

# 71.78 Acre Lemon Ranch

215 Rancho Rd., Nipomo, CA

Mature Lisbon Lemons

**FOR SALE**



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641 Higuera Street, Suite 201  
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805.543.1801  
Updated: 1/20/2025

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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 climates 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
- 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~~)

**Price Improvement: \$3,445,440 (\$48,000 per acre)**

## ***Additional Info***

Due Diligence packet available upon request



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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)**

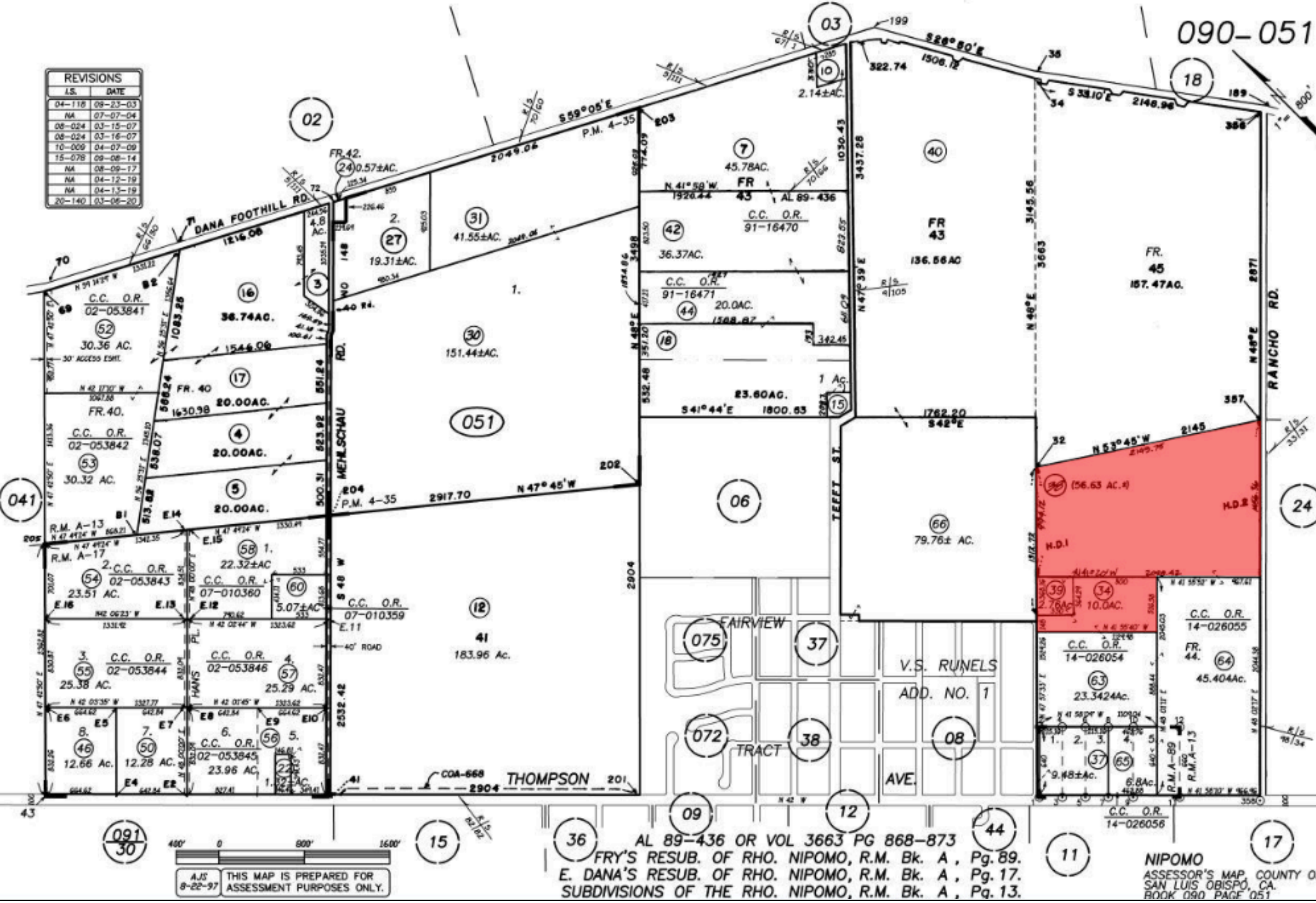
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REVISIONS	
LS.	DATE
04-116	09-23-03
NA	07-07-04
08-024	03-15-07
08-024	03-16-07
10-009	04-07-09
15-078	09-08-14
NA	08-09-17
NA	04-12-19
NA	04-13-19
20-140	03-06-20



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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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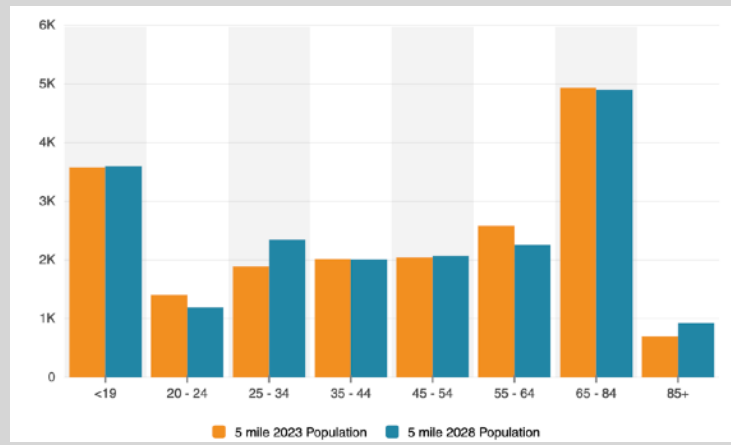
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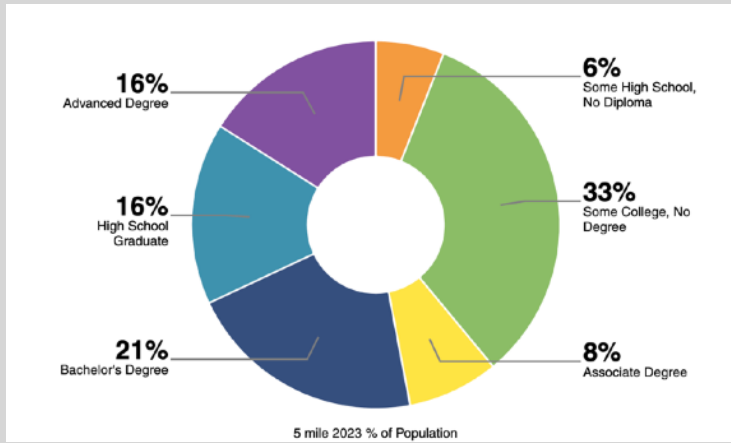
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# Demographics

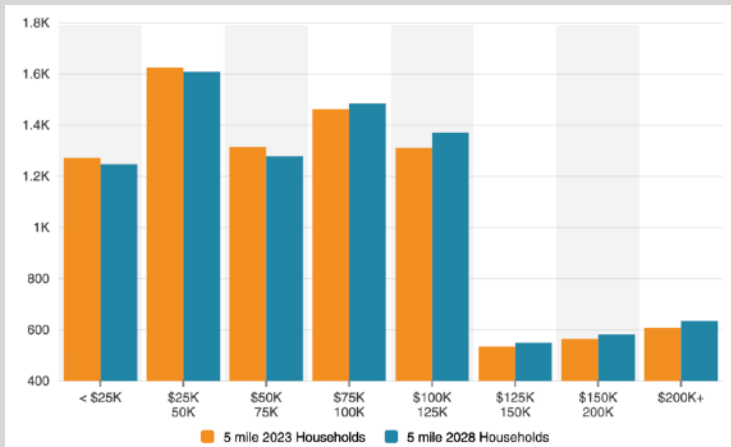
## Population By Age



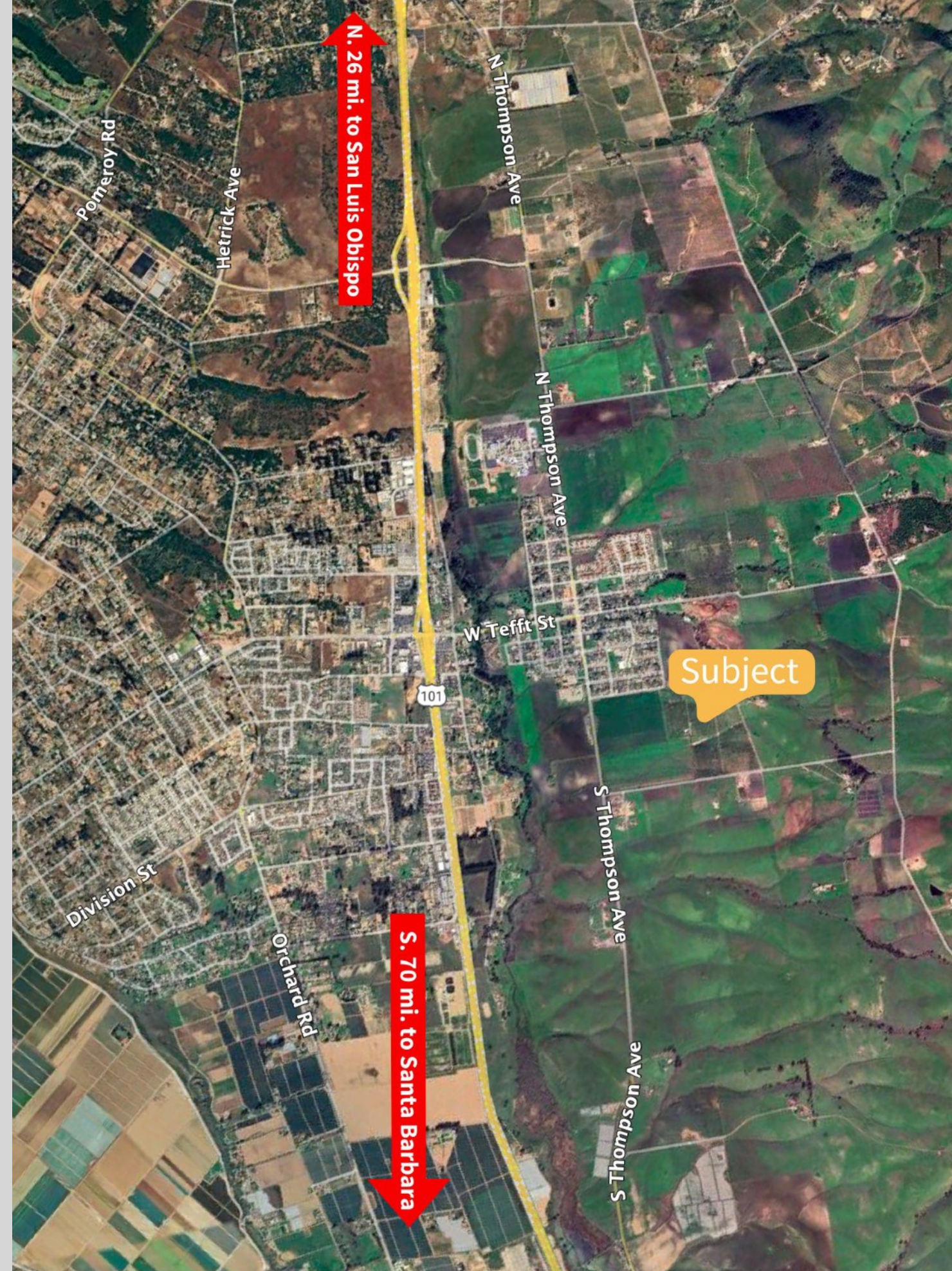
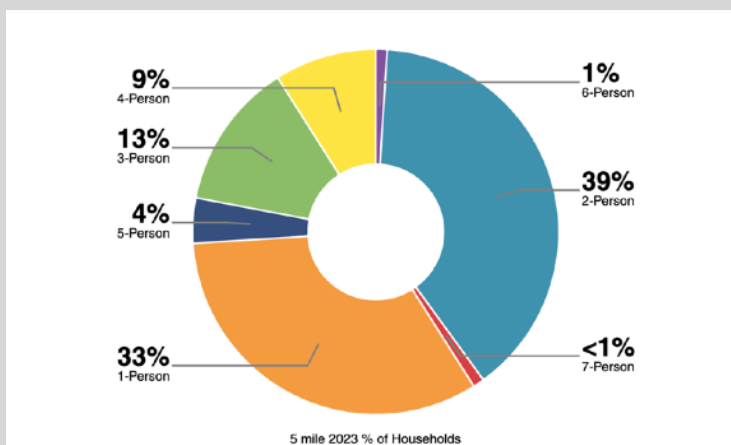
## Educational Attainment



## 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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