

Los Berros Ranch

370 HEMI ROAD, ARROYO GRANDE, CALIFORNIA

107+/- Acres, Lemon & Avocado orchard with Ranch house and Shop



Offered at \$4,325,000

Presented by:



Property Information

Purchase Price: **\$4,325,000**

Property tours are by appointment only, please contact Rincon Corporation for an appointment.

Assessor's Parcel #: 047-311-003

Size: 107+/- per assessors parcel map, gross deeded acres, Arroyo Grande, California,
County of San Luis Obispo .

Location: The Property is located at 370 Hemi Road, approximately 4 miles southeast of the City of Arroyo Grande and approximately one half mile southeast of Laetitia Winery, just off Highway 101 North bound. The Property consists of a total of +/- 107 acres according to assessor's information.
The Property consists of one legal parcel APN# 047-311-003.

Description: The Property consists of approximately **70+/- acres of producing agricultural land** planted in a combination of avocado and lemon orchards. Of the total acreage, approximately **9.8 acres are planted with mature avocados, 33 acres are planted with mature lemon trees, and approximately 27 acres are planted with lemons that were established in 2020.** This planting mix provides a balance of stabilized production from mature orchards and longer-term upside from younger plantings that are expected to continue improving yields as they reach full maturity. Importantly, the owner reports that **the orchards have not required the use of wind machines since initial planting**, which suggests favorable microclimatic conditions and may contribute to reduced operating and capital costs.

Home Sites: The property has two potential home build site locations with ocean views. One site has water and power. Existing home described below.

Topography: The orchard ground is generally soft rolling hills. The drainage is good. Planted slopes are mostly in the 5% to 20% range.

GSA : Per Dept. of Water Resources, property currently does not lie in basin formed by SGMA.



Property Information (Continued)

- Water :** Water for the Property is supplied by **two on-site wells**, consisting of a dedicated agricultural well and a separate domestic well serving the residence and shop. According to the owner, the **agricultural well is currently producing approximately 500gallons per minute at 80PSI** which is a current irrigation set with an open flow GPM of 800. The ownership has recently completed a **capital upgrade to the agricultural well**, replacing the older Tier 1 motor with a **California-compliant Tier 5 motor**, improving efficiency, regulatory compliance, and long-term reliability of the water system. Domestic water for the residence is supplied by a **dedicated on-site domestic well**, independent of the agricultural operations.
- Structural Improvements:** In addition to the agricultural improvements, the Property includes a **recently remodeled one-story residence**. The home has been upgraded to provide the conveniences and functionality of a modern home while maintaining the aesthetic character of a **rustic farmhouse**. The Property further benefits from **multiple potential building sites** that offer elevated locations with **ocean and valley views**. This Property will appeal to buyers seeking both cash flow from agricultural productivity and residential lifestyle opportunities. Also, there is a +/-5,000 S.F shop building with a working shower and bathroom.
- Site Improvements:** Site improvements include dirt driveways/interior roads, landscaping in the residential area.
- Soils:** The predominant soil types underlying the farmed acreage are **sedimentary in origin**, characterized by **well drained silty to sandy clay loams**. These soil characteristics are generally favorable for orchard crops, providing good drainage, adequate moisture retention, and strong root development potential, which supports both current operations and potential future crop transitions.
- Zoning:** The Property is located in an unincorporated area of San Luis Obispo County: *Zoned Agriculture (AG)*
- Ag. Preserve:** This Property is currently not part of the Williamson Act (Ag Preserve)
- Property Taxes:** Subject to Prop 13 adjustment upon sale.





Soil Map

San Luis Obispo County, California, Coastal Part (CA664)

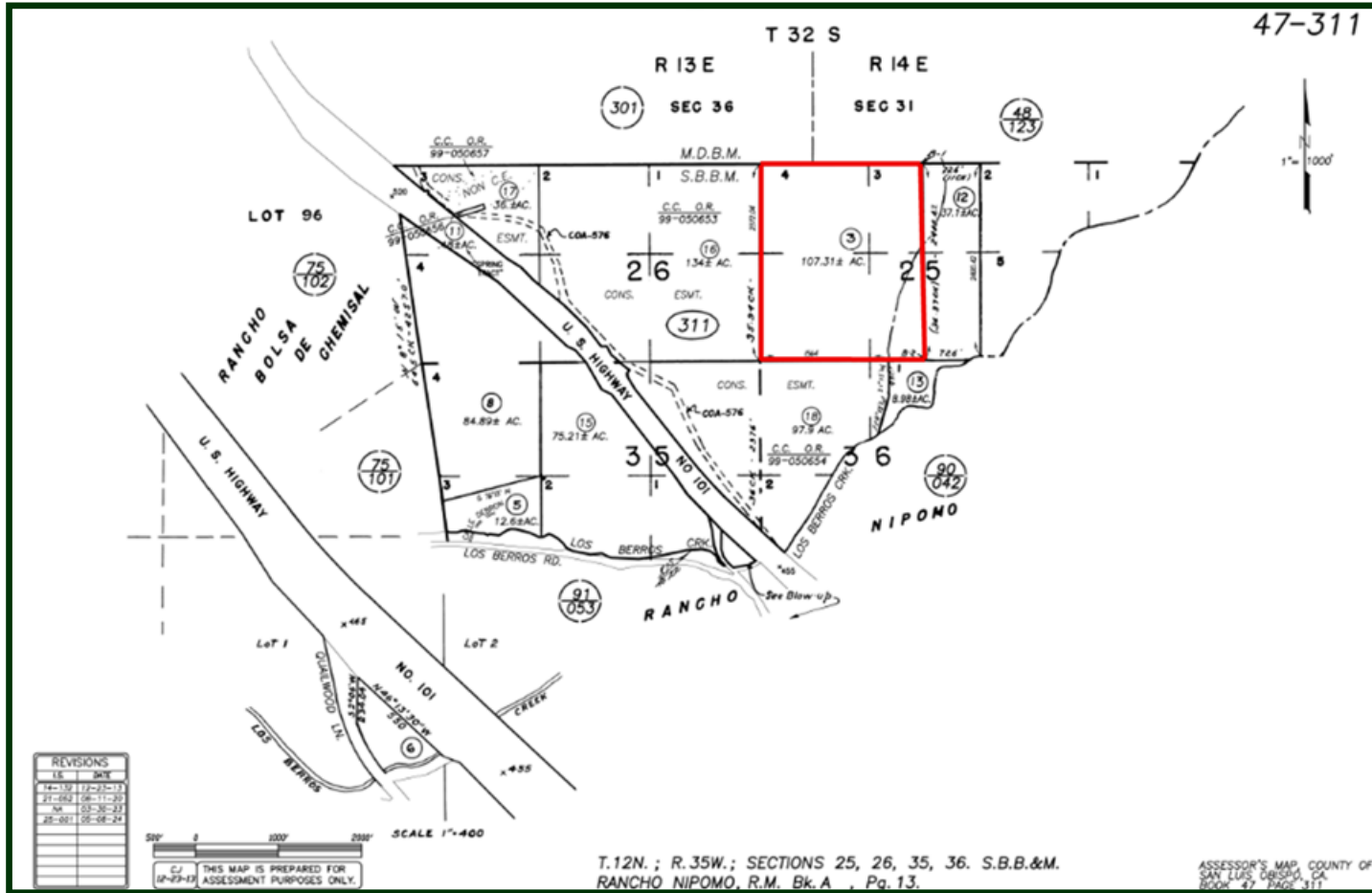
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
115	Chamise channery loam, 9 to 15 percent slopes, MLRA 15	14.4	13.6%
116	Chamise channery loam, 15 to 30 percent slopes, MLRA 15	21.5	20.3%
117	Chamise shaly sandy clay loam, 5 to 9 percent slopes	12.8	12.1%
131	Diablo and Cibo clays, 15 to 30 percent slopes	11.5	10.9%
151	Lodo-Rock outcrop complex, 9 to 30 percent slopes	45.3	42.8%
223	Xerorthents, escarpment	0.4	0.4%
Totals for Area of Interest		105.9	100.0%

* Soil Map is not assessors acreage.



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.

Parcel Map



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