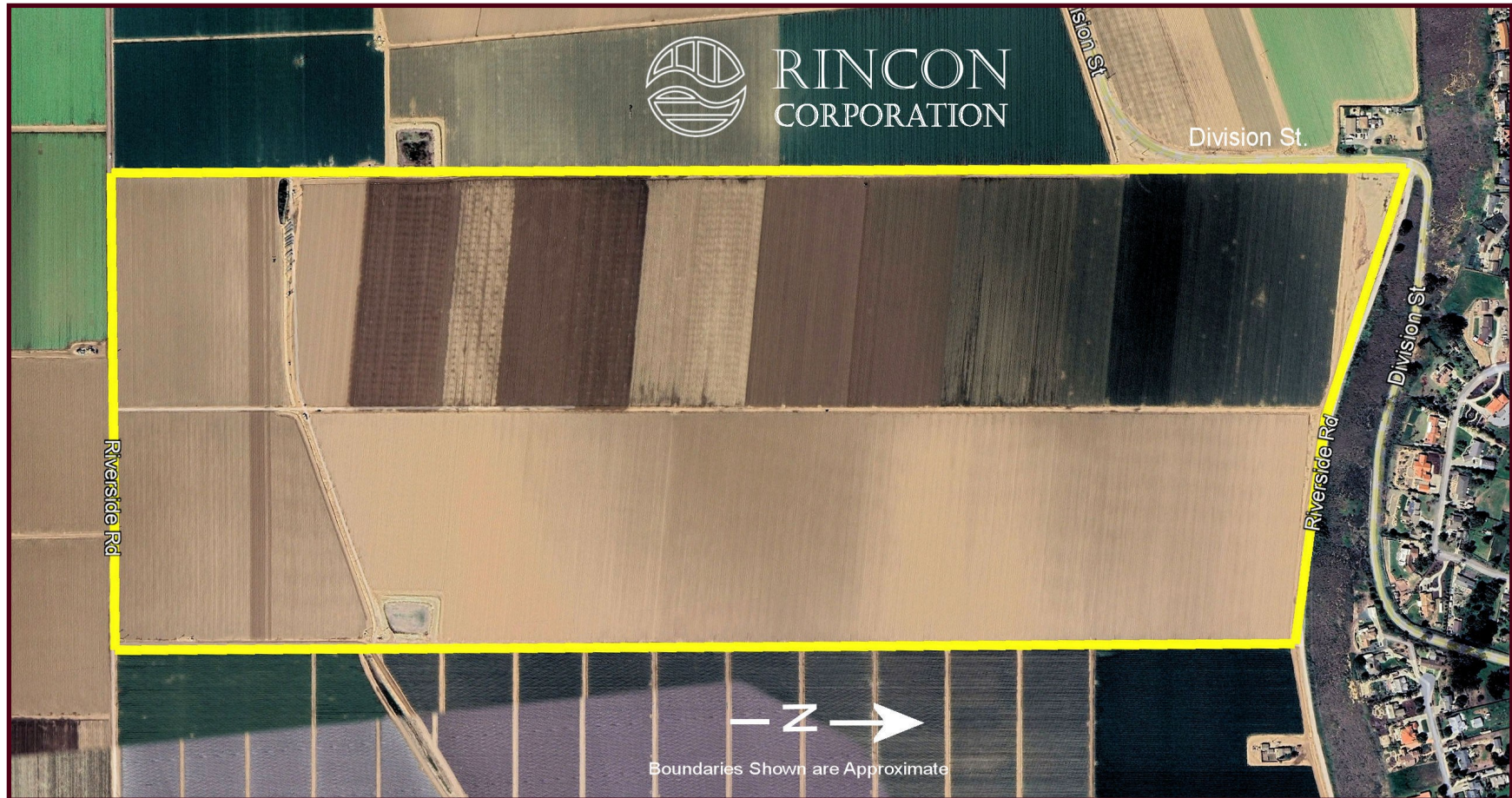


Curtiss Ranch

Prime Farm Ground in the Santa Maria Valley

235+/- Total Acres; 230+/- Leased Irrigated Acres



Offered at \$19,000,000

Presented by:



Property Information

- Purchase Price:** \$19,000,000
Property tours are by appointment only, please contact Rincon Corporation for an appointment.
- Size:** 235 +/- gross deeded acres, Nipomo, CA - San Luis Obispo County
- Location:** Located in the fertile Santa Maria Valley, the Curtiss Ranch is located 1765 Division Street on the north side of the Santa Maria River. Access is east from Santa Maria on Main Street (Hwy 166) and then north on Bonita School Road. At the end of Bonita Road take a right to go east on Division Street. In 1.4 miles Division Street takes a hard left to the north at which turn is at the western boundary of the Property. As Division street goes north for about a quarter mile there is a small County road to the right (east) , called Riverside Road which is the northern boundary of the Property.
- Description:** The Curtiss Ranch is very prime farm ground, located in the heart of the fertile Santa Maria Valley. The Property is unique in that there is very little to fault with it, with excellent soils, ample water, good water quality, level topography and good drainage. Approximately 230 acres are leased for farming, and about 5 acres are roads, staging areas, and restricted areas. Crops grown on the Property include strawberries and various vegetables.
- The Property consists of four Assessor Parcels which are all rectangular in shape giving the overall Property a rectangular shape as well. These four parcels are legal parcels, described as “parcels 1 through 4 of Parcel Map CO-96-0008 in the County of San Luis Obispo”.
- Lease:** The Property is leased to San Ysidro Farming, LLC which was recently acquired by Betteravia Farms of Santa Maria. Betteravia Farms owns the land adjacent to the west and to the east of the Property. The lease expires on April 30, 2028, with a hold over option for another 60 days. See Rincon for rent and terms of the lease.
- Soils:** Soils are primarily Mocho variant fine sandy loam and Tujunga loamy sand, which are excellent for crops grown in this area. See soil map on page 5 for further details.



Property Information (Continued)

Water : The Santa Maria Valley is not subject to SGMA regulations as it is an adjudicated basin. The aquifer in the Santa Maria Valley is considered very good, with flood control and water releases from Twitchell Reservoir.

There are two irrigation wells that have recently been tested in 2025 at a cumulative 1,600+/- GPM. Both wells produced this level production with only about 20 feet of draw down showing a specific capacity in excess of 40 which is excellent. Water is distributed via high pressure underground mainlines.

Topography and

Drainage: The farming ground is all level, with elevations ranging from 140 to 150 feet above sea level. Drainage is to the south and ultimately into the Santa Maria River.

Structural

Improvements: There are no structural improvements on the Property other than pump sheds.

Site Improvements: Site improvements are limited to dirt farming roads located throughout the Property and a reservoir that is currently not in use.

Zoning: The Property is located in an unincorporated area of San Luis Obispo County, with a land use designation of Ag.

APNs: 099-211-004, 005, 006, & 007

Agricultural

Preserve: This Property IS subject to the Williamson Act (Ag Preserve).

Property Taxes: Total 2024/25 Property Taxes are \$27,990.



0 600' 1200'

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

NIPOMO
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CAL.
BOOK 092 PAGE 22



ALL INFORMATION CONTAINED IN THIS MEMORANDUM, AND ALL SUBSEQUENT INFORMATION PROVIDED, IS DEEMED RELIABLE BUT NOT GUARANTEED BY EITHER SELLER OR RINCON CORPORATION, AND SHOULD BE VERIFIED BY PROSPECTIVE PURCHASER (RECIPIENT) AND THEIR REPRESENTATIVES.

Soil Map



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
173	Cropley clay; 0 to 2 %slopes	17.2	7.3%
176	Mocho variant fine sandy loam	166.7	70.8%
219	Tujunga loamy sand; 0 to 2% slopes	51.0	21.6%
223	Xerothents, escarpment	0.5	0.2%
Total for Area of Interest *		235.4	100.0%

* Boundaries and acreages are approximate and may contain some areas outside of the Property



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CORPORATION

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