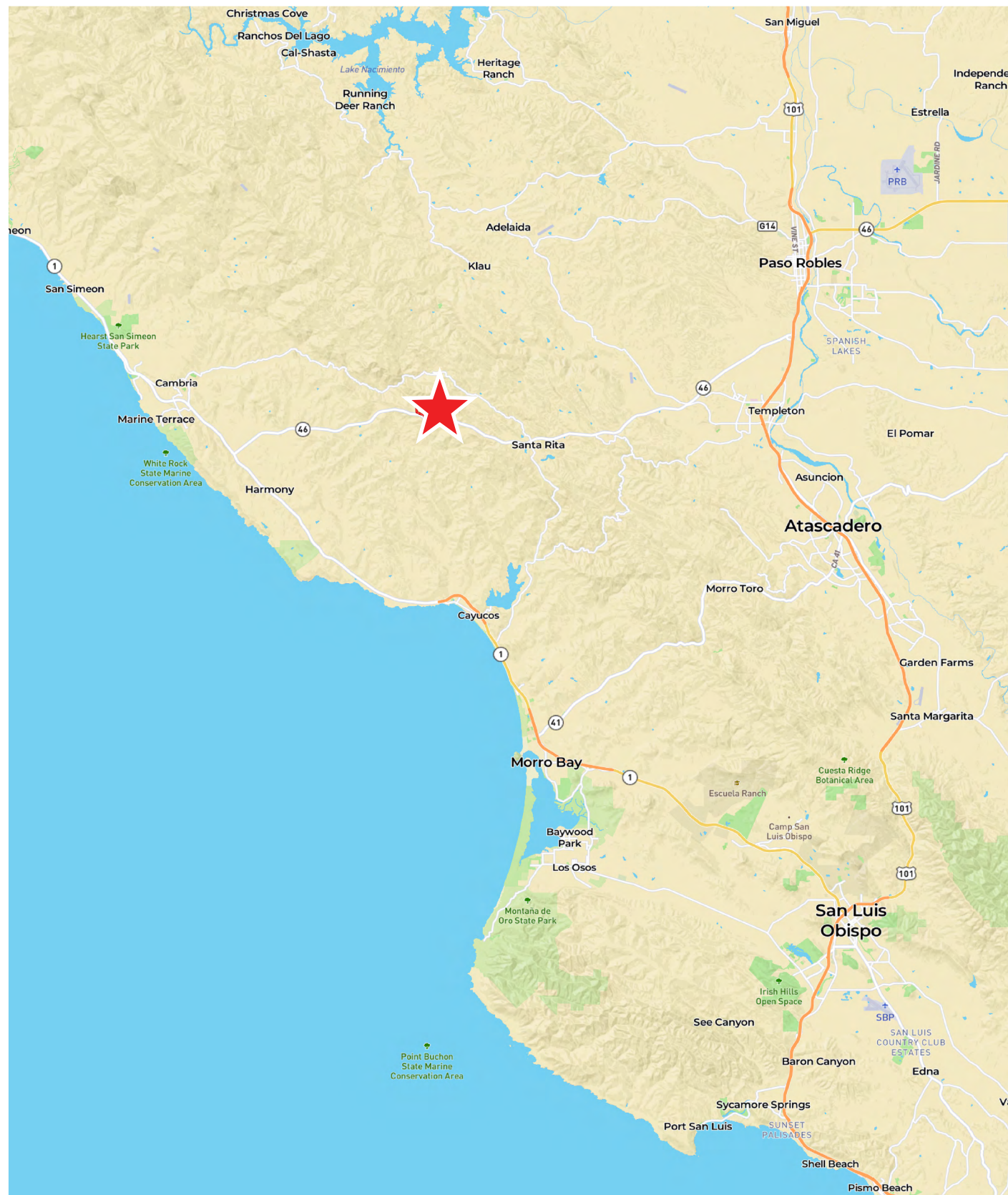


RANCHO
~ **SANTA ROSA** ~ 9190 Arroyo Del Mar | Cambria, California 93428



RANCHO SANTA ROSA

306± ACRES | \$4,500,000 | CAMBRIA, CALIFORNIA



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Acreage & Zoning

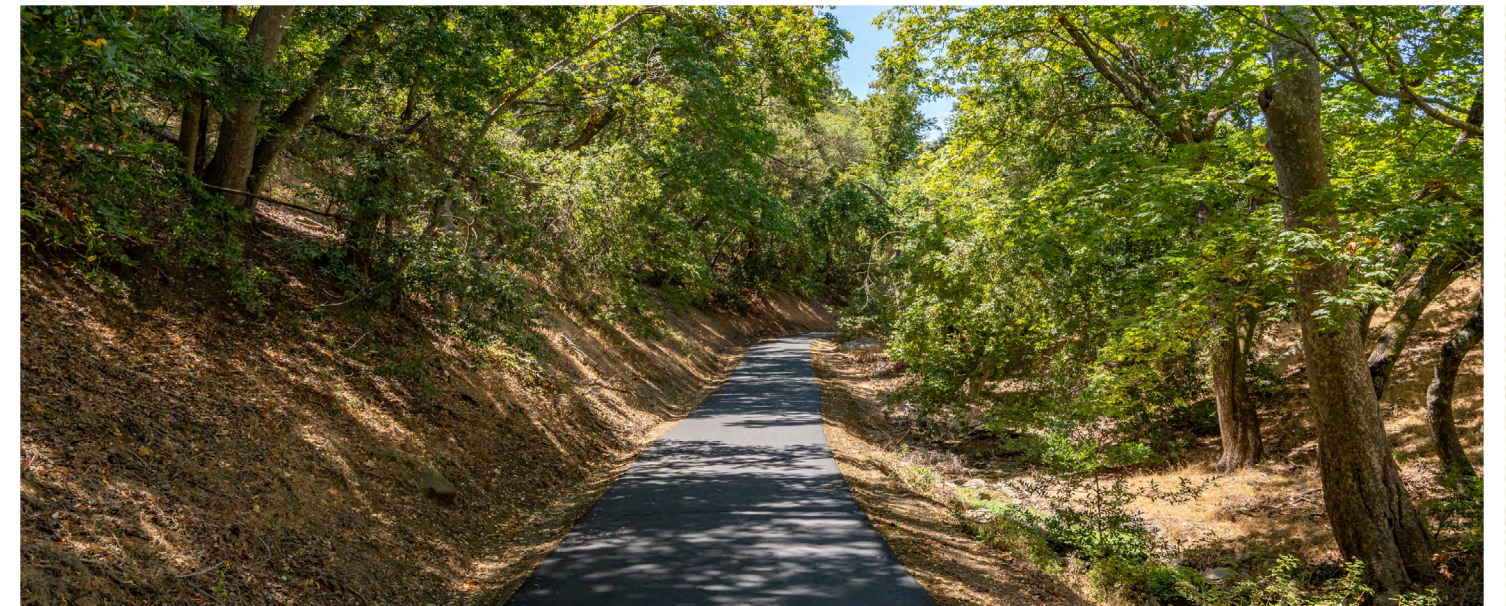
Rancho Santa Rosa is comprised of 306± acres zoned Agriculture and is under Williamson Act Contract, also known as the Ag Preserve. Generally, the Ag Preserve contract limits the land usage to agriculture or related open space uses in exchange for reduced property taxes. The 2023/2024 property taxes were approximately \$3,500.

APNs:

014-192-008	014-192-023
014-192-028	014-192-038
014-192-039	014-192-040
014-192-041	

Price

Offered at
\$4,500,000



Overview

Rancho Santa Rosa is a 306±-acre haven of privacy offering exquisite views teeming with the Central Coast's most attractive wildlife and vegetation—deer, birds of prey, trees, creeks and more. Situated near Cambria, California, Rancho Santa Rosa is an outdoor retreat comprised of three certificated parcels and improved with two modest residences.

Historically, Rancho Santa Rosa has been utilized as a cattle ranch, but presently acts as a coastal getaway and recreational escape, positioned just 8 miles from the Pacific Ocean. Water is supplied by an artesian well and one domestic well.



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Location

Situated at 9190 Arroyo Del Mar near Cambria, Rancho Santa Rosa is positioned approximately 8 miles east of the Pacific Ocean, adjacent to State Highway 46. Rancho Santa Rosa benefits from the coastal influence and ocean breezes, and like much of San Luis Obispo County, enjoys a Mediterranean climate featuring warm, arid summers and mild winters.

Cambria, known locally as “Pines by the Sea” because it is encompassed by a forest of Monterey Pines, is located half way between San Simeon and Cayucos. The world-renowned Hearst Castle is 20 miles north of the Ranch, and downtown Paso Robles, which offers dining, entertainment, and shopping, is located 20 minutes northeast of the Ranch. San Luis Obispo, the county seat, is positioned 35 miles southeast.

Rancho Santa Rosa is a 40-mile drive to San Luis Obispo County Regional Airport, with commercial service daily to Los Angeles, San Francisco, Phoenix, Dallas, Denver, and Seattle connecting to national and international flights. Paso Robles Municipal Airport is 23 miles northeast of the Ranch.



Water

Rancho Santa Rosa has one artesian well which is utilized to supply water to the cattle trough.

There is also one domestic well with pump which supplies water to the two residences.

Additionally, there is one ag well without power.

Moreover, Santa Rosa Creek runs diagonally across the Ranch, and there are also numerous seasonal tributaries which provide scenic waterfalls and ample water for wildlife.

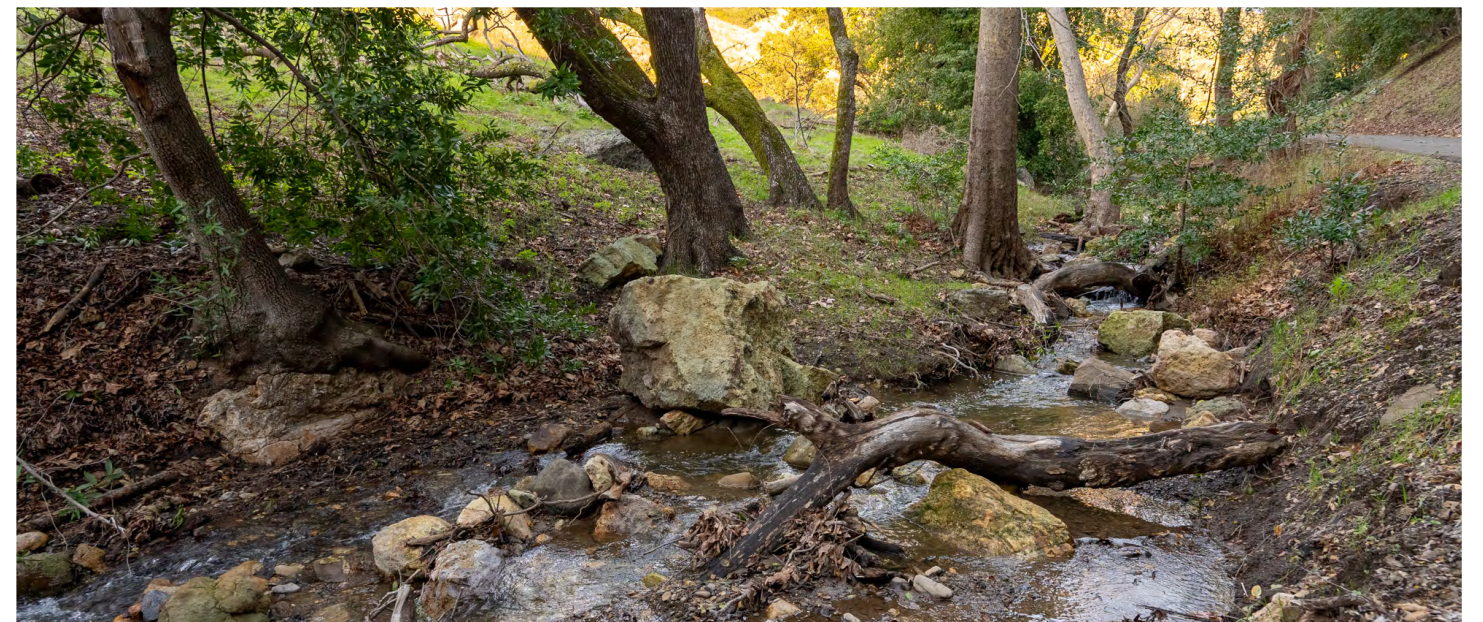


Improvements

Rancho Santa Rosa is a scenic property teeming with foliage—oak trees, sycamores, and bay leaf trees, plus a variety of native brush, plants, and flowers, providing ample cover and sustenance for the diverse wildlife.

The Ranch is accessed via Highway 46 West to Arroyo del Mar, where entrance is granted via a custom electric gate and paved main road.

Rancho Santa Rosa is improved with modest two residences. The first is a 1,176± square foot modular home built 1992, containing 2 bedrooms and 2 bathrooms. There is also a small, rustic cabin with exterior deck. There are also several homesites offering breathtaking vistas of the Pacific Ocean and stunning hillsides.



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