

# SANTA ROSA CREEK FARMSTEAD

20± ACRES | \$750,000 | CAMBRIA, CALIFORNIA



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# SANTA ROSA CREEK

~ FARMSTEAD ~ 4007 Santa Rosa Road | Cambria, California 93428



## Overview

Santa Rosa Creek Farmstead encircles 20± acres of land and is nestled amidst the lush, green hills of Cambria's countryside. Presently utilized for growing oat hay, Santa Rosa Creek holds endless possibility offering stunning building sites perched on hills overlooking the picturesque Santa Rosa Creek Valley.

Further, the coastal location and history of irrigation affords opportunity for development of crops such as vineyard, avocados and citrus. There is an existing farmhouse, barn and shed but they are obsolete.



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## SANTA ROSA CREEK

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Situated at 4007 Santa Rosa Creek Road in Cambria, Santa Rosa Creek Farmstead lies just east of Pacific Coast Highway. Positioned half way between San Simeon and Cayucos, Santa Rosa Creek Farmstead is a mere four miles from the ocean.

Cambria is known locally as “Pines by the Sea” because it encompasses a forest of Monterey Pines. Cambria, like much of San Luis Obispo County, boasts a Mediterranean Climate featuring warm, arid summers and mild winters. Santa Rosa Creek Farmstead benefits from the coastal influence and ocean breezes.

## Location



Santa Rosa Creek Farmstead is improved with an old farm house, barn and shed. The farmhouse, comprised of 948± square feet, was built in 1915 and has 2 bedrooms and 1 bath. All of the buildings are dilapidated and uninhabitable, but if restored, could be remarkable.

## Improvements

***Offered at \$750,000***

## Price

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### Water & Operations

Fifteen(±) acres of Santa Rosa Creek Farmstead are currently farmed to oat hay by a tenant; the tenant will retain the crop.

There are two cased and capped wells on site that have not been utilized for a number of years. Presently, irrigation water is supplied by the tenant from an adjacent parcel, but this will be discontinued once the lease is terminated or the property is under new ownership.



### Acresage & Zoning

Santa Rosa Creek Farmstead is comprised of 20± acres zoned Agriculture. Enveloped by Assessor's Parcel Number 014-131-031, Santa Rosa Creek Farmstead is under Williamson Act Contract, also known as the Ag Preserve, which generally limits the land usage to agriculture or related open space uses in exchange for reduced property taxes. The 2020/2021 property taxes were approximately \$875.

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