

LOS OSOS VALLEY RANCH

354± ACRES | \$5,325,000 | LOS OSOS, CALIFORNIA



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LOS OSOS VALLEY

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3535 & 3863 Los Osos Valley Road | Los Osos, California 93402



Overview

Los Osos Valley Ranch is nestled in the Los Osos Valley and boasts unrivaled views stretching over open grasslands and fertile countryside to the Pacific Ocean and the majestic Hollister Peak. Presenting 354±-acres of livestock grazing land and dryland farm ground, speckled with brushy vegetation, and studded with oak and eucalyptus trees, Los Osos Valley Ranch is comprised of 2 certificated parcels and complemented with two homesteads.

Improvements include two permanent residences, two manufactured homes, three vintage barns, four shops and several appurtenant structures. Water is supplied via two wells, a year-round spring, and two seasonal creeks supplying ample water for residential uses, livestock grazing, wildlife habitats, and dryland farming.

Los Osos Valley Ranch's greatest asset is its location, sitting midway between the Pacific Ocean and the county seat, San Luis Obispo. The Ranch's proximity to the ocean offers mild, Mediterranean climate ideal for agricultural uses, while simultaneously presenting the convenience of proximity to a city hub.



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www.clarkcompany.com/properties/Los-Osos-Valley-Ranch

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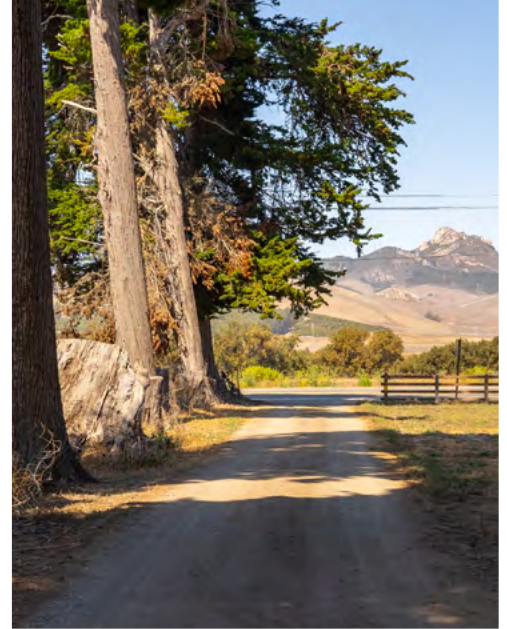
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Los Osos Valley Ranch is positioned at 3535 and 3863 Los Osos Valley Road in Los Osos, situated in San Luis Obispo County. The Ranch lies 5± miles inland from the Pacific Ocean and the quaint towns of Los Osos and Morro Bay. Positioned 6± miles west of Highway 101, Los Osos Valley Ranch is also just minutes away from downtown San Luis Obispo (the county seat), where you will find amenities and conveniences including shopping, entertainment, and restaurants.

Los Osos presents restaurants, hotels, golf course, and a small-town market. Morro Bay, positioned 6± miles north, provides year-round water activities such as kayaking, fishing, and surfing. Other recreational advantages include oceanside golfing, biking, and birdwatching.

San Luis Obispo County Regional Airport sits approximately 11± miles east of the Ranch offering commercial service daily to Los Angeles, San Francisco, Las Vegas, Phoenix, Dallas, Denver, and Seattle connecting to national and international flights. San Luis Obispo Airport also offers Fuel & Line Services, Air Charter, and Ground Transportation among other services. The airport also has a Jet Center and private hangars available for general aviation.

Location



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Improvements

Los Osos Valley Ranch presents two homesteads referred to as “Reis Homestead,” which lies on the westerly portion, and “Silva Homestead” positioned on the eastern side of the ranch. Together, the Ranch is improved with four residences, three barns, two workshops, and a variety of outbuildings.

REIS HOMESTEAD (WEST)	SQUARE FEET	YEAR BUILT	BED & BATH	OTHER
Manufactured Home 1 (3535 Los Osos Valley Rd)	1,536±	1975	2+2	No Permanent Foundation
Manufactured Home 2			1+1	No Permanent Foundation
Two Story Main Shop	1,908±	1994	1+1	Building includes meat room, wood shop, second story loft & bathroom
Office Building	176±	1992	1 bath	Next to shop
Welding Shop	1,641±	1992		Updated in 2021
Storage Barn	2,457±	1985		
SILVA HOMESTEAD (EAST)	SQUARE FEET	YEAR BUILT	BED & BATH	OTHER
Ranch-Style Main Home (3863 Los Osos Valley Rd)	1,462±	1949	2+1	Detached Garage
Original Homestead (3853 Los Osos Valley Rd)	1,342±	1900	3+1	
Barn 1	4,800±	1937		
Barn 2	1,472±	Unknown		
Storage Shed 1	1,800±	1998		
Storage Shed 2	160±	Unknown		RV Hookup Area



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Los Osos Valley Ranch is currently a cattle grazing and dryland farming operation.

There are presently approximately 30 head run on the Ranch. Ten of the animals are grazed under a lease producing approximately \$2,000 per year. The balance are owner-operated and income is produced upon sale.

The easterly portion of the farm ground is raising garbanzo beans and oat hay, and has historically grown sugar snap peas, and peppers. This ground is leased on a percentage basis, producing an income of around \$4,000 per year.

The westerly portion of the farm ground is utilized for hay farming, which is utilized for feed for cattle during winter. In the past, this area has also raised sugar peas and garbanzo beans.

There is an existing mainline and risers that could be utilized for irrigated farming. This infrastructure runs off water in the tank on the hill, which diverts to the field. Due to time constraints, the owner would typically irrigate 20 acres and dryland farm the balance, but the system would support irrigating 40 acres. Drip irrigation is another viable option.

Additionally, there is a gravel pit that fills up during the rainy season and water can be pumped from that for irrigation.

In the past, peas have been farmed on the back hills near the spring. The elevation of this area prevents frost and limits wind, making this location ideal for crops such as avocados.

Operations



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Water

Los Osos Valley Ranch water is supplied via two wells, a year-round spring, and two seasonal creeks, providing sufficient water for the current operations including dry-farmed hay and cattle grazing.

The primary well is located near the “Reis Homestead” and is equipped with a 10-hp pump producing 100-140± gpm. This well provides water to the modular homes and shops located on the west half of the ranch.

The second well is located near the “Silva Homestead” and has a 3-hp pump producing 30± gpm providing water to the residences and farmstead on the east half of the ranch.

There is also a third non-operable well, which has not run in years.

There is a year-round spring situated on the south-western portion of the Ranch, and the two seasonal creeks drain north toward Los Osos Valley Road. Further, there is a gravel pit near the center of the farm ground that collects water during the rainy season and can be utilized for irrigation.

The northern quarter of the property is located within the Los Osos Valley-Warden Creek Groundwater Basin. The Sustainable Groundwater Management Act (SGMA) of 2015, requires that certain actions be taken in particular groundwater basins. Although there are currently no apparent restrictions affecting Los Osos Valley Ranch, visitation to the [County of San Luis Obispo Los Osos Valley-Warden Creek Groundwater Basin website](#) and consultation with a water-use professional is recommended.

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Acreage & Zoning

Los Osos Valley Ranch comprises 354± acres, zoned Agriculture, and lies within the Coastal Zone boundary. The ranch has a varied terrain from rolling hills to almost level farmland, with elevation ranging from 40 to 687 feet above sea level.

The Ranch's proximity near the Pacific Ocean offers coastal influence and a much milder climate. Summers are typically milder and can bring fog, while Winters can be much wetter. These climates can be beneficial in growing citrus and other fruit crops.

Property taxes for the 2023/2024 tax year were approximately \$12,873. *

**Upon consummation of sale, property taxes will be reassessed.*

APN: 067-171-039

Price

Offered at \$5,325,000

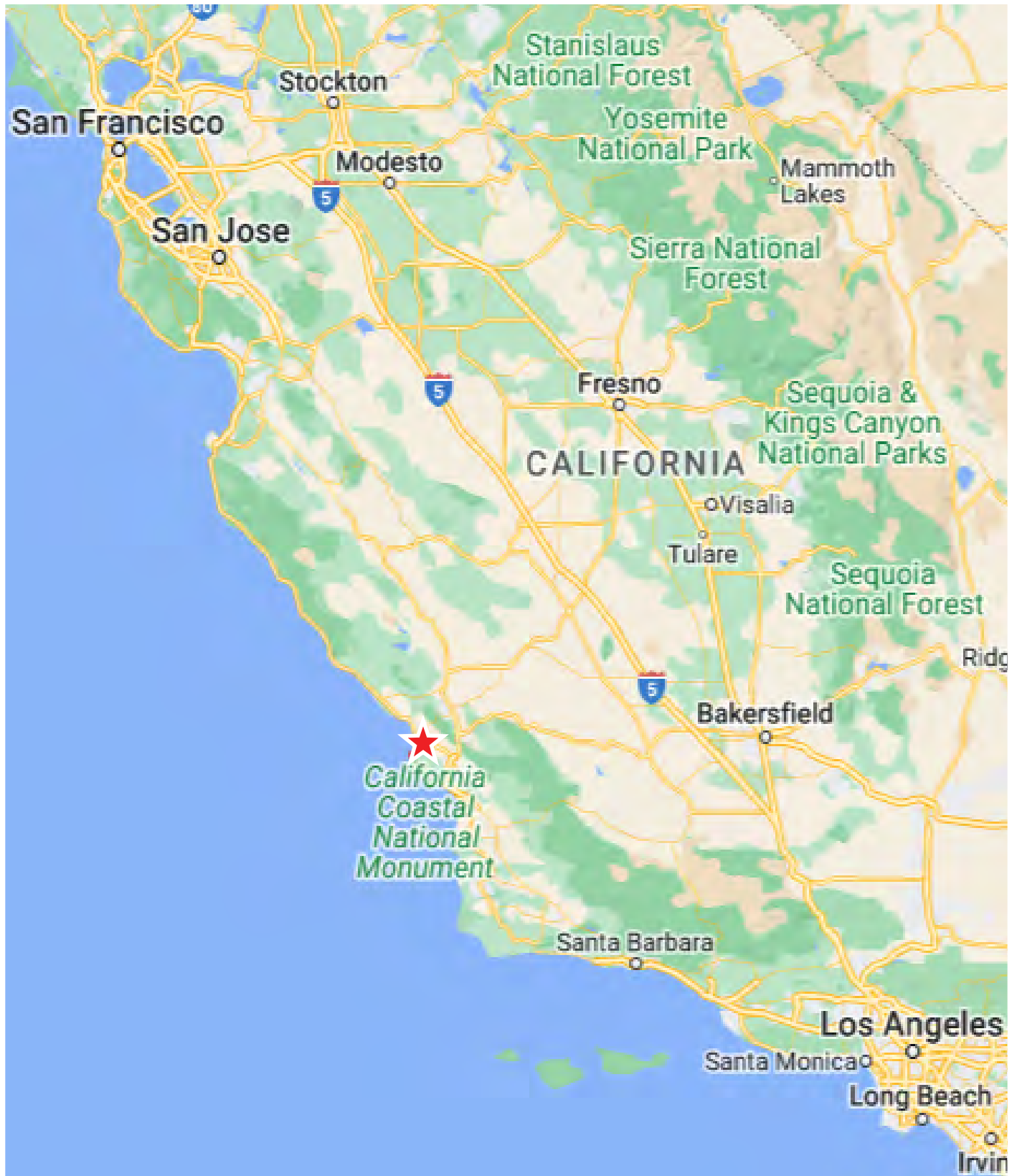


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