

MELLO RANCH

69± ACRES | \$2,175,000 | LOS OSOS, CALIFORNIA



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~ **RANCH** ~ 2285 Clark Velly Rd | Los Osos, California 93402



Overview

Tucked into Los Osos Valley, between lush mountainsides and fertile countrysides, Mello Ranch presents 69± acres of all around prime farmland, convenience, and opportunity. Situated 5± miles east of the Pacific Coastline, Mello Ranch's proximity to the ocean offers mild, Mediterranean climate ideal for agricultural use.

A single, modest modular home produces rental income. Further, a small area of the land is leased to a cellular company and the 30± acres of irrigated farm ground are currently leased for oat hay, seed broccoli, and vegetables providing additional revenue sources. Water is supplied by two wells.



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www.clarkcompany.com/properties/Mello-Ranch/

Mello Ranch is situated at 2285 Clark Valley Road, Los Osos, positioned near the western edge of San Luis Obispo County, California, just 6± miles west of Highway 101. The Ranch lies 5± miles inland from the Pacific Ocean and the quaint towns of Los Osos and Morro Bay.

Mello Ranch is minutes from downtown San Luis Obispo, where amenities and conveniences including shopping, entertainment, and restaurants abound. Los Osos also offers restaurants, hotels, golf course, and a small-town market. Morro Bay, 6± miles north, provides year-round water activities such as kayaking, fishing, and surfing. Other nearby recreational advantages include oceanside golfing, biking, and birdwatching.

San Luis Obispo County Regional Airport is approximately 11± miles east of the Ranch offering commercial service daily to Los Angeles, San Francisco, Las Vegas, Phoenix, Dallas, Denver, and Seattle connecting to national and international flights. San Luis Obispo Airport also offers Fuel & Line Services, Air Charter, and Ground Transportation among other services. The airport also has a Jet Center and private hangars for general aviation.

Location



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Improvements

Mello Ranch is improved with one modest, manufactured home built in 1986 and comprising 1,568± square feet encompassing 3 bedrooms, a den/office, 2 full bathrooms, a fireplace, and a two-car garage. The living/dining area features a bar, the kitchen features a walk-in pantry, and new flooring was recently installed throughout the home. Outdoors is a quaint patio constructed with brick pavers and nearby rests the detached, 2-car garage. Annual income from the rental is approximately \$23,000.

The barn encompasses approximately 2,400± square feet, measuring 60' x 40' and is tall enough to store a combine. The barn is a wood, 3-sided structure and includes a custom, lockable 225± square foot storage shed inside.

The property is also perimeter fenced and possesses several graded roads supplying easy access throughout.



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Water

Water is supplied by two wells—one irrigation and one domestic.

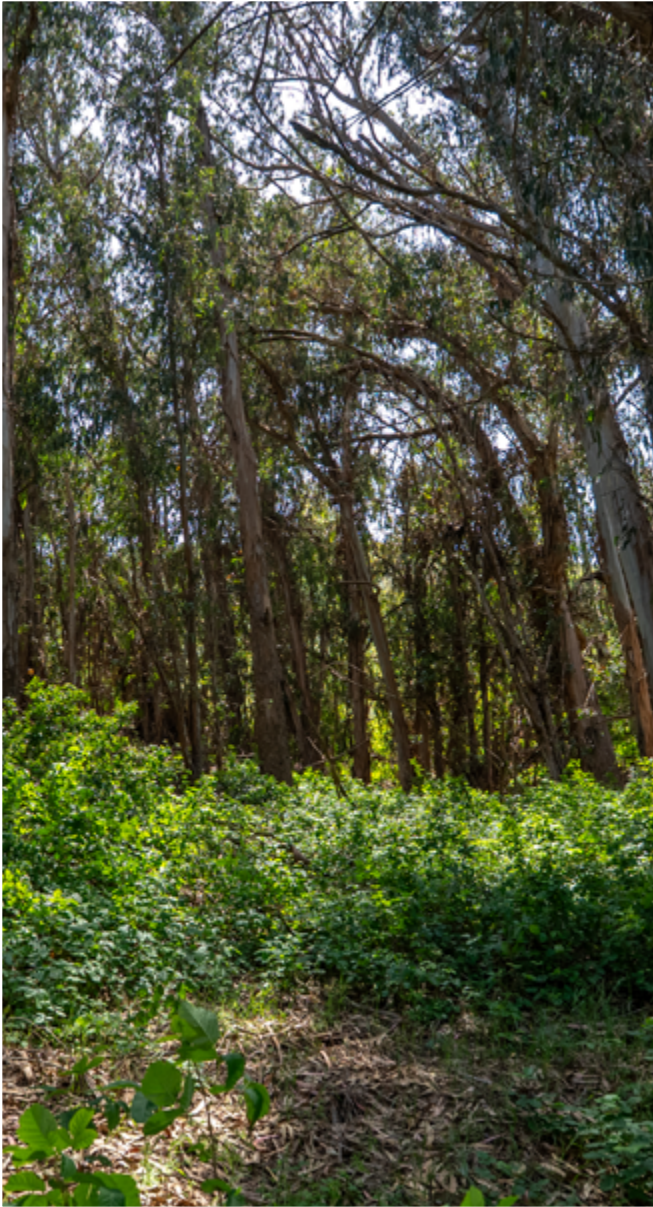
The irrigation well was drilled in 1992 at a depth of 150' with an 8" casing. Equipped with a 7.5HP pump, the irrigation well produces approximately 100± GPM and is utilized to irrigate the farm ground.

The domestic well is equipped with a 1/3 HP pump and diverts water to a 2,500-gallon storage tank for residential use.

A portion of the property is located within the Los Osos Valley-Los Osos Area Groundwater Basin and is subject to certain groundwater regulations. In accordance with the Sustainable Groundwater Management Act (SGMA) of 2015, the Los Osos Valley Groundwater Basin was created to sustainably manage the groundwater resources of the Los Osos Area Subbasin.

For more information, visit the County of San Luis Obispo Los Osos Valley Groundwater Basin website and consult with a water-use professional.





Acreage & Zoning

Mello Ranch comprises 69± acres, zoned Agriculture and under Williamson Act Contract. Generally, the Williamson Act Contract limits the land usage to agriculture or related open space uses in exchange for reduced property taxes. [Click here to learn more.](#)

There are two Assessor's Parcel Numbers (APNs): 074-225-040 & 074-225-041.

Parcel 074-225-041 is adjacent to the residence, within the bounds of 074-225-040, and comprises 0.0023± acres. This small, fenced area contains a shed storing cell-site equipment, which is leased producing approximately \$23,000 annually.

Additionally, 30± acres of the parcel are utilized for irrigated farm land, which is leased to a local farmer, providing \$5,500 of annual revenue.

Property taxes for the 2024 tax year were approximately \$4,000.*

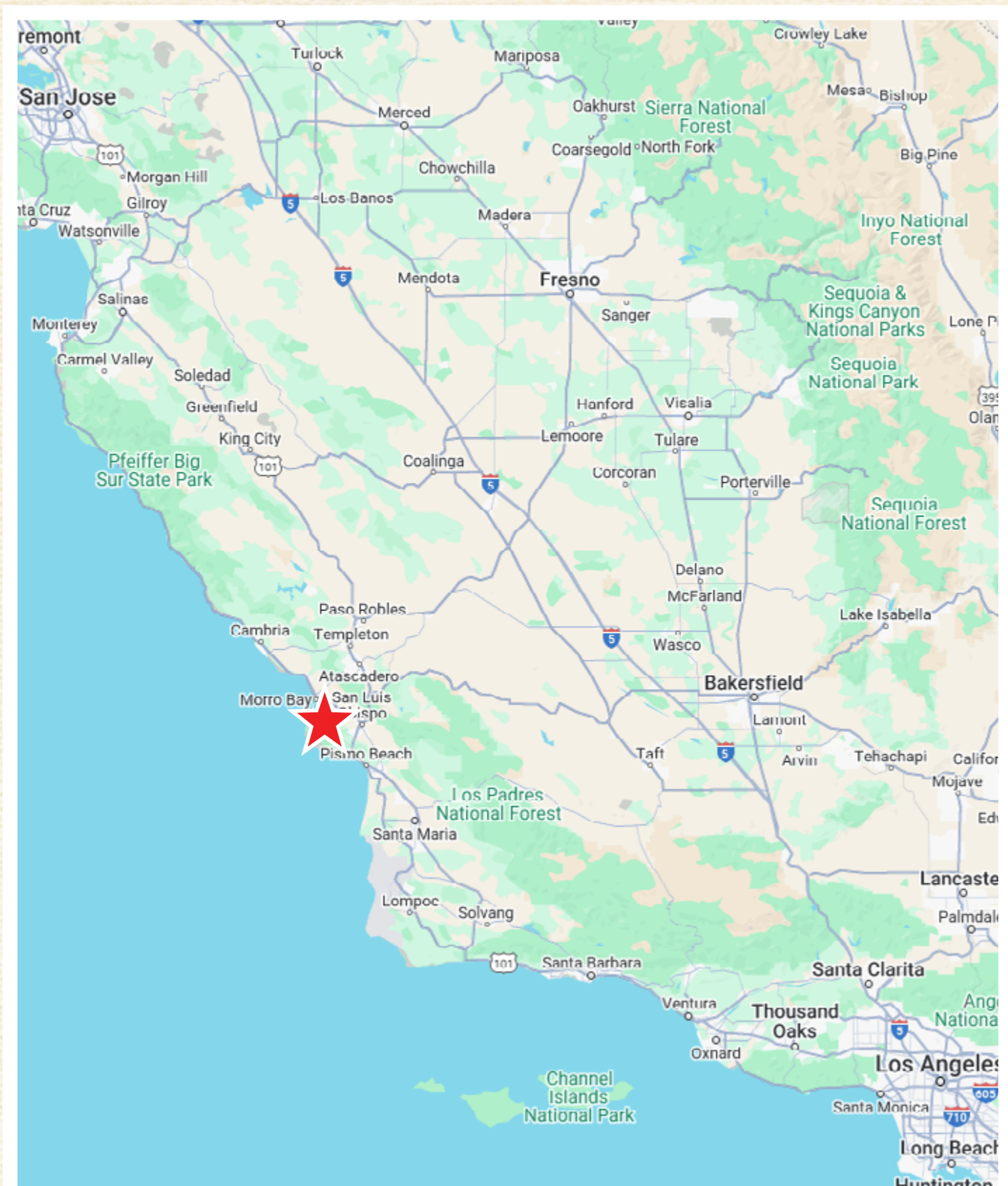
**Upon consummation of sale, property taxes will be reassessed and are subject to change.*

Price

Offered at
\$2,175,000



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