

NIPOMO - OPEN

131.51± Assessed Acres

San Luis Obispo County, California

\$5,917,950.00

CENTURY 21 FARM & RANCH
Jordan Link & Company



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PROPERTY DETAILS

LOCATION:

Ideally situated just south of the City of Nipomo and north of the City of Santa Maria, this exceptional 131.53± acre property is positioned on the southeast corner of Highway 101 and Cuyama Highway (Highway 166). The property offers outstanding accessibility with direct exposure to both major highways and convenient access via Highway 101 Exit 175. Its prime location provides seamless connectivity throughout San Luis Obispo and Santa Barbara Counties.

DESCRIPTION:

Located in the heart of California's Central Coast, this expansive property presents a rare opportunity with tremendous potential. The site benefits from exceptional visibility and accessibility, positioned along Highway 101 and near Highway 166, a major regional corridor. The surrounding area offers a vibrant mix of commerce, agriculture, and recreation, making this property ideal for a variety of uses. Whether for long-term agricultural investment or permanent crop development, the land is well suited for diverse planting opportunities. Potential crops may include avocados, row crops, blueberries and vineyard development as well. In addition to its agricultural appeal, the property may offer excellent potential for a custom home site(s), featuring sweeping 360-degree views and convenient access for commuters.

LEGAL:

APN#: 090-261-017; San Luis Obispo County

131.51± Acres – Lot 32 & 61, RHO Nipomo PTN LTS 32 & 61; Williamson

Act contract number:2009-418; Zoning – Agriculture. (Buyer to verify zoning and lot details.)

SOILS:

Concepcion loam, 5 to 9 percent slopes

Suey silt loam, 2 to 9 percent slopes

Suey silt loam, 15 to 30 percent slopes

Tierra loam, 15 to 30 percent slopes

Corducci and Typic Xerofluvents, 0 to 5 percent slopes

WATER:

Three wells need to be equipped with pumps. Seller is in the process of placing a new pump and well on the subject property. The property also has a reservoir to hold water for water distribution throughout the ranch.

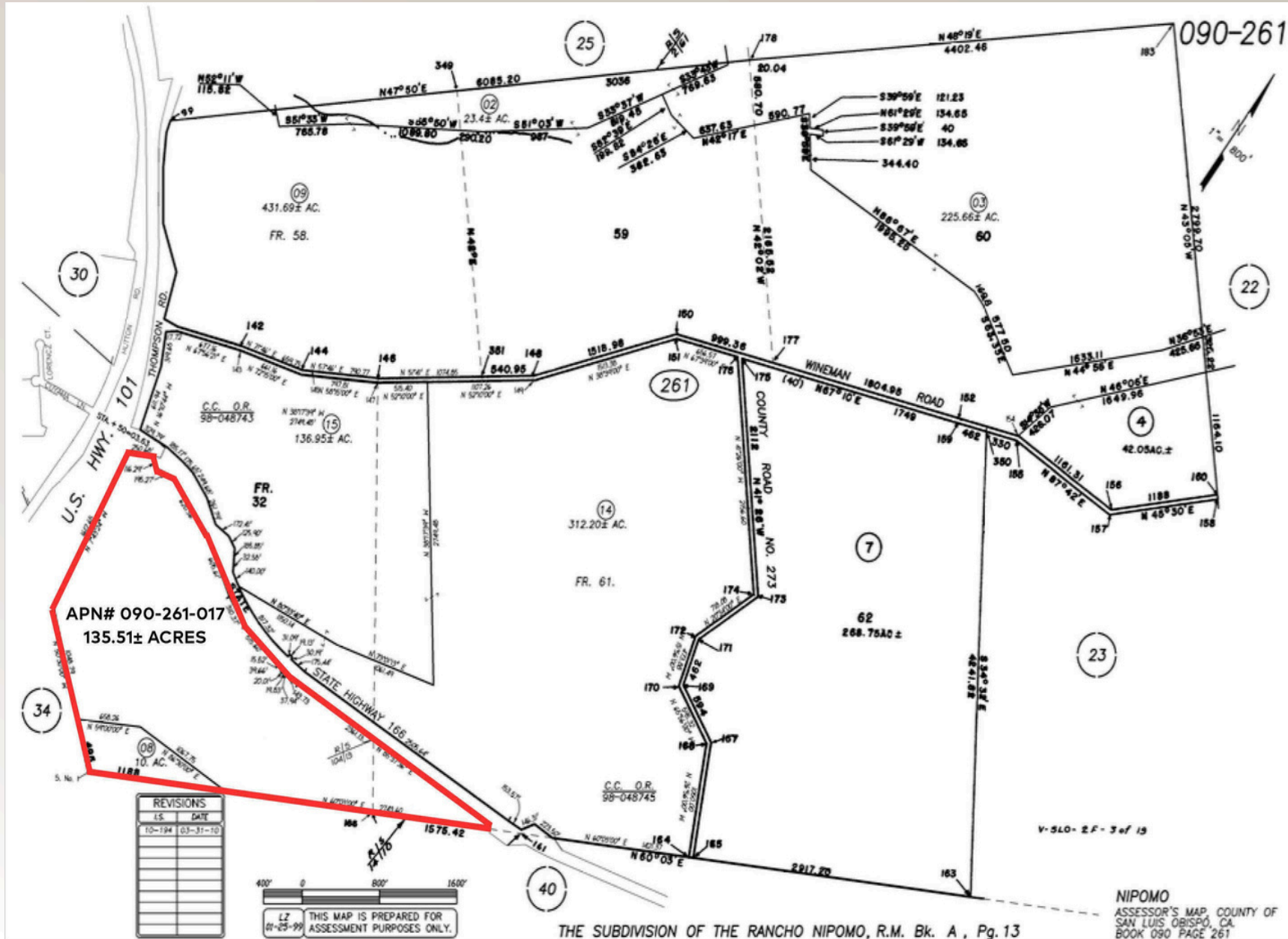


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ASSESSOR'S PARCEL MAP: APN# 358-021-10

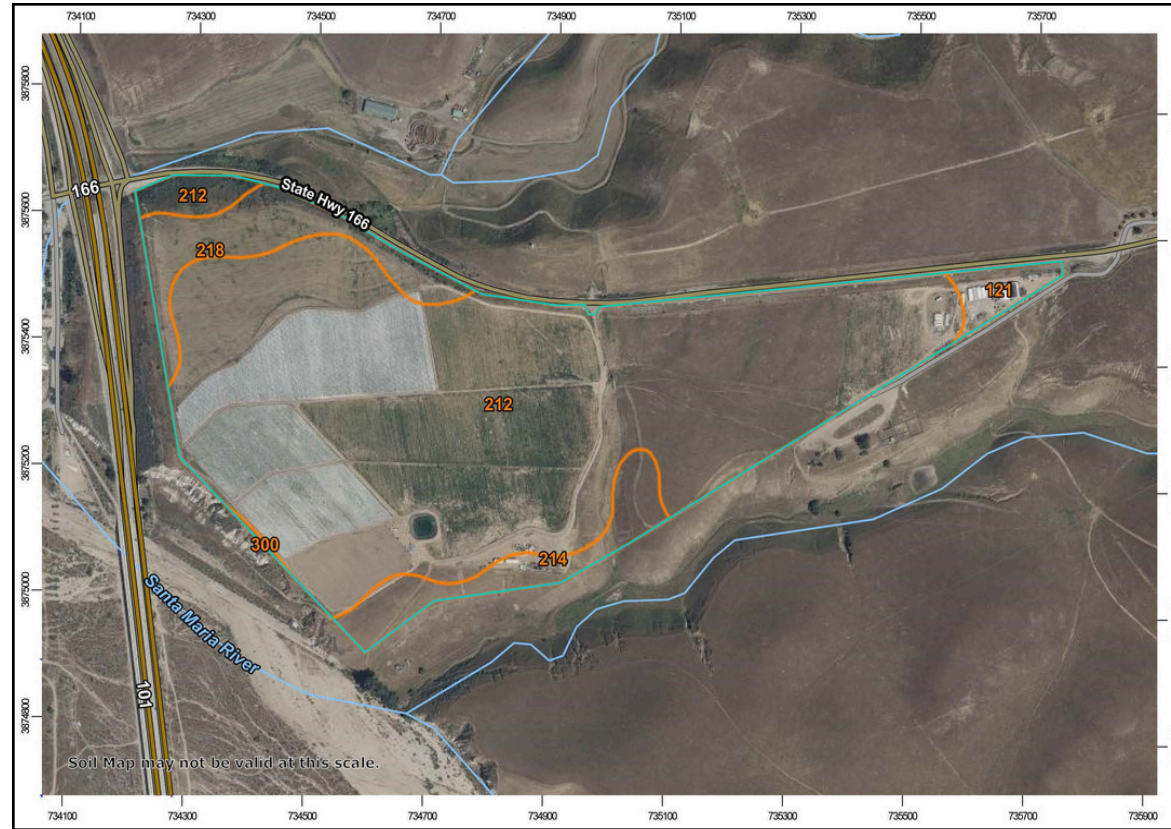


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SOILS MAPS



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
121	Concepcion loam, 5 to 9 percent slopes	2.8	2.0%
212	Suey silt loam, 2 to 9 percent slopes	116.1	84.7%
214	Suey silt loam, 15 to 30 percent slopes	8.1	5.9%
218	Tierra loam, 15 to 30 percent slopes, MLRA 14	9.9	7.3%
300	Corducci and Typic Xerofluvents, 0 to 5 percent slopes, occasionally flooded, MLRA 14	0.2	0.1%
Totals for Area of Interest		137.1	100.0%

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PROPERTY PHOTOS



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FRESNO
7520 N Palm Ave
Fresno, CA 93711
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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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DRE#01775563