

# MORRO CREEK RANCH & ESTATE

FOR SALE

**ALLIANCE AG**  
BROKERAGE - APPRAISAL - CONSULTING

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
CENTRAL CALIFORNIA



# TABLE OF CONTENTS

PROPERTY INFORMATION.....	5
Property Details.....	6
MARKET OVERVIEW.....	9
About Morro Bay.....	10
Surrounding Attributes.....	12
ABOUT US.....	13
Market Advisors.....	14
Our Team.....	15

For more information, please contact one of the following individuals:

## MARKET ADVISORS



**JOANN WALL, ARA**  
Broker Associate  
(805) 591-0577  
jwall@lee-associates.com  
Lic. 02030465



**VALI NEMETZ**  
Broker Associate  
(661) 599-3672  
vali@lee-associates.com  
Lic. 01737574

## DISCLAIMER

This is an "as-is" sale and will be sold without representation or warranties/guarantees of any kind. Water: Seller has not made, & hereby disclaims, any & all representations, warranties or assurances to:

- a) quality, adequacy, availability, transferability or cost of surface or well water or water rights, if any, for Real Property;
- b) eligibility of Real Property or Buyer to receive irrigation water ("District Water") from the Water District or any other irrigation/water district;
- c) price at which District Water, if any, may be obtained;
- d) normal, historic, or expected amounts or allocations of District Water to the extent Real Property & Buyer are eligible to receive same;
- e) number of acres of "arable," "irrigable" or "irrigation" land comprising Real Property, or any portion thereof, as those terms are defined in 43 CFR 426.4;
- f) water supply of Irrigation District, or continued ability of such district to deliver any District Water to Real Property; or
- g) extent to which Real Property is located within boundaries or service area of Irrigation District or any other irrigation/water district.

- 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. Alliance Ag Services, Inc, its brokers and agents make no representations as to the availability of water to the subject property and regulatory restrictions. 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

- Buyer is hereby notified that federal & state water & any heretofore unmanaged or unregulated ground water is subject to major changes, & that such changes could affect amount of any heretofore unmanaged or unregulated ground water available, amount of water available to water districts, eligibility of recipients to obtain such water, & cost at which eligible recipients may receive such water. Buyer is strongly advised to independently investigate every matter regarding water law as it affects Real Property. Buyer relies on any statements, suggestions, or other written or oral expressions by Seller or Broker entirely at Buyer's own risk.

- Information contained herein from sources Alliance Ag Services, Inc (AAS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA, AFSA and NRCS records and data, and information from other government agencies and offices. However, AAS have not independently verified and do not guarantee the accuracy, completeness or sufficiency of this information. Prospective Buyer is therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, past history of property is no guarantee of future performance, which is subject to unpredictable variables such as weather, management and operational skills, market factors and general economic conditions. Accordingly, AAS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

- Alliance Ag Services, Inc. participation in this transaction is solely in the capacity of real estate brokers, and they do not hold themselves out as having expertise or specialized knowledge in the fields of plant pathology, entomology, environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by AAS relating to this property may be relied upon by the Buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorney, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyers' rights and interests.



## INTRODUCING LEE & ASSOCIATES CENTRAL CA

Lee & Associates Central California is a full-service commercial real estate firm specializing in industrial, agricultural land, office, and investment brokerage within Kern, Monterey, San Luis Obispo, Santa Barbara, Madera, Kings, Fresno and Tulare Counties. Our company is built on a broker-owned platform that encourages cooperation and collaboration that optimizes results for all of our clients. Lee & Associates is known for its commitment to providing superior market intelligence and professional service from true experts in commercial real estate. As business owners ourselves, we understand the value of working with experienced professionals who are tops in their field, and we are committed to helping you make real estate decisions that will make your company thrive.

### WHAT SETS US APART?

Since 1979, Lee & Associates has been attracting the best and brightest in the industry who share an entrepreneurial spirit and commitment to delivering world-class service through local market expertise and state-of-the-art resources. Now a powerful organization of top professionals, the company enjoys its hard-earned reputation as a top tier international commercial real estate brokerage and integrated services provider. Our structure makes our culture unique and attracts like-minded entrepreneurs who leverage their expertise to spur innovation and help Lee & Associates sustain a competitive advantage. As shareholders of the company this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

### LEE & ASSOCIATES CENTRAL CALIFORNIA and ALLIANCE AG SERVICES

Lee & Associates Central California has teamed up with the prominent California based brokerage firm, Alliance Services, which now heads the Lee & Associates National AG Specialty Group. This collaboration represents a significant expansion in the agricultural real estate market, combining the strengths and expertise of both firms. Alliance Ag Services, Inc. was founded in 2002 by Managing Partner, Michael Ming, as the first full-service brokerage and consulting firm in California's southern San Joaquin Valley. Today, we proudly serve clients ranging from the San Joaquin Valley to the borders of Arizona and Mexico. Within Alliance AG Services company, Alliance Appraisal was established in 1959 as the first comprehensive appraisal firm in the southern San Joaquin Valley. By leveraging their extensive networks and deep industry knowledge, the partnership aims to provide unparalleled service and innovative solutions to clients across the nation.

For more information, please contact one of the following individuals:

### MARKET ADVISORS

**JOANN WALL, ARA**  
Broker Associate  
805-591-0577  
jwall@lee-associates.com  
Lic. 02030465

**VALI NEMETZ**  
Broker Associate  
(661) 599-3672  
vali@lee-associates.com  
Lic. 01737574

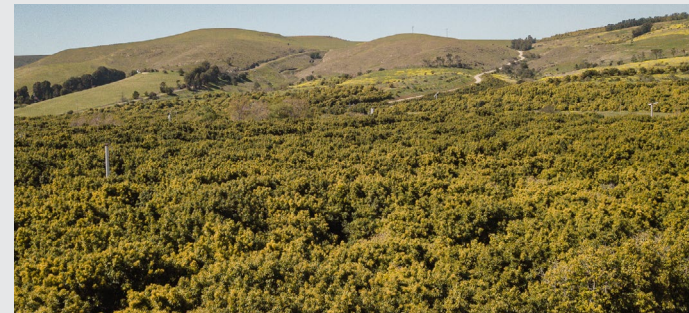
## MORRO CREEK RANCH & ESTATE



*Morro Creek Country Store*



*Additional Residences on Property*



*± 100 Acres of Planted Avocado Orchard*

# PROPERTY INFORMATION



# PREMIER 350-ACRE CENTRAL COAST AVOCADO RANCH

Morro Bay, CA

Welcome to this Central Coast Avocado Ranch, a rare 350-acre agricultural gem in the heart of California's Central Coast. This income-producing ranch is equipped with 7 wells and riparian rights from Morro Creek, ensuring a sustainable and abundant water supply to support its thriving avocado orchards.

With over 100 acres already planted, this property also features four income-producing rental units and a quaint roadside store, offering multiple revenue streams. Expansion opportunities abound, including additional plantable acres, a potential online retail operation, and four additional homesites with stunning views of Morro Rock.



Location	Address available upon request
County	San Luis Obispo County
APN(s)	913-002-131, 913-002-132, 073-069-021, 073-069-018, 073-069-020, 073-069-019, 920-000-979
Gross Acres	± 300
Zoning	Agriculture
Water Source	Wells & Riparian Rights
Offering Price	<b>\$15,500,000</b>







*Whether you're an investor, farmer, or visionary entrepreneur, this exceptional ranch presents a rare opportunity to own a high-producing agricultural estate in one of California's most sought-after coastal regions.*

# MARKET OVERVIEW





## NEARBY AMENITIES

### AIRPORT

San Luis Obispo County Regional Airport  
 975 Airport Drive, San Luis Obispo, CA  
 ± 20 Miles from property

### STATE PARK

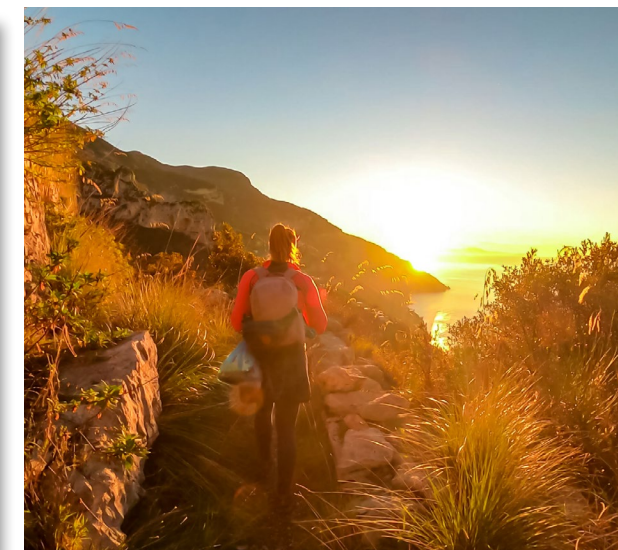
Morro Bay State Park  
 60 State Park Rd, Morro Bay, CA 93442  
 ± 4.5 Miles from property

### COMMERCIAL FISHING

Morro Bay Commercial Fishing  
 1215 Embarcadero Suite A, Morro Bay, CA 93442  
 ± 3.7 Miles from property

## EXPERIENCE THE CENTRAL COAST

Situated along California's breathtaking central coast, Morro Bay presents a captivating mix of natural splendor and small-town allure. Renowned for its iconic Morro Rock, this charming coastal community offers a peaceful and picturesque backdrop, ideal for those seeking to invest in a property that merges agricultural potential with serene living. The mild Mediterranean climate, enhanced by refreshing coastal breezes, creates the perfect conditions for cultivating avocados, fostering a flourishing and sustainable agricultural venture. In addition to its agricultural benefits, Morro Bay features a lively community enriched with a diverse selection of local amenities, including quaint shops, delightful dining options, and outdoor activities like kayaking, hiking, and birdwatching. Acquiring property in Morro Bay not only provides the opportunity to own a successful avocado ranch but also allows you to embrace a lifestyle that celebrates the beauty and abundance of nature.





# SURROUNDING ATTRIBUTES

## MORRO BAY, CA | COASTAL LIVING AT ITS FINEST

Nestled along California's stunning Central Coast, Morro Bay offers a perfect blend of natural beauty and small-town charm. Known for its iconic Morro Rock, this seaside community boasts breathtaking ocean views, fresh seafood, and endless outdoor activities, including kayaking, fishing, and hiking. With a mild climate year-round and a welcoming atmosphere, Morro Bay is ideal for those seeking a relaxed coastal lifestyle. Whether you're looking for a vacation retreat or a forever home, Morro Bay is a hidden gem worth exploring!

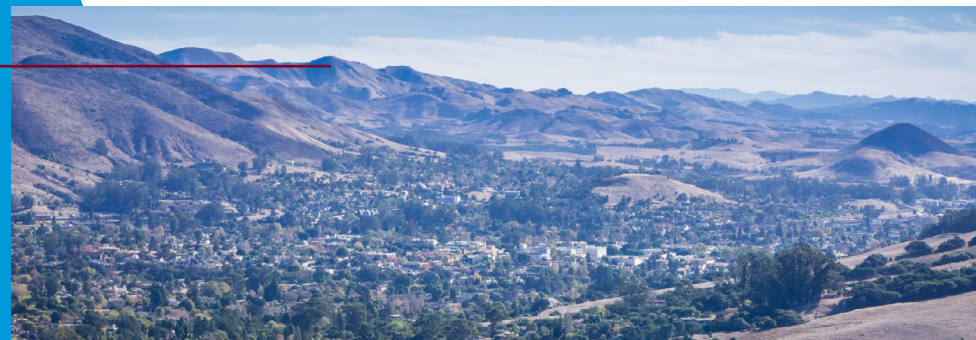


## PASO ROBLES WINE COUNTRY | A VINEYARD PARADISE

Located in the heart of California's Central Coast, Paso Robles is a premier wine region known for its rolling vineyards, award-winning wineries, and charming small-town vibe. With over 200 wineries, farm-to-table dining, and a warm Mediterranean climate, it's a haven for wine enthusiasts and outdoor adventurers alike. Enjoy scenic drives, hot springs, and a vibrant downtown filled with boutique shops and tasting rooms. Whether you're seeking a weekend escape or a place to call home, Paso Robles offers the perfect blend of rustic charm and modern luxury.

## SAN LUIS OBISPO | THE HEART OF THE CENTRAL COAST

San Luis Obispo, or SLO, is a vibrant city known for its historic charm, scenic beauty, and laid-back lifestyle. Nestled between rolling hills and the Pacific Ocean, it offers a perfect mix of outdoor adventure, cultural attractions, and a thriving downtown with top-rated restaurants, boutiques, and the famous Thursday night Farmers' Market. Home to Cal Poly, SLO boasts a youthful energy while maintaining a strong sense of community. With year-round sunshine and a welcoming atmosphere, it's an ideal place to live, work, and explore.



# YOUR LEE & ALLIANCE AG TEAM



# YOUR MARKET ADVISORS



**JOANN C. WALL, ARA**  
Broker-Associate

- 25+ Years of Experience
- Licensed Real Estate Broker since 2019
- California General Real Estate Appraiser since 2000
- Accredited with ARA designation since 2008
- California Chapter of ASFMRA, President 2018-2019
- Appraisal Education Committee National Level, 2010-2022, Chair 2020-2022
- Specializes in institutional grade real estate valuation and purchase transactions
- Focus on California Central Coast
- Specialized knowledge of the vineyard, winery, greenhouse and cannabis industries; topics which she frequently speaks about around the country



**VALI NEMETZ**  
Broker-Associate

- 20 years + experience
- Licensed broker since 2007
- National Associations of Realtor's top 30 under 30 Realtor
- Specific focus on entitlements and land development
- MBA in Real Estate
- Contacts throughout the development industry
- Experience in land entitlement in San Luis, Kern and Santa Barbara county
- Specialized knowledge in luxury property and mixed-use land potential as well as sustainable building and development requirements for the state of California

**ALLIANCE AG**  
BROKERAGE · APPRAISAL · CONSULTING

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
CENTRAL CALIFORNIA

ALLIANCE AG SERVICES LEADS THE LEE & ASSOCIATES NATIONAL AG SPECIALTY GROUP

**STEPHEN KRISTNER**  
WOODLAND & OAKDALE  
(530) 405-6036

**NAT DIBUDUO** - FRESNO  
(559) 240-2277

**FRANK OBERTI** - FOLSOM  
(661) 599-3672

**BILL HAMMERSTROM** - KINGSBURG  
(559) 799-3330

**EMILY MING**  
BAKERSFIELD & CARPINTERIA  
(661) 343-1618

**CHAD BROCK**  
BAKERSFIELD  
(661) 205-8011

**JANIE GATZMAN** - OAKDALE  
(209) 262-8214

**RYAN METZLER** - FRESNO  
(559) 905-2706

**GREG ARCHER** - KERMAN  
(559) 269-0097

**JOANN WALL** - TEMPLETON  
(805) 591-0577

**DAN COBB** - SLO  
(661) 599-3672

**VALI NEMETZ** - SLO COMMERCIAL  
(310) 508-2378

**GEORGE MING**  
BAKERSFIELD & SANTA BARBARA  
(661) 805-7747

**MICHAEL MING**  
BAKERSFIELD & CARPINTERIA  
(661) 343-2367

**WE SERVICE ALL OF CALIFORNIA AND HAVE AGENTS UP AND DOWN THE STATE TO ASSIST YOU**



**AVAILABLE NOW!**

**Contact for Details & Private Tours**

*Call or email Joann Wall or Vali Nemetz for a private  
tour and more information on the property.*

[www.allianceagservices.com/MorroCreek](http://www.allianceagservices.com/MorroCreek)

**MARKET ADVISORS**

**JOANN WALL, ARA**  
Broker Associate  
805-591-0577  
jwall@lee-associates.com  
Lic. 02030465

**VALI NEMETZ**  
Broker Associate  
(661) 599-3672  
vali@lee-associates.com  
Lic. 01737574