



COURT-ORDERED SALE • SOLD AS-IS, WHERE-IS • NOT A DRIVE-BY
Sale is subject to final court approval.

RURAL SANTA MARGARITA ACREAGE

ASKING PRICE: \$425,000

38 +/- Acres, Ponds, and a House That Needs a Minute

4169 Stagecoach Canyon Rd, Santa Margarita, CA 93453

±38.54
ACRES

3
WELLS

2-3
PONDS

RL
ZONING

070-201-002
APN

Tucked into the hills of rural Santa Margarita, this ±38.54-acre parcel offers a main house, shop building, office/library space, and an unpermitted apartment — all offered as a court-ordered, as-is opportunity for the right buyer.

WHY LOOK TWICE

- Three wells and two ponds are located on the property.
- ±38.54 private acres in the Santa Margarita hills, with room to rebuild, ranch, or simply roam.
- A shop building, office/library space, and an unpermitted apartment already on site to work with.
- A rare shot at acreage this size in Santa Margarita — court-ordered, as-is, and ready for an offer.

BEFORE YOU VISIT:

No entry without a signed release of liability. 4-wheel drive may be required seasonally.
No inspection reports available — at buyer's option and expense. See page 2 for full disclosures.

38 Acres of Land and Possibility

Some properties whisper “move-in ready.” This one hollers “bring a truck, a plan, and a sense of humor” — and honestly, that’s part of the charm.

Tucked into the hills of rural Santa Margarita, this ±38.54-acre parcel is a rancher’s, builder’s, or dreamer’s blank canvas. Three wells and two — possibly three — ponds mean water appears to be on your side, a rarity worth its weight in gold out here. The land carries a main house (currently not habitable — this is a project, not a punch list), a shop building for the tools and toys, a library/office space that hints at a former life of quiet afternoons, and an unpermitted apartment that adds bonus square footage and bonus paperwork in equal measure.

This is a court-ordered sale, offered strictly as-is, where-is. The seller and agents are working with limited knowledge of the property’s history and condition — no inspection reports are available, and any the buyer wants will be entirely their own to order, at their own expense.

A few ground rules before you go wandering: this is emphatically not a drive-by. No one may enter the property at any time without first signing a release of liability. And depending on the season, the road in can get rugged enough that a 4-wheel-drive vehicle isn’t a suggestion, it’s a requirement.

If you’ve been waiting for a property that rewards patience, sweat equity, and a good set of tires, this is it. Come see it the right way — appointment only, waiver in hand.

AT A GLANCE

ADDRESS

4169 Stagecoach Canyon Rd, Santa Margarita, CA 93453

APN

070-201-002

LOT SIZE

±38.54 acres

ZONING

RL (Rural Lands)

WATER

3 wells

WATER FEATURES

2 ponds (possibly 3)

MAIN HOUSE

2 bed / 1 bath + loft/attic, 1960; not currently habitable

ALSO ON SITE

Shop, office/library space, unpermitted apartment

SALE TYPE

Court-ordered, as-is / where-is



Gated entrance



Shop building



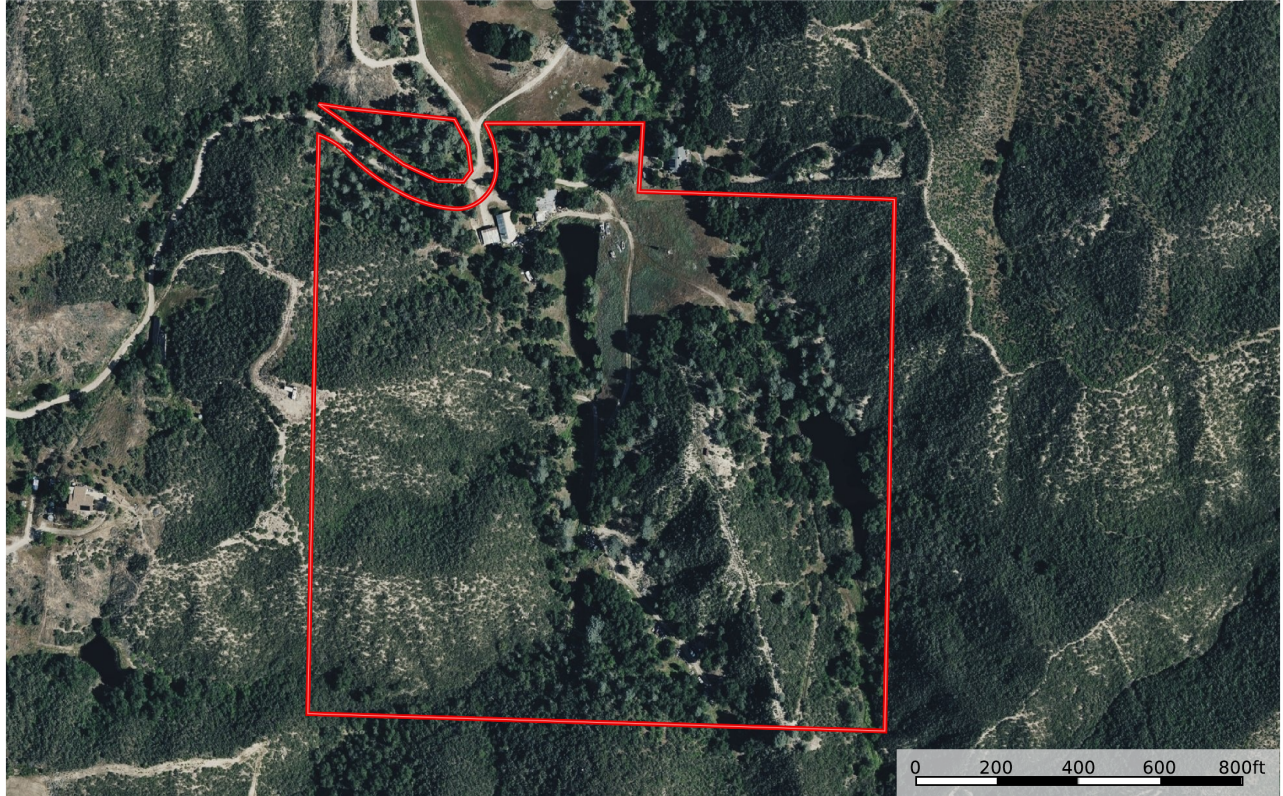
Pond near the house



Ridge line view

±38.54 Acres — Approximate Property Lines

4169 Stagecoach Canyon Rd, Santa Margarita, CA 93453 · APN 070-201-002

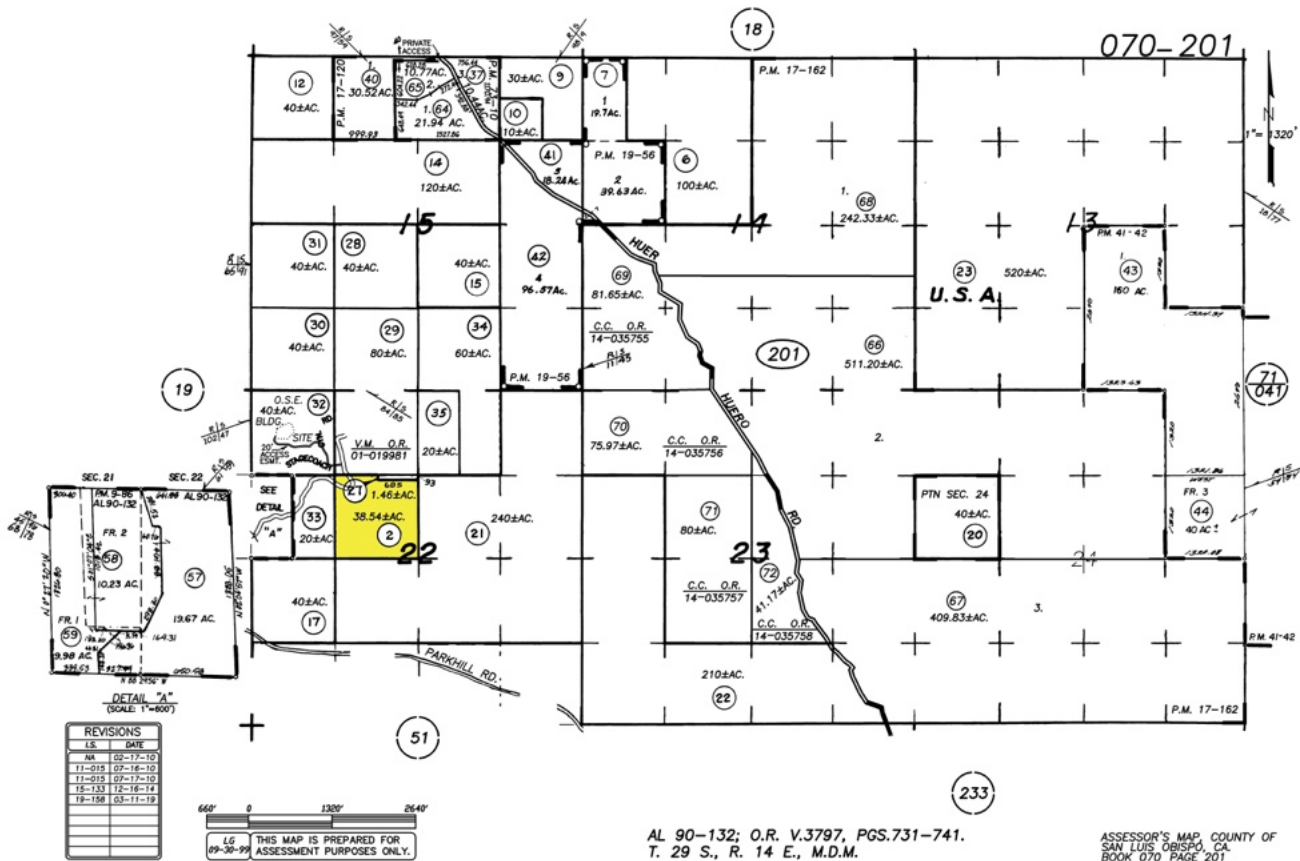


Approximate boundary and improvements shown for reference only — not a legal survey.

BOUNDARY LINE DISCLOSURE

The red boundary line shown on this map is an approximate visual guide only, generated from available GIS and assessor parcel data. It has not been established by a licensed land surveyor and should not be relied upon to determine exact acreage, property lines, setbacks, or the placement of any structures, fencing, or improvements. Buyers are encouraged to obtain an independent survey from a licensed surveyor to verify actual boundaries prior to close of escrow. Neither the seller nor the listing agents warrant the accuracy of the lines depicted.

APN 070-201-002 — San Luis Obispo County



Subject parcel highlighted in yellow (070-201-002, ±38.54 AC ±). Prepared for assessment purposes only.

IMPORTANT DISCLOSURES

- Court-ordered sale.
- Sold as-is, where-is; no warranties, express or implied.
- Seller and listing agents have limited knowledge of the property's condition or history.
- No inspection reports available; any reports are at buyer's option and expense.
- Not a drive-by property — showings by appointment only.
- No entry to the property without a signed release of liability on file.
- 4-wheel drive may be required for site access during certain times of year.