



## OUTDOOR PROPERTIES

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# Little Morro Creek Ranch

2,298.42 ± Acres | San Luis Obispo County, CA



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DRE# 01838294



# Introduction



Set just 3.5 miles from the Pacific Ocean near Morro Bay, CA, the remarkable 2,298 ± acre Little Morro Creek Ranch embodies the pioneering spirit of California's Central Coast, where sweeping landscapes meet a rich sense of history. Early settlers traveling west arrived here at what once felt like the very edge of the world and, in doing so, defined California as a place of opportunity and new beginnings. That legacy still lingers in the land today, carried in its open expanses and endless horizons.

Rising across the skyline are the iconic Nine Sisters, a chain of ancient volcanic peaks that shape the region's identity. From Morro Rock at the coastline to the inland summits, these landmarks create a dramatic and unmistakable backdrop. The ranch's diverse terrain supports abundant wildlife and offers exceptional outdoor recreation, including hunting, horseback riding, hiking, or simply exploring the wide-open landscape. Several highly productive developed springs, seasonal creeks, and small reservoirs enhance both the natural beauty and water resources of the property.

Designed for both function and longevity, Little Morro Creek Ranch can support approximately 150–200 cow-calf pairs year-round, depending on rainfall. The ranch borders National Forest along its northern and eastern boundaries. 60 ± acres of fertile Class II soils offer ample planting opportunities. The well-equipped and well-maintained headquarters features a manufactured caretaker home with a detached shop, domestic wells, a recently improved barn with power and lighting, a large equipment shed, pipe corrals, a hydraulic squeeze chute, outbuildings, cross and perimeter fencing. The property is also enrolled in the Williamson Act, supporting its long-term agricultural use and stewardship.

A rare offering along California's storied Central Coast, this ranch represents both a connection to the past and an opportunity for the future. With its blend of natural beauty, productive capacity, and enduring legacy near Morro Bay, it stands as a ranch of uncommon scale and character.



# Highlights

- 2,298 ± total acres across eight parcels on California's Central Coast
- Located 3.5 miles from the Pacific Ocean near Morro Bay
- Iconic views of the Nine Sisters volcanic peaks and Morro Rock
- Borders National Forest on the northern and eastern boundaries
- Eight separate pastures support 150–200 cow-calf pairs year-round, depending on rainfall
- 60 ± acres of fertile Class II soils for planting
- Water resources include two domestic wells, developed springs, two ponds, seasonal creeks, and blue-line creeks
- Approx. 10–5,000-gallon holding tanks, solar pumps, new 21,000 ft. of 1.25" underground plastic piping for water, and 25 cement troughs throughout the ranch
- 1.25 miles of new cross-fencing
- Exceptional outdoor recreation including hunting, horseback riding, and hiking
- Headquarters with a manufactured caretaker home and shop
- All utilities at headquarters are underground
- Backup propane generator that runs the entire headquarters
- Starlink internet
- Extensive infrastructure including barn, equipment shed, and pipe corrals
- Equipped with a hydraulic squeeze chute, outbuildings, livestock shed, five-stall horse shed with turnouts, perimeter fencing, and certified scales
- Great ranch roads throughout
- Ranch equipment can be purchased separately
- Enrolled in the Williamson Act



# Water

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The ranch headquarters is supplied by two wells that fill four 5,000-gallon storage tanks. These four storage tanks provide gravity-fed water to the home, barn, shop, and cattle troughs near the headquarters. There are three solar-powered water systems, each with at least one 5,000-gallon tank, 21,000 feet of new 1.25-inch plastic underground pipe, along with 25 concrete cattle troughs across the ranch.

Seven developed springs provide year-round water for livestock and wildlife, supplemented by two ponds as well as seasonal and blue-line creeks. Ample water supports a thriving livestock operation.



# Cattle



The ranch currently supports 150–200 cow-calf pairs year-round, depending on rainfall. It is fenced and cross-fenced, with 1.25 miles of new cross-fencing recently installed to divide the property into eight separate pastures for horses and livestock. The ranch also borders National Forest land along both the northern and eastern boundaries. Cattle facilities at the headquarters include pens constructed with steel pipe fencing, a hydraulic squeeze chute, a loading chute, and certified scales. There are 25 concrete troughs throughout the property.



# Recreation



The ranch offers many recreational opportunities. The gentle terrains make this ranch an equestrian's dream. Miles of dirt trails and beautiful scenery make the camping, hunting, hiking, ATViing, and horseback riding fantastic experiences, all at home on the ranch. For the hunter, the rolling grasslands and spring water provide optimum habitat for deer, turkey, quail, dove and predators.



Plant a garden or orchard along the stream near the headquarters, and savor the fruits of your efforts. The areas surrounding the ranch also provide some great activities such as surfing, golfing, paddle boarding, ocean kayaking, hiking, biking, sailing, wine tasting, and more, all while enjoying the beautiful California coast.



# Improvements



As you make your way down the rolling green hills, the ranch headquarters reveals itself. The headquarters is well situated for a caretaker or a simple Central Coast living arrangement. The improvements include a 1,566 SF three-bedroom, two-bathroom manufactured home built in 2023, along with a full complement of ranching infrastructure, including a large barn with concrete flooring and lighting, a spacious equipment shed, a livestock shed, extensive pipe corrals, a five-stall horse shed with turnouts, a hydraulic squeeze chute, and a loading chute. A large shop with oversized roll-up doors offers ample space for vehicles and equipment and includes an attached bar seating area with a kitchenette and bathroom, ideal for hosting ranch gatherings or entertaining friends and family. For additional peace of mind, there is a backup propane generator capable of running the entire headquarters. For guests staying overnight, there is a paved RV pad complete with power, septic, and water hookups. Well-maintained dirt roads provide easy access to the majority of the ranch. There are endless building sites for new owners to construct their own dream home.



**Five Stall Horse Pen**

# Improvements Cont'd



**Barn at the headquarters**



**Interior of the barn**



**Equipment Shed: (Equipment sold separately)**



**Manufactured home & detached garage**



**Manufactured Home: Built in 2023; 3 beds/ 2 baths**



# Improvements Cont'd



**Shop**



**Shop: Covered patio**



**Shop: Interior with sink & gas stovetop**



**Shop: Bathroom**



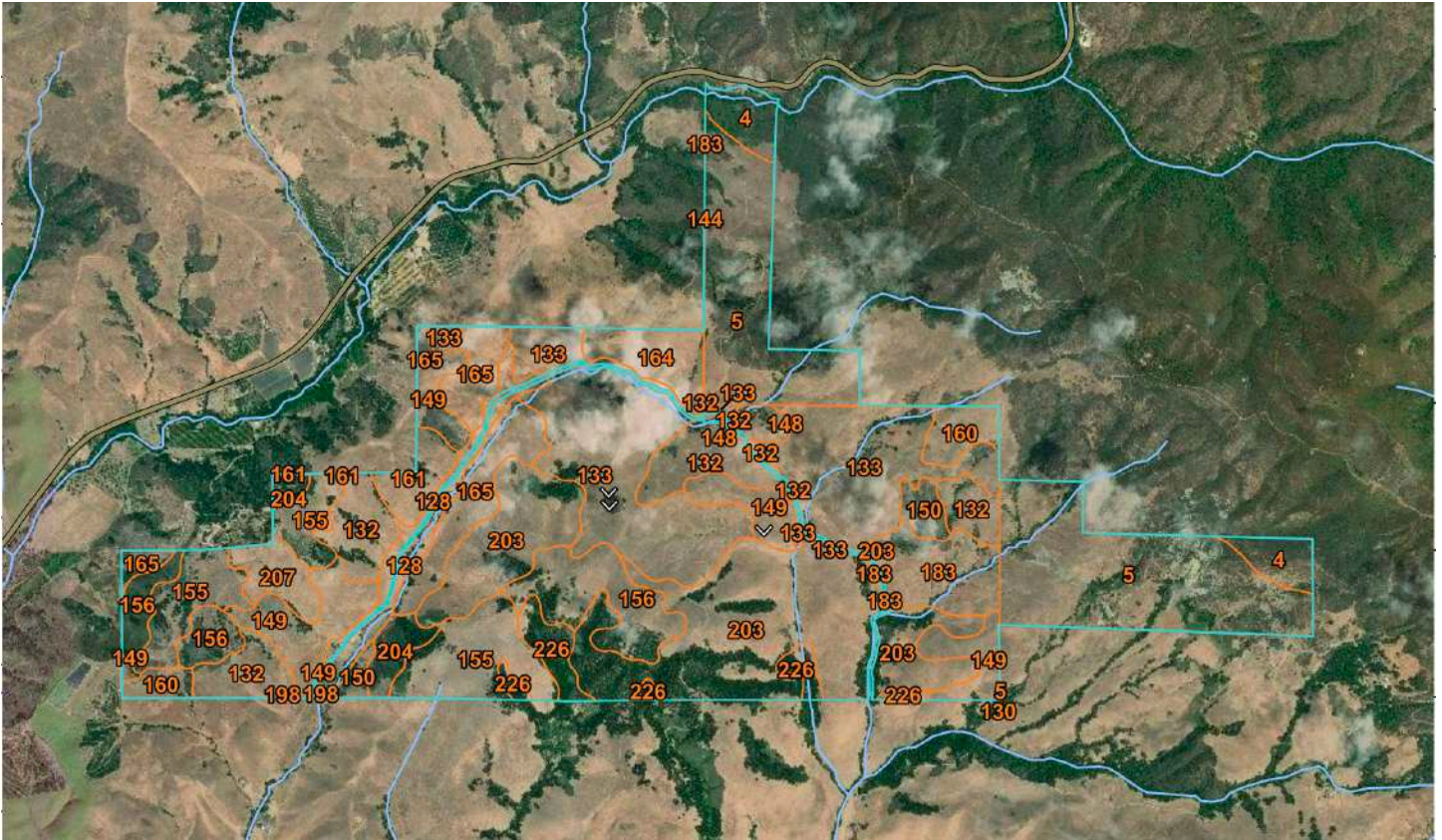
**Shop: Interior**



**Shop**



# Soil Map: Overview



| Map Unit Symbol | Acres in AOI | Classification |
|-----------------|--------------|----------------|
| 4               | 51.5         | NA / 7e        |
| 5               | 397.8        | NA / 7e        |
| 128             | 54.7         | 2e / 3e        |
| 130             | 0            | 3e / 3e        |
| 132             | 148.3        | 6e / 6e        |
| 133             | 369.3        | 6e / 6e        |
| 144             | 0.4          | 7e / 7e        |
| 148             | 12.4         | 4e / 4e        |
| 149             | 141.4        | 6e / 6e        |
| 150             | 25.1         | 7e / 7e        |
| 155             | 156.9        | 7e / 7e        |
| 156             | 120.8        | 7e / 7e        |
| 160             | 38.5         | NA / 6e        |
| 161             | 30.5         | NA / 6e        |
| 164             | 45.4         | 6e / 6e        |
| 165             | 107.4        | 7e / 7e        |
| 183             | 68.7         | 7e / 7e        |
| 198             | 1.9          | 2e / 3e        |
| 203             | 391.1        | NA / 6e        |
| 204             | 29.2         | NA / 7e        |
| 207             | 31.9         | 4e / 4e        |
| 226             | 43.6         | 6e / 6e        |

# Location

## About Morro Bay, CA:

The ranch is located about 4 miles northeast of the coastal town of Morro Bay in San Luis Obispo County. Morro Bay is located midway between San Francisco and Los Angeles. The town is known for its scenic Morro Rock, an extinct volcano, situated on the mouth of the harbor. This picturesque town offers year-round activities for all ages. Hike, fish, surf, bike, golf, shop, dine, or just explore the beautiful beaches. Head down to Morro Bay and watch the falcons dive off the rocks, the seals playing in the harbor, and the whales migrating along the horizon. Deep sea fishing is also common in this area.

The food scene here is phenomenal. Sample oysters straight out of Morro Bay. Tour a farm and taste locally produced wine and craft beers. Stop at a produce stand for some of the regions famous avocados, citrus, and figs. Whether at a fish market, food truck or fine dining establishment, there is good food almost everywhere you look. If you can pry yourself away from the ranch, you'll find inexhaustible opportunities to explore coast and inland forests.



*The closest airport is San Luis Obispo County Regional Airport, which is 21 miles from the ranch. Commercial flights connect here from Los Angeles, San Francisco, and Phoenix. There are also charter flights available here and hangars for rent. The Santa Maria Public airport, about 50 miles from the ranch, also has direct flights to Las Vegas. The closest international airport is the Fresno Yosemite International Airport, about a 2.5-hour drive from the ranch.*

## About San Luis Obispo County:

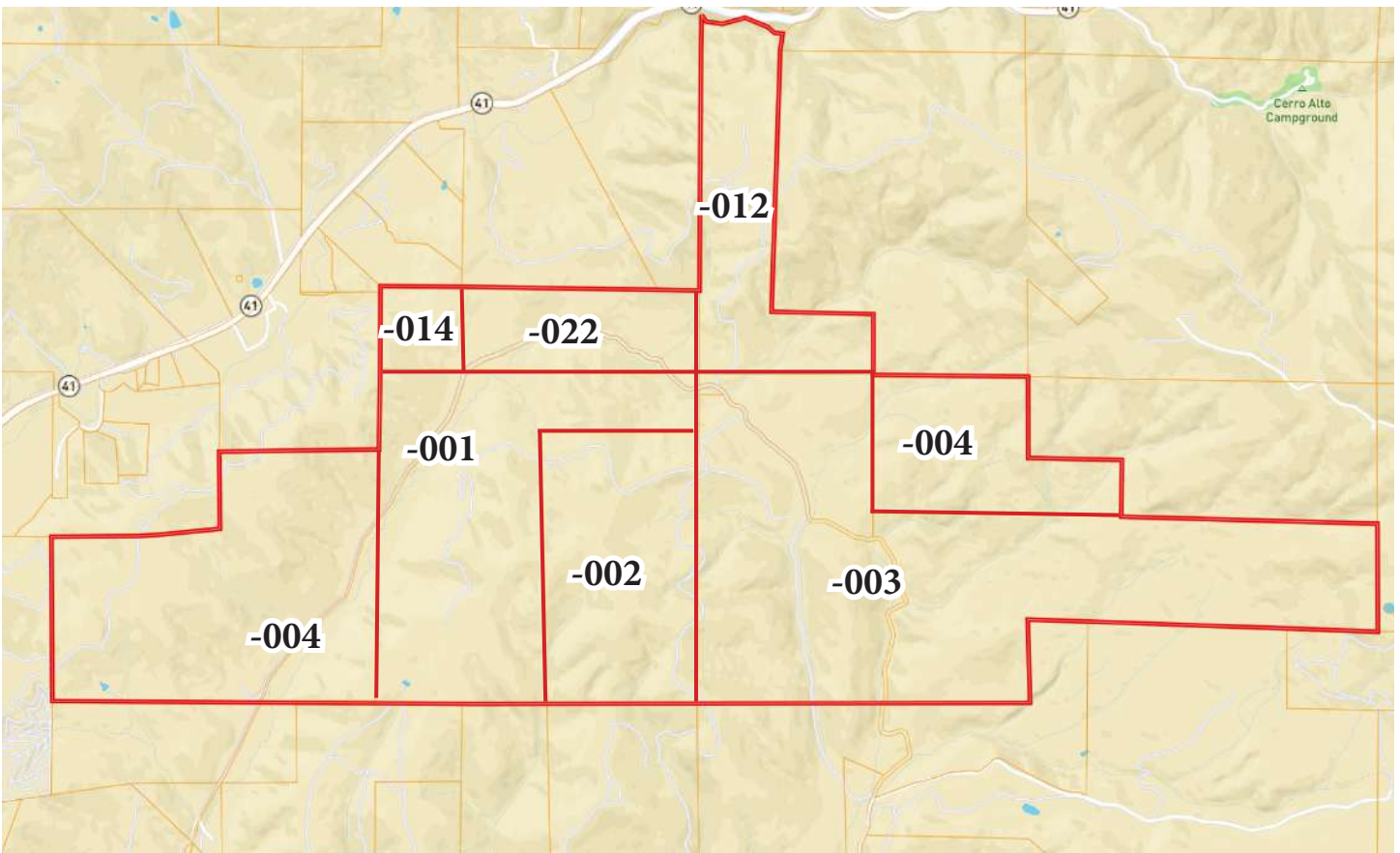
San Luis Obispo County spans a diverse stretch of California's Central Coast along the Pacific Ocean, positioned between Los Angeles and the San Francisco Bay Area. The county seat is the city of San Luis Obispo. The region is widely known for California Polytechnic State University (Cal Poly), the historic Hearst Castle at San Simeon, and the coastal communities of Cayucos and Morro Bay, as well as Mission San Luis Obispo de Tolosa, founded by Father Junípero Serra. As of the 2020 U.S. Census, the county's population was 282,424. Agriculture, tourism, and Cal Poly are central drivers of the local economy. Notably, San Luis Obispo County is the third-largest wine-producing region in California, surpassed only by Napa and Sonoma Counties.



# Size & Zoning

The Little Morro Creek Ranch consists of 8 parcels totaling 2,298 ± acres all zoned AG. The property taxes for 2025 were \$14,519. The ranch is in the Williamson Act; lower property taxes.

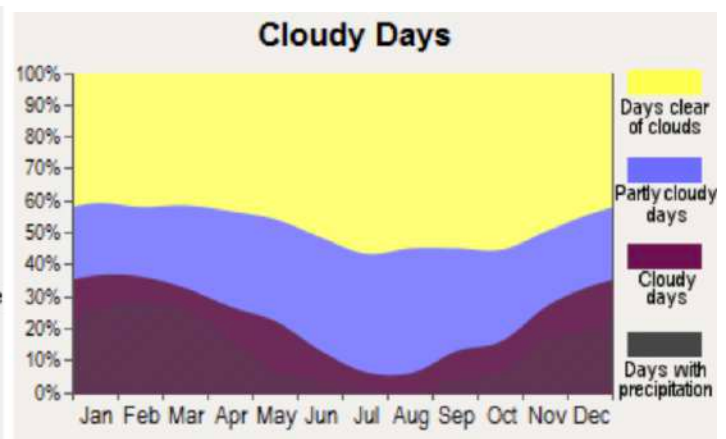
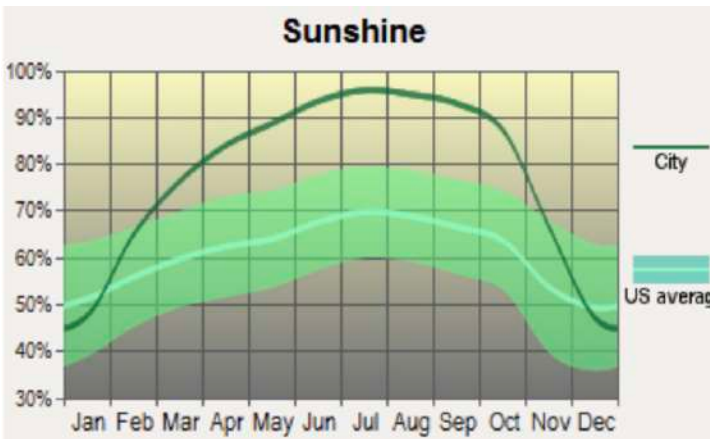
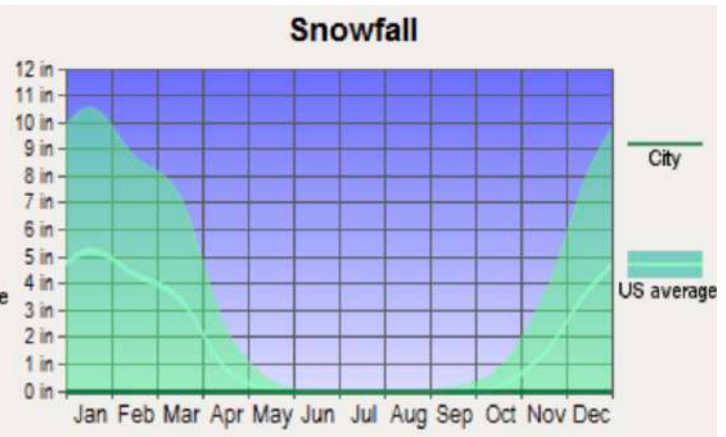
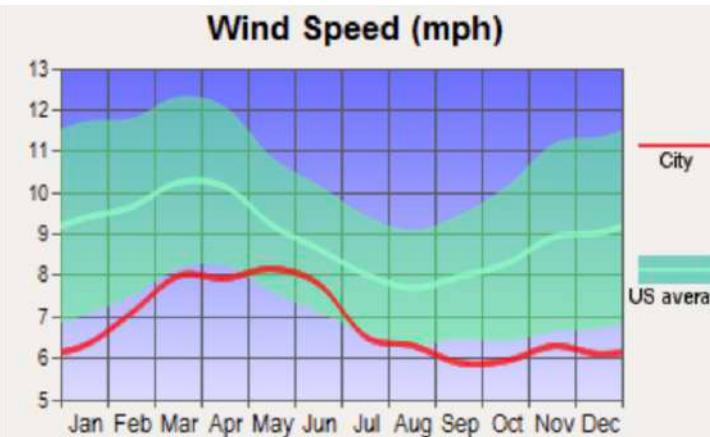
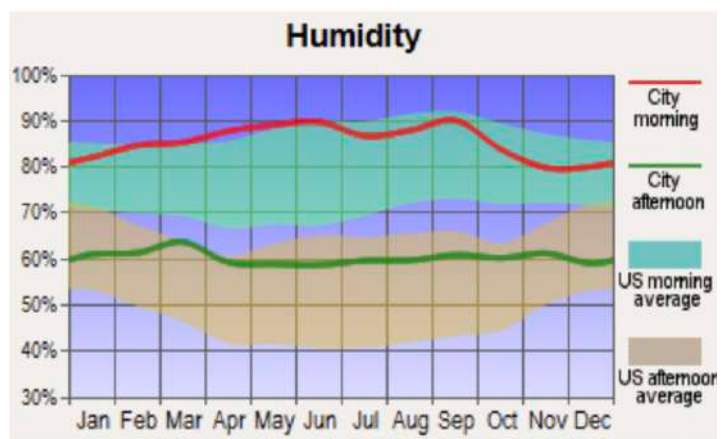
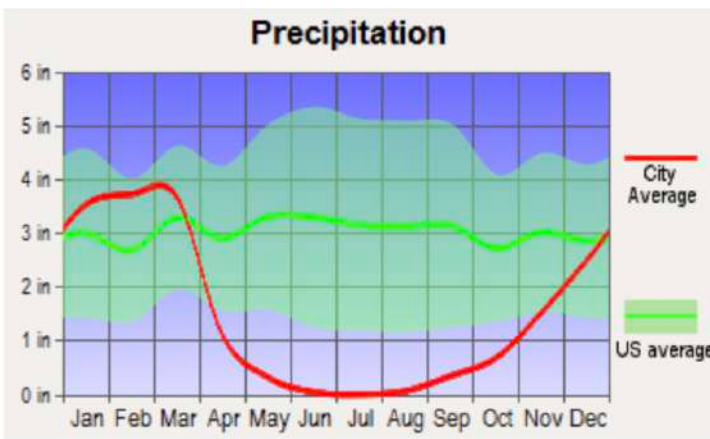
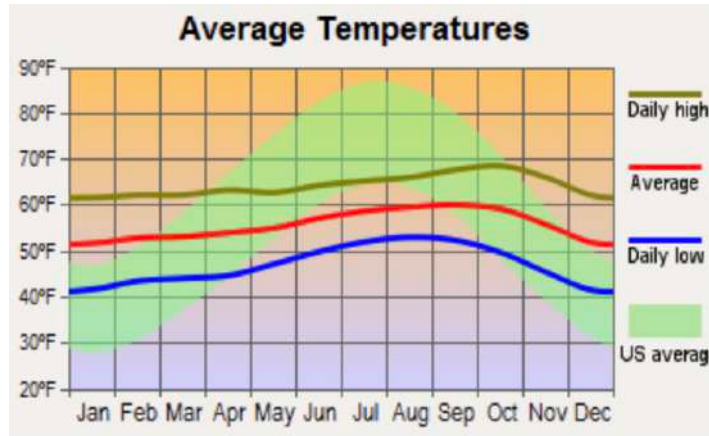
| APN          | ACREAGE                 | ZONING | WILLIAMSON ACT (Y/N) | TAXES (2025)    |
|--------------|-------------------------|--------|----------------------|-----------------|
| 073-011-014  | 40 acres                | AG     | Y                    | \$110           |
| 073-011-022  | 120 acres               | AG     | Y                    | \$293           |
| 073-011-012  | 218 acres               | AG     | Y                    | \$241           |
| 073-011-004  | 400 acres               | AG     | Y                    | \$11,098        |
| 073-011-001  | 380.9979 acres          | AG     | Y                    | \$840           |
| 073-011-002  | 248.8016 acres          | AG     | Y                    | \$426           |
| 073-011-003  | 731.8462 acres          | AG     | Y                    | \$1,192         |
| 073-011-004  | 158.7722 acres          | AG     | Y                    | \$319           |
| <b>TOTAL</b> | <b>2,298.4179 acres</b> |        |                      | <b>\$14,519</b> |



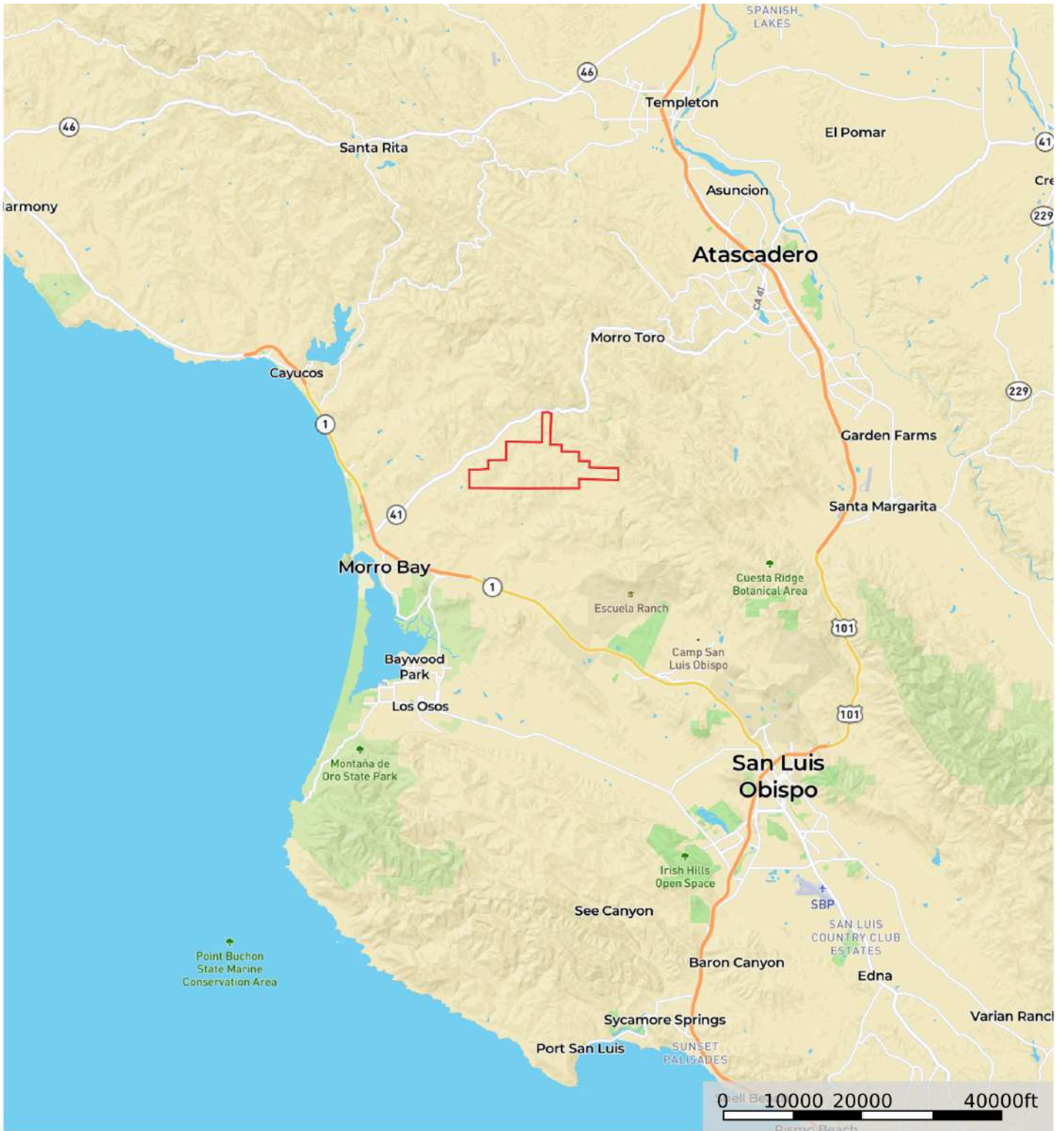
*“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.”*

– from the California Department of Conservation

# Weather for Morro Bay, CA

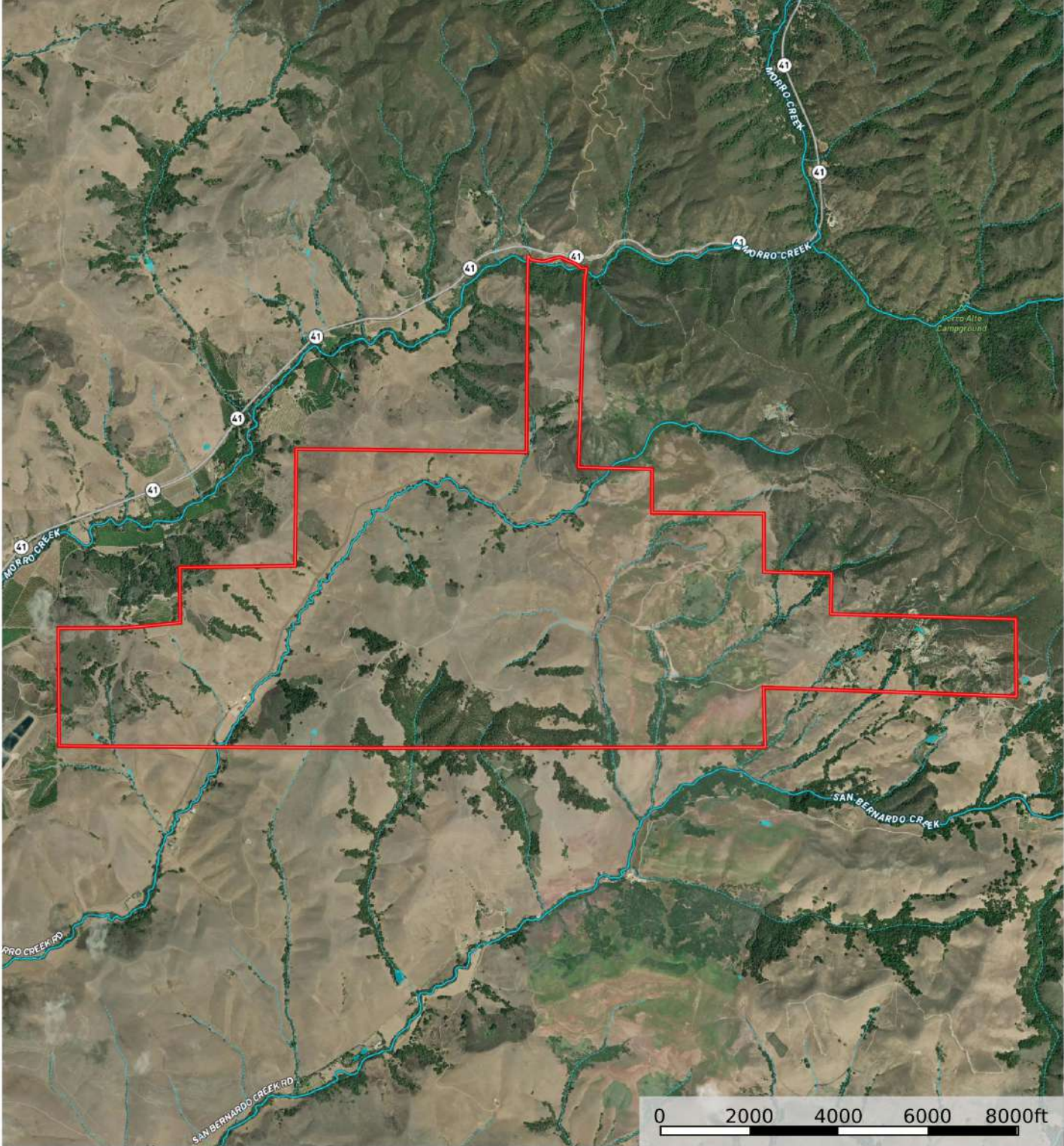


# Street Map

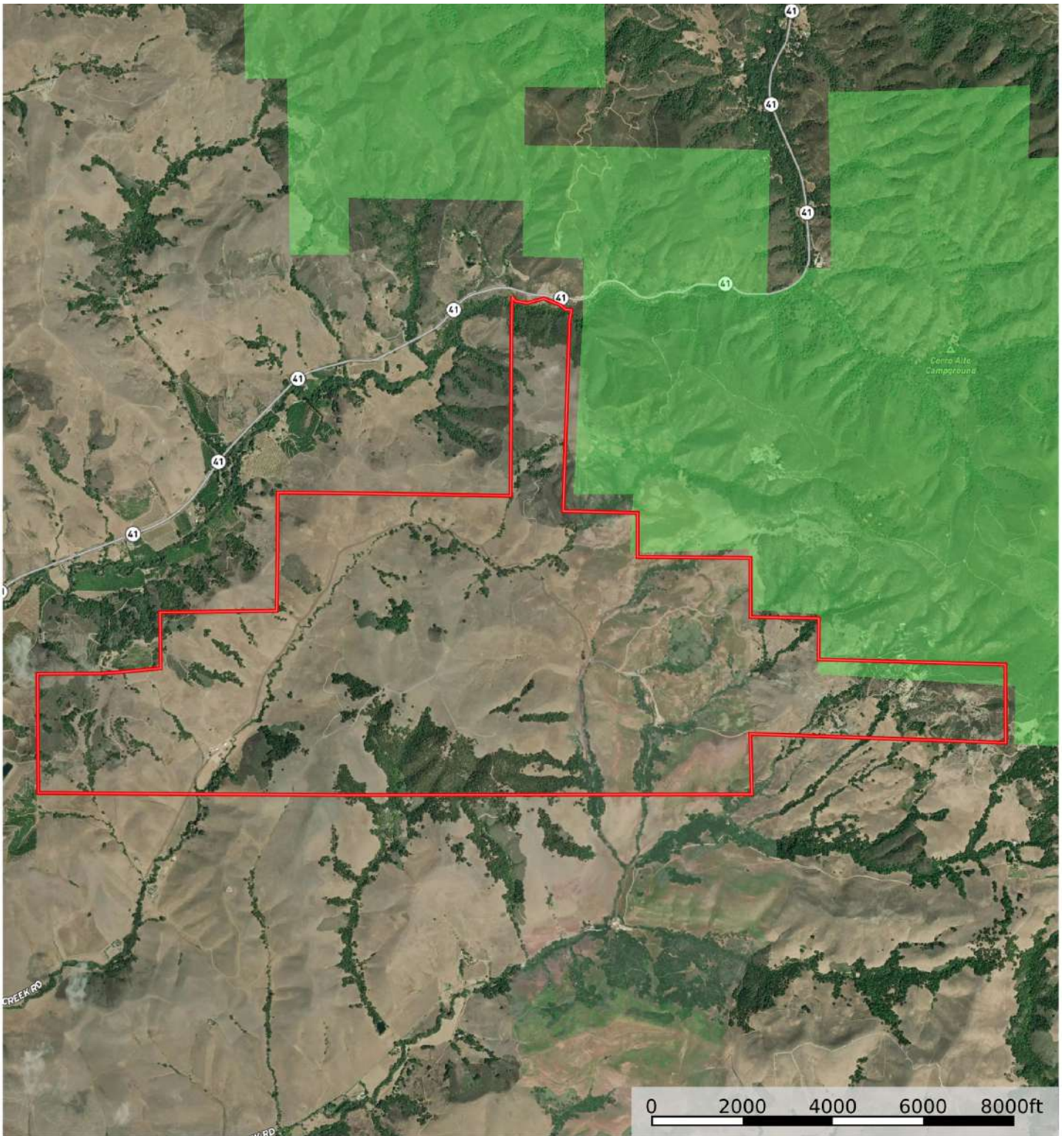


 Boundary

# Satellite Map: Overview

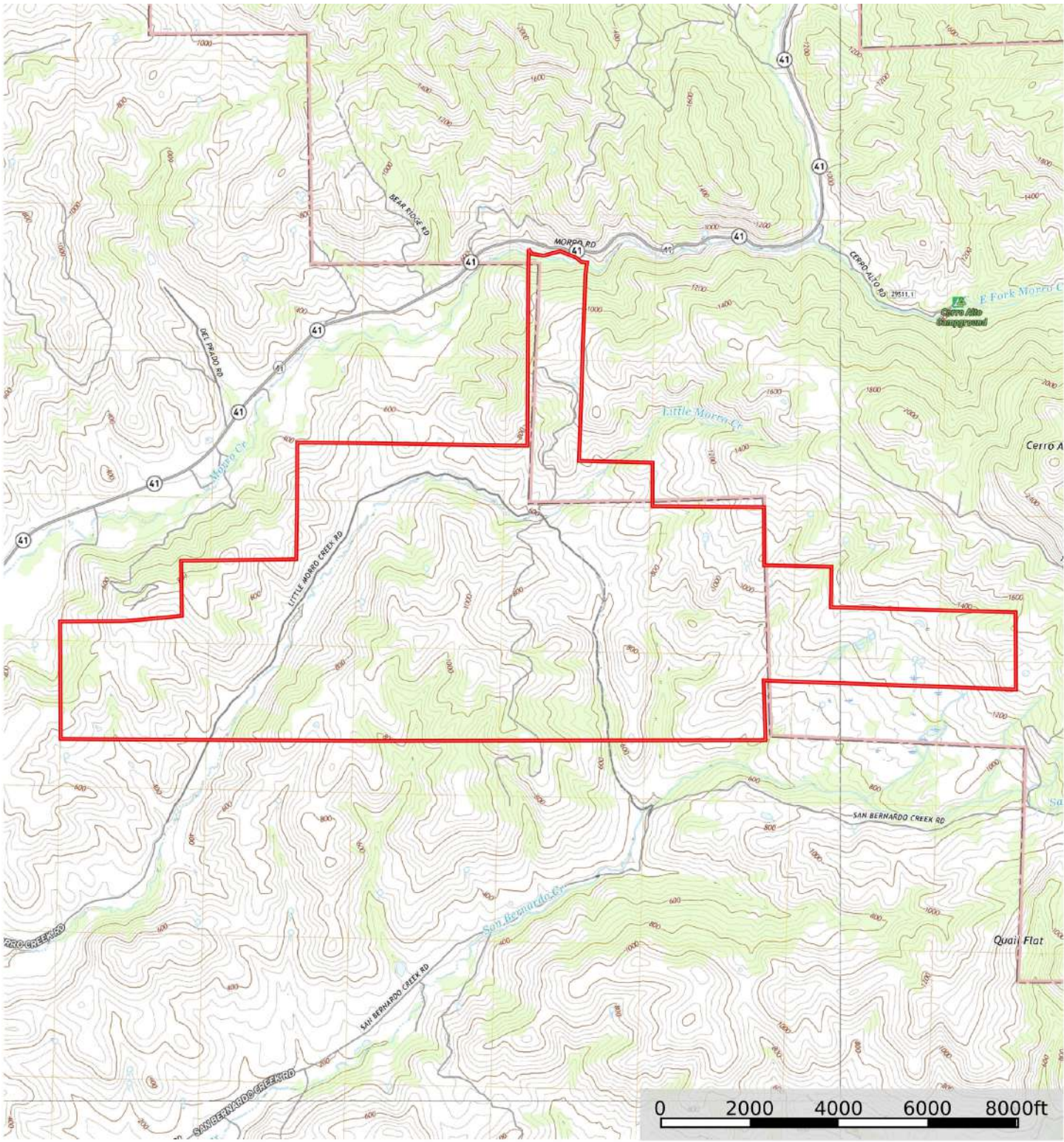


# Satellite Map: Fed/State Land



- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

# Topo Map: Overview



 Boundary



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