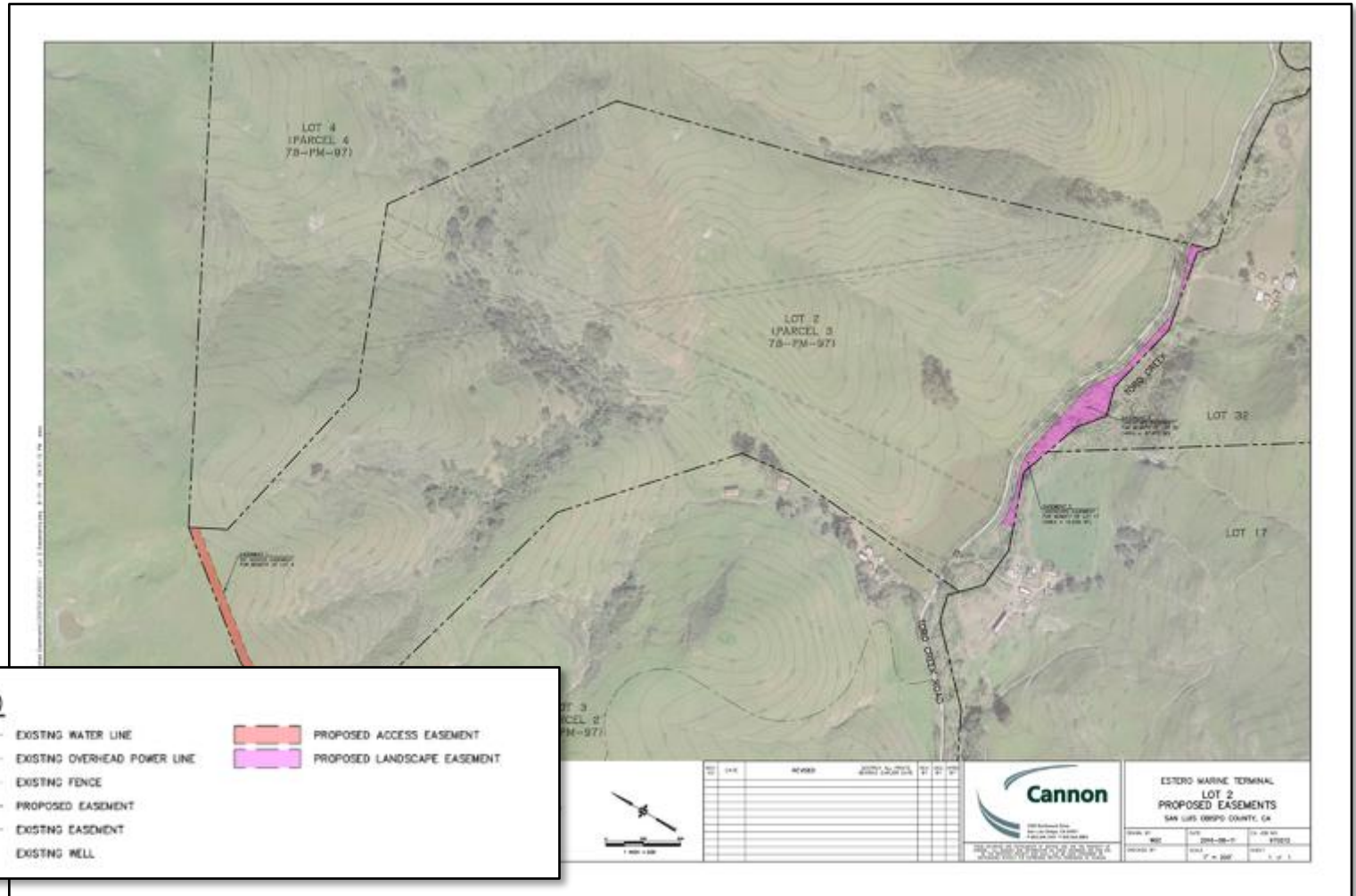
Note #:	Details:
1	Grading shall be limited to slopes of less than 30 percent, except as provided in Section 22.52.060(b)(2).
2	Blue line stream per Morro Bay North USGS Quadrangle Map. All development shall be setback 25 feet from the top of bank.
3	Existing disturbed ranch area exempt from 25 foot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

### LEGEND

	BOUNDARY
	EXISTING LOT LINE
	AREAS WHERE SLOPES ARE EQUAL TO OR GREATER THAN 30 PERCENT. SEE NOTES FOR DESCRIPTION.
	PRIME AGRICULTURAL SOIL IF IRRIGATED.
	AREA WITHIN 100' OF TORO CREEK.
	BUILDABLE AREA



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.



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.

