


Agent Only Remarks:
Property directly across the street is zoned Mixed Use/Multi-Family, which may offer potential for future rezoning. Buyers to verify with San Luis Obispo County. The property has been unoccupied for 38 years. The owner began gutting the residence for a remodel but elected not to complete the project. The house has unfinished interior walls but features a NEW ROOF. PG&E serves the house, barn, and most outbuildings. Septic system and approximately 300-foot well located at the rear of the house. A second well, approximately 68-foot is located toward the creek. Propane tank at house was leased and has been removed. Condition and functionality of all utilities, wells, septic, and structures are unknown.

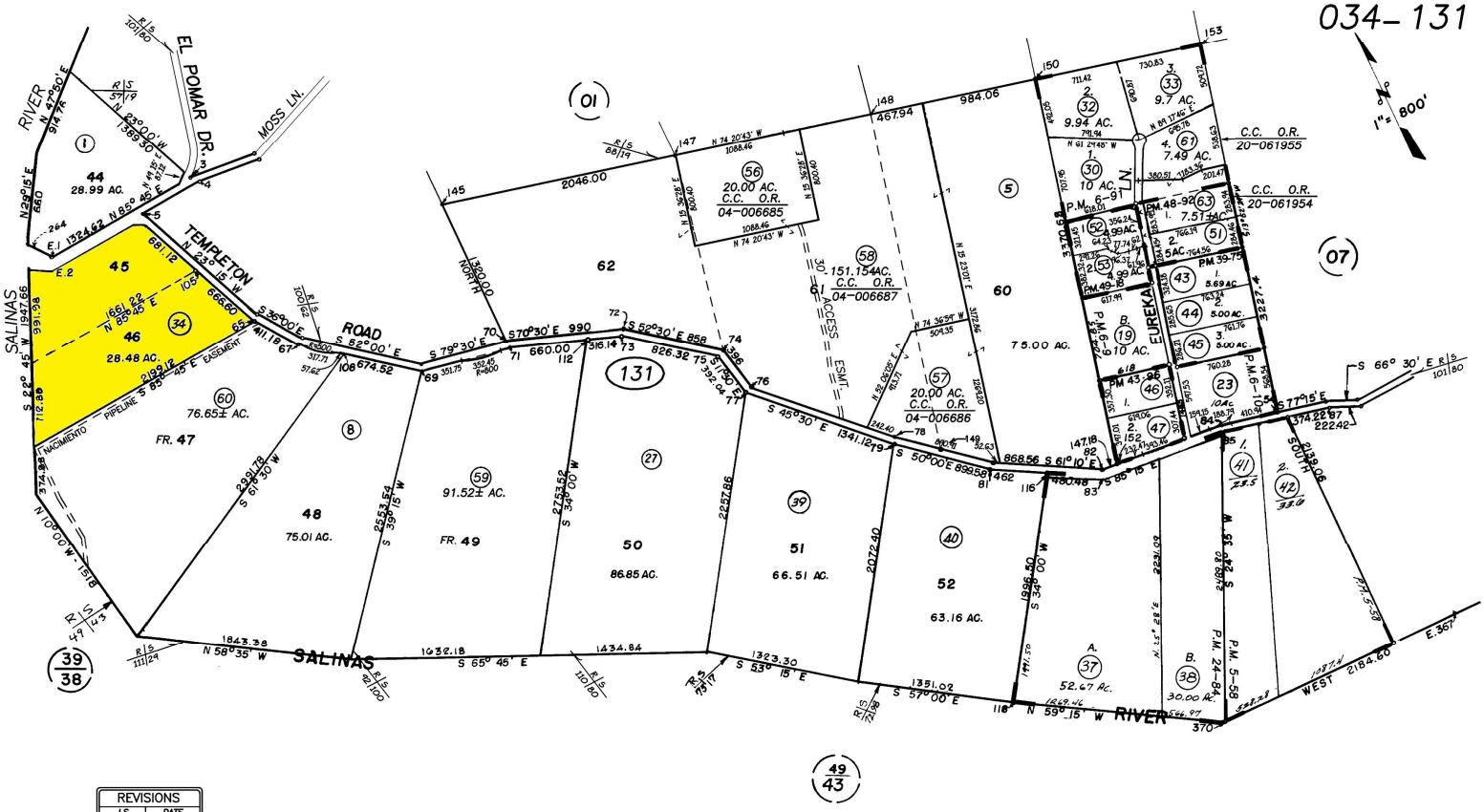
Showing Remarks:
Vacant. Schedule through ShowingTime. PRINT SHOWING NOTES in supplemental documents to take with you. Lockbox at gate contains keys to gate and house. **EXTREME CAUTION REQUIRED WHEN TOURING STRUCTURES.** The residence contains extensive demolition debris with no clear walking paths. Agents and buyers should exercise extreme caution when touring structures. The three outbuildings across from the barn may be viewed upon receipt of an offer. The talkative donkey will need to be rehomed upon sale of the property.


Entrance is located
at 565 El Pomar


Some of the outbuildings are locked
and can be seen during investigations.


Key in Lockbox opens this door


leach field goes towards El Pomar
septic tank
x x 300 ft well
x 68 ft well




| REVISIONS | |
|---|---|
| I.S. | DATE |
| NA | 03-10-04 |
| 05-017 | 06-02-04 |
| 08-346 | 01-14-08 |
| 11-030 | 08-20-10 |
| 21-114 | 03-19-21 |
| 21-114 | 03-20-21 |
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400 0 800 1600

AJS 11-02-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

EUREKA RANCHO, A SUBDIVISION OF:
RANCHO LA ASUNSION AND ADJACENT LANDS, R.M. Bk. A , Pg. 91.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
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