

# MIDDLECAMP RANCH

110± ACRES | \$3,000,000 | SAN LUIS OBISPO, CALIFORNIA



**CLARK**  
**COMPANY**  
RANCH REAL ESTATE

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## MIDDLECAMP

~ RANCH ~

5385 Righetti Road | San Luis Obispo, California 93401



### Overview

Held by the Middlecamp Family since 1887, the ravishing Middlecamp Ranch comprises 110± acres enveloped by the enchanting Edna Valley. Benefiting from panoramic views of the neighboring hillsides where cattle graze, vineyards, citrus, and avocado orchards, wineries, Edna Valley consists of a mix of both ranches and farms and boasts breathtaking views of the Nine Sisters, a chain of mountains located in western San Luis Obispo County.

Middlecamp Ranch presents 2.6± acres of hobby orchards and 100± acres of grazing land. The Ranch is cross and perimeter fenced and includes a pole barn and bunkhouse. Water is supplied via two wells, springs, and reservoir. The gently sloping terrain provides numerous locations for future home sites with scenic views.

[www.clarkcompany.com/properties/Middlecamp-Ranch/](http://www.clarkcompany.com/properties/Middlecamp-Ranch/)



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Middlecamp Ranch is situated at 5385 Righetti Road, San Luis Obispo, approximately two and one-half miles east of US Highway 101. The gated ranch entrance is accessed via recorded easement across the neighboring property off of Righetti Road, 0.7 miles east of the Orcutt Road intersection.

Downtown San Luis Obispo, which offers dining, entertainment and shopping, is located just 12 minutes northwest of the Ranch and Pismo Beach, a classic beach town, is 14 minutes to the south. The heart of Central Coast Wine Country, Paso Robles, is positioned 30 miles north.

Middlecamp Ranch is a six-minute drive to San Luis Obispo County Regional Airport, with commercial service daily to Los Angeles, San Francisco, Phoenix, Dallas, Denver and Seattle connecting to national and international flights.

## Location



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### Operations

The 100±-acres of grazing land are leased to a tenant on a short-term basis. The cow-calf operation runs 20 pairs and produces an income of \$20 per head per month.

The 2.5± acre hobby orchard consists of olive trees (100± Arbequina), citrus, persimmons, figs, and plums. The orchard is watered by drip irrigation fed from the water storage tanks.

Middlecamp Ranch is improved with a 60'x30' foot pole barn is a 10'x20' unpermitted bunk house that was built about 10-15 years ago. Additionally, the ranch is cross and perimeter fenced and there are livestock water troughs scattered about the grazing land.



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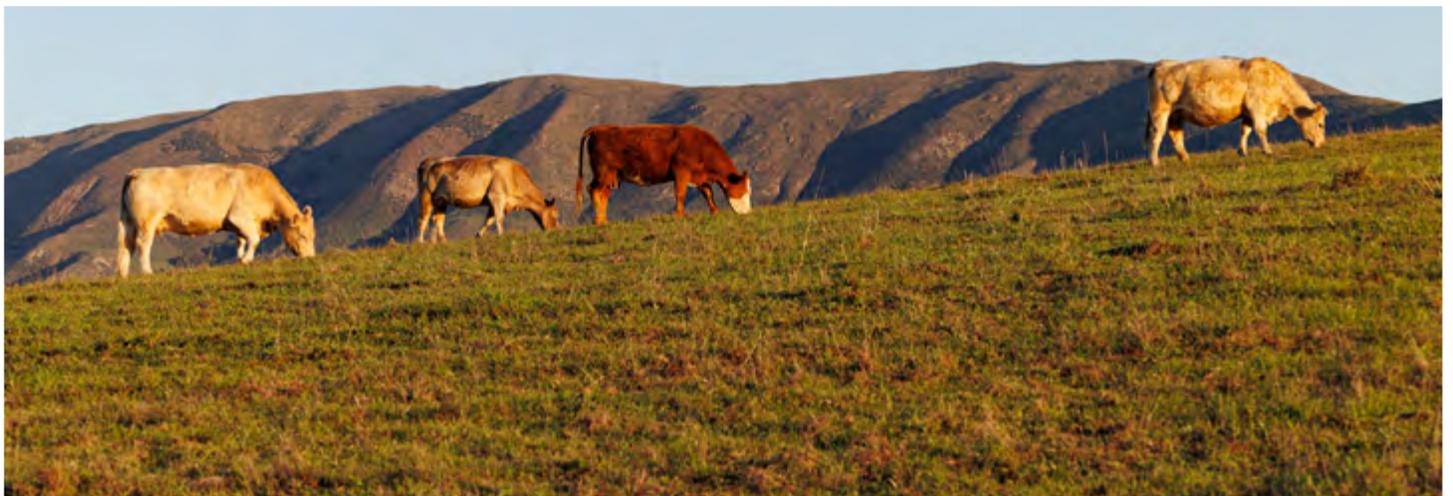
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## Water

Water is provided by two small agricultural wells and natural springs. The first well produces 10± gpm and is powered by a generator. The second well, located near the pole barn, produces 10± gpm powered with a 1.5-HP pump. Seller states there is a high boron content in the water and requires treatment to continue long-time irrigation.

Additionally, there is a large, state-licensed, diversion reservoir (48-acre feet at maximum capacity), of which the owner has 50 percent rights.

The wells and reservoir feed into two 10,000-gallon storage tanks, which then irrigate the orchard via drip system and fill the stock troughs.



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## Acres & Zoning

Middlecamp Ranch comprises 110± acres, zoned Agriculture and is not part of the Coastal Zone jurisdiction. The two legal parcels are encumbered together under a single Williamson Act Contract, also known as the Ag Preserve. The Ag Preserve generally limits the land usage to agriculture or related open space uses in exchange for reduced property taxes.

APNs: 044-061-035 and 044-061-036

## Price

*Offered at*  
**\$3,000,000**



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