

71.78 Acre Lemon Ranch

215 Rancho Rd., Nipomo, CA

Mature Lisbon Lemons

FOR SALE



Contact:

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641 Higuera Street, Suite 201
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805.543.1801
Updated: 3/25/2024

McCarty  **Davis**
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer the opportunity to purchase a unique 72 acre lemon ranch at 215 Rancho Rd. in Nipomo, California. This professionally managed ranch also offers the opportunity for future estate development surrounded by orchard in the heart of Mediterranean climes of the Central Coast.

Property Facts

- APN(s): 090-051-034 (59.02 AC)
090-051-038 (10 AC)
090-051-039 (2.76 AC)
- Total Acreage: +/- 71.78 Acres
- Plantings: Lisbon Lemons (Macrophylla Root Stock)
 - Block 1= Planted 2001 & 2003
 - Block 2= Planted 1972, 1987-1991, 2003
 - Block 3= Planted 1972, 1987-1997, 2004, 2020 (not yet producing)
- Water: 2 AG wells (one non-operational) and 1 domestic well
- GSA: Property not located within a designated ground water basin

Financials

Sale Price: \$4,150,000 (\$57,639 per acre)

Additional Info

Due Diligence packet available upon request



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Image © 2024 Airbus

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E Knotts St

Rancho Rd

224

206

224 - Zaca Clay, 9% - 15% slope (49.9 AC)

206 - Santa Lucia very shaly clay loam, 9% - 15% slope (22.7 AC)

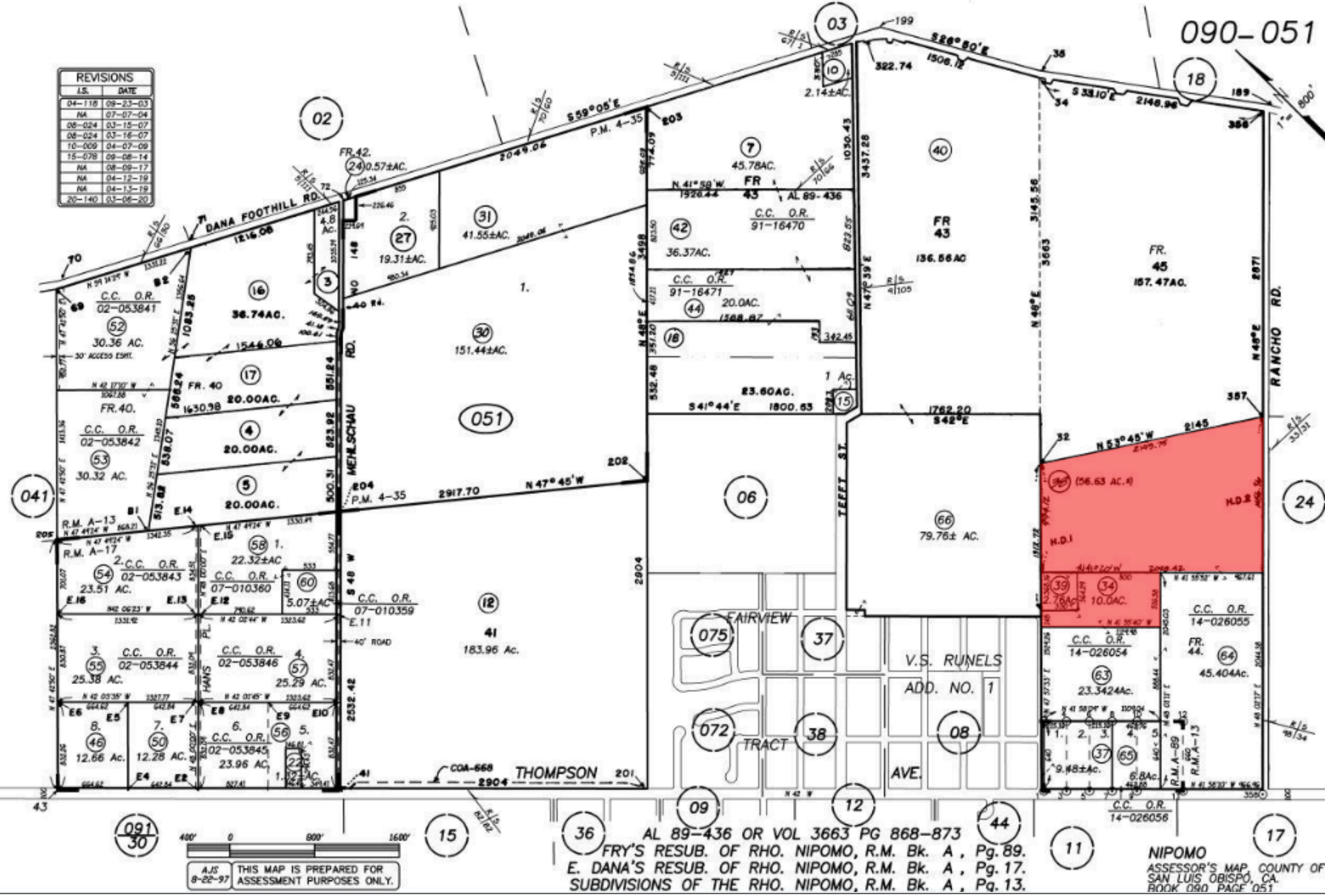
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REVISIONS	
L.S.	DATE
04-118	09-23-03
NA	07-07-04
08-024	03-15-07
08-024	03-16-07
10-009	04-07-09
15-078	09-08-14
NA	08-09-17
NA	04-12-19
NA	04-13-19
20-140	03-06-20



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Residence (Manufactured Home)



Front Porch



View looking East from residence



View from front porch

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Mature Lisbon Lemon Trees



Equipment Barn



Increasing Yields



Wind turbine and well

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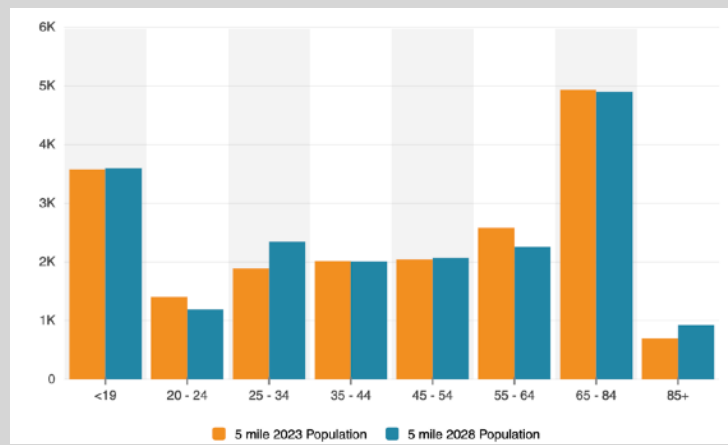
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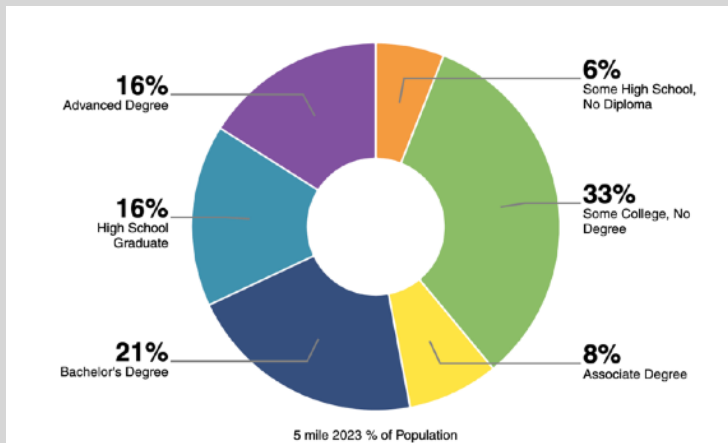
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Demographics

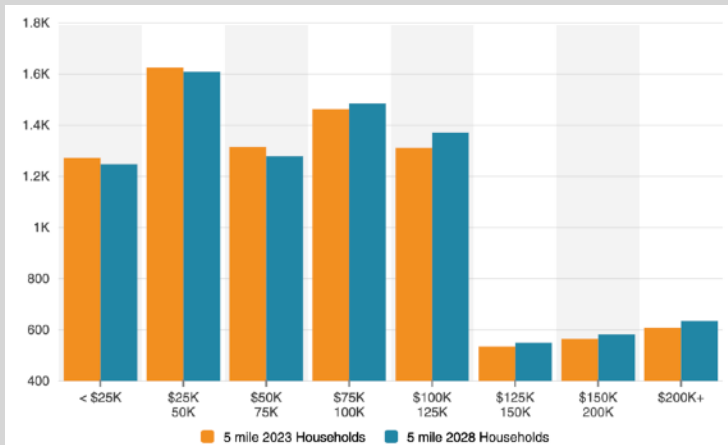
Population By Age



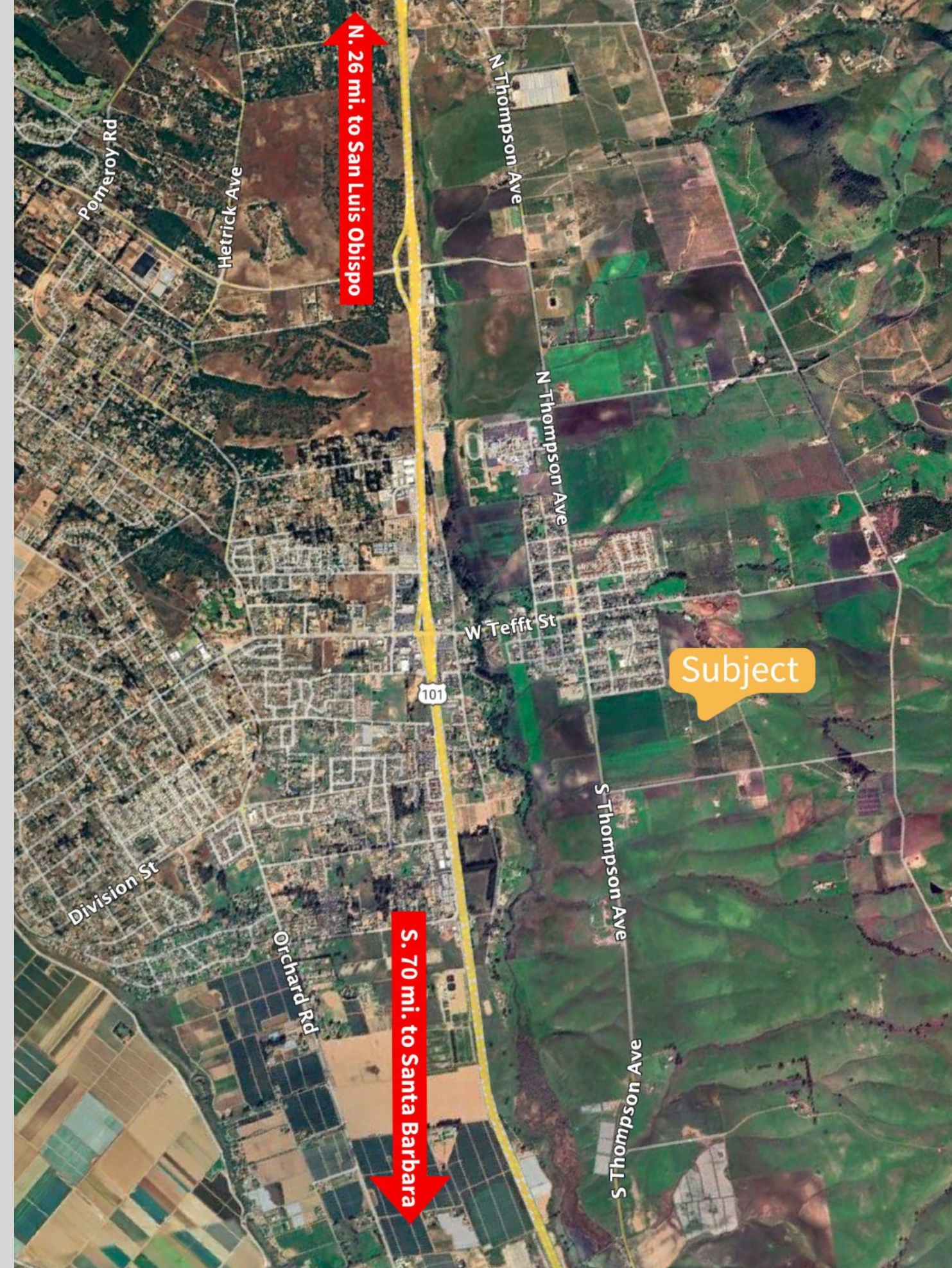
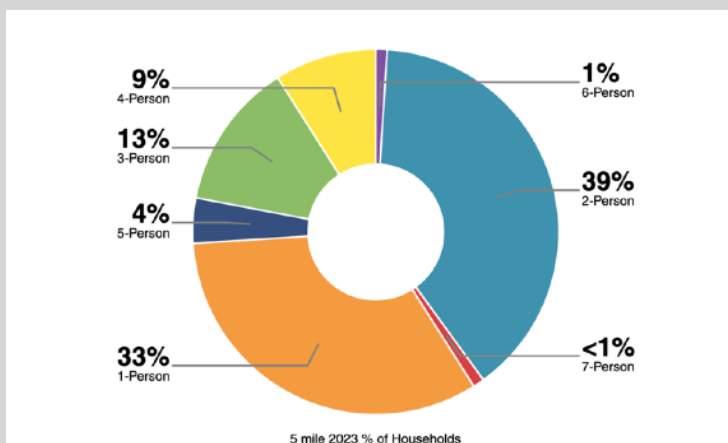
Educational Attainment



Household Income



Household Size



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***For More
Information***

*To receive more
information please
call or email us. Our
contact information
is below and we
look forward to
talking to you.*



*The information contained herein has been obtained from the owner of the property or from other sources deemed reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.*

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