

# ***Tonascia Ranch***

**810 O'CONNOR WAY, SAN LUIS OBISPO, CALIFORNIA**

*501+/- Acre Cattle and Farming Ranch*



***Available for \$3,700,000***

***Presented by:***



### ***Property Information***

**Purchase Price:** \$3,700,000  
*Property tours are by appointment only, please contact Rincon Corporation for an appointment.*

**Address:** 801 O'Connor Way, San Luis Obispo, CA

**Size:** 501± deeded acres, San Luis Obispo, California, County of San Luis Obispo  
*Copy of the Certificate of Compliance on file available upon request.*

**Location:** The Tonascia Ranch is located only two air-miles west from the city limits of San Luis Obispo, along the southside of O'Connor Way, approximately 1.25 miles northwest of Foothill Boulevard. It is situated in San Luis Obispo County, and is conveniently on the way to several points of interest, including: Cuesta College, California Polytechnic State University, and downtown San Luis Obispo. This parcel also enjoys nearly one mile of public frontage on O'Connor Way.

Tucked between the Coastal Range and the Pacific Ocean, San Luis Obispo, or "SLO," offers all the spoils of life. A Mediterranean marine climate, a world-class wine region, a spectacular view of thousands of acres of protected open space, an award-winning downtown filled with charming shops, restaurants, and hotels placed inside turn-of-the-century mercantile buildings and a dynamic nightlife are all on tap to enjoy. Salty ocean air wafts in from the Pacific Ocean just 10 miles away. In addition, this city offers the added benefit of a municipal airport, the San Luis Obispo County Regional Airport (SBP), located only six air-miles southeast from the Property.

**Description:** The Tonascia Ranch represents a private retreat and a step back into its rich history as part of Old California, which provides an exceptional opportunity to actually experience the true remnants of the Old Californio lifestyle in today's frantic world. Located in a beautiful private setting on the outskirts of the City of San Luis Obispo, this pastoral ranch is private, secure, and essentially self-contained in a bucolic setting with abundant wildlife, dramatic landscape, offering very scenic and sweeping panoramic vistas of a large portion of San Luis Obispo County.

The Property consists of 501± acres of native cattle pasture with approximately 50 acres of dry farmland, including a residence and ranch headquarters. It is part of the Historic Ranchos Canada de Los Osos and La Laguna Mexican land grant in Los Osos Valley in present-day San Luis Obispo County, California. Varying from nearly level to gently rolling hills to very steep terrain with rock outcroppings, the native pasture includes grasslands, chaparral, and oak savannahs. Livestock have always been the mainstay at the Tonascia Ranch. Cattle were the lifeblood of the early economy in early rancho days, when horses were utilized to work the cattle, as they still are today. The Property fronts on O'Connor Way, but provides privacy to the headquarters area from the main road. The property is irregular in shape and varies in elevation from a high point of 675 feet along the southern property line, reducing to about 200 feet along O'Connor Way.



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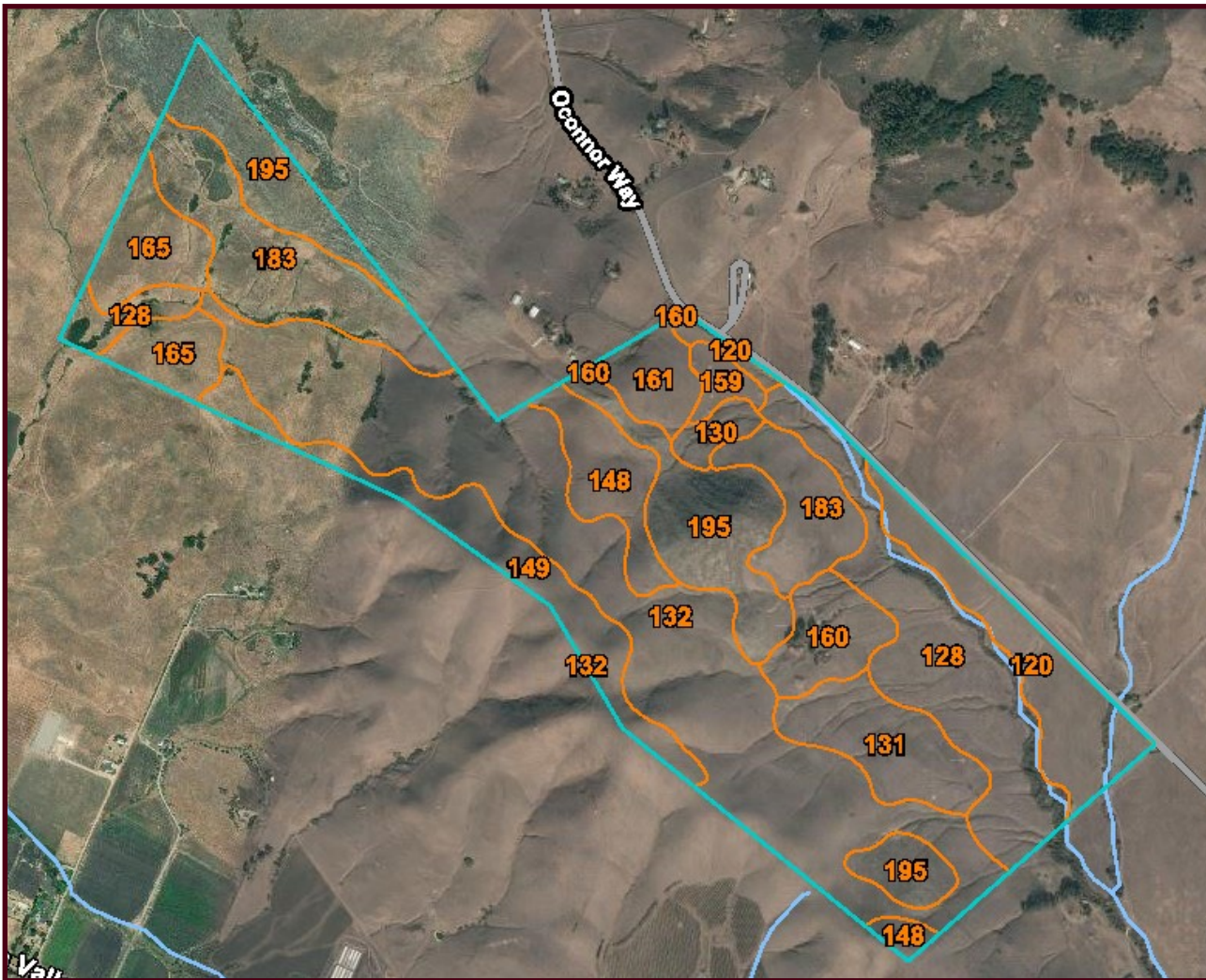
**Property Information (Continued)**

<b>Present Use:</b>	Historically, the Property has been used as a rural residence and cattle-grazing ranch with approximately 50 acres of the more level, cultivatable areas of farmland along O'Connor Way being dry-farmed to such crops as oat hay, garbanzo beans, etc. The residence is abandoned and no longer habitable.
<b>Water Source:</b>	The water source for both agricultural and domestic use is provided via numerous seasonal springs and creeks and two spring boxes; one located in the bottom of a small draw above the homestead and the second located farther east on the same parcel. However, the best flowing spring is located at the northwest corner at O'Conner Way.
<b>Structural Improvements:</b>	The Property is a historic cattle ranch and has been in the current owner's family for over 100 years. The improvements include the abandoned 1,128± square-foot residence and a 4,028± square-foot dairy barn that were both constructed around 1900, as well as several older storage sheds. The older structures, while reminiscent of a bygone era, are in poor condition and in need of upgrade and repair.
<b>Site Improvements:</b>	Site improvements include dirt driveways/interior roads, drainage culverts, minimal landscaping, bridge culvert crossing, and barbed-wire fencing improvements. The several miles of dirt and gravel roads provide ample access for biking, hiking, horseback, or other recreational pursuits.
<b>Soils:</b>	See map on page 4
<b>Zoning/Land Use:</b>	The Property is located in an unincorporated area of San Luis Obispo County: <i>Zoned Agriculture (AG)</i>
<b>Agricultural Preserve:</b>	This Property is NOT in the Agricultural Preserve (Williamson Act)
<b>Utilities:</b>	Telephone, electricity, propane gas
<b>Easement:</b>	An easement will be granted for access from Los Osos Valley Road, for secondary access.
<b>Assessor's Parcel Number:</b>	APN 067-061-051 and a portion of 067-051-005
<b>Property Taxes:</b>	The property is NOT in the Williamson Act (Ag Preserve) and is subject to Prop 13 re-assessment.



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## Soil Map

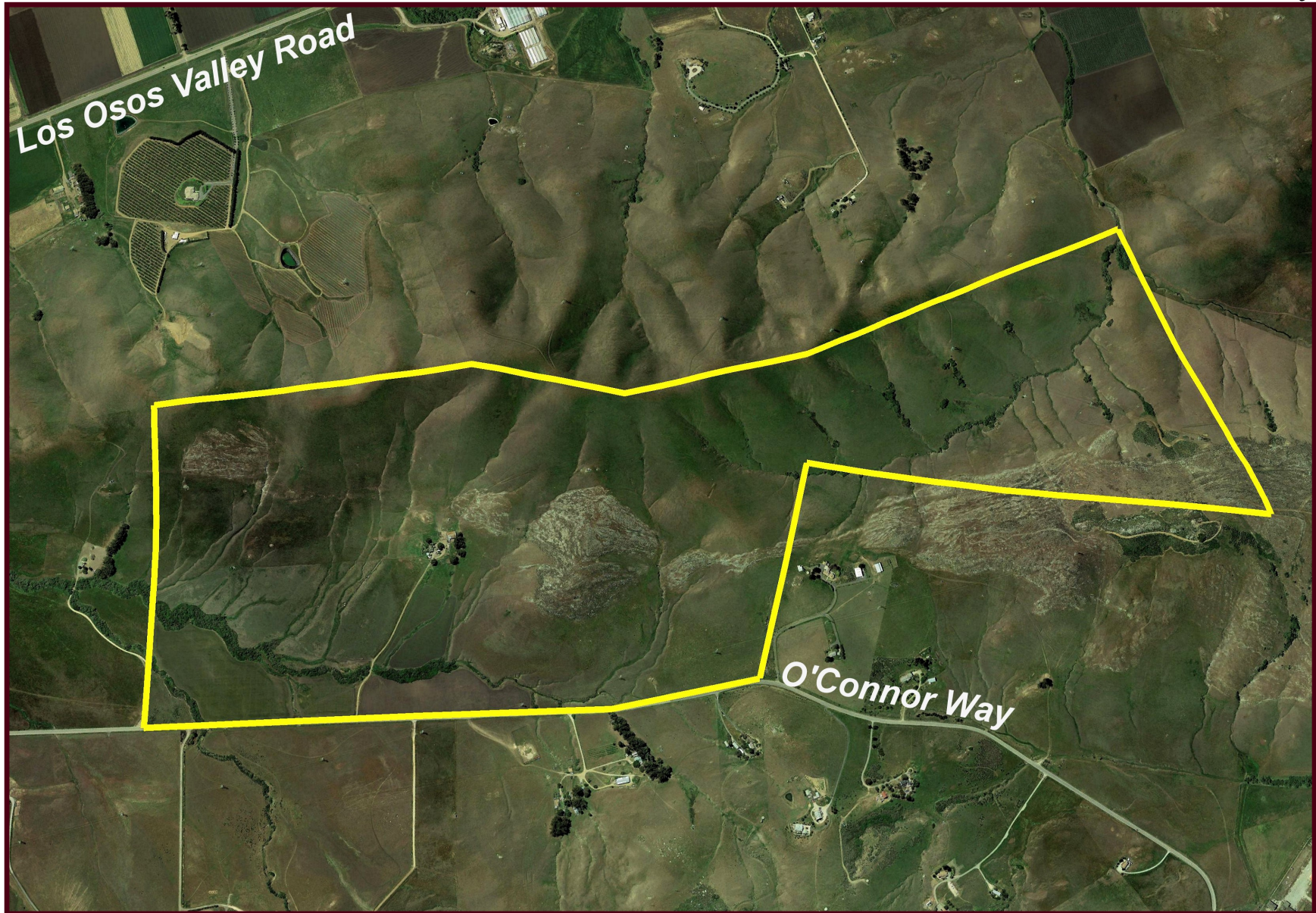


Map Unit Symbol	Soil Type and Slope	Acres	% of Area
120	Conception Loam; 2 to 5%	34.4	6.9%
128	Cropley Clay; 2 to 9%	63.3	12.7%
130	Diablo & Cibo Clays; 9 to 15%	5.3	1.1%
131	Diablo & Cibo Clays; 15 to 30%	24.3	4.9%
132	Diablo & Cibo Clays; 30 to 50%	140.2	28.1%
148	Lodo Clay Loam; 15 to 30%	20.8	4.2%
149	Lodo Clay Loam; 30 to 50%	30	6.0%
159	Los Osos Loam; 9 to 15%	5.2	1.0%
160	Los Osos Loam; 15 to 30%	15.9	3.2%
161	Los Osos Loam; 30 to 50%	11.6	2.3%
165	Los Osos-Diablo complex; 30 to 50%	27.3	5.5%
183	Obispo Rock Outcrop; 15 to 75%	58.0	11.6%
195	Rock Outcrop; 30 to 75%	61.8	12.4%
<b>Totals for Area of Interest</b>		<b>498.1</b>	<b>100.0%</b>



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Aerial View of the Tonascia Ranch



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Headquarters viewed toward the Northeast



Cattle squeeze at headquarters



Dry farming hay



Old Barn at headquarters



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