

# Doty Ranch

400 N. OAKGLEN AND N. MALLAGH ST, NIPOMO, CALIFORNIA

99+/- Total Acres; 76+/- Leased Irrigated Acres



*Offered at \$3,950,000*

Presented by:



## ***Property Information***

- Purchase Price:** \$3,950,000  
*Property tours are by appointment only, please contact Rincon Corporation for an appointment.*
- Size:** 99 ± gross deeded acres, Nipomo, CA - San Luis Obispo County (the Property)
- Location:** Located adjacent to the historic town of Nipomo and situated about a quarter mile from the Tefft/Hwy 101 interchange, the Property is bounded to the west by a 3/4 mile frontage on N. Oakglen Ave parallel to Hwy 101, and bounded to the east by N. Mallagh Street. Nipomo High School borders the Property to the north. The area to the east of the Property and across from Mallagh Street is a residential neighborhood, and across N. Oakglen Ave to the west is a small residential area, the SLO Co. Fire Station and Highway 101. The old downtown of Nipomo is four blocks to the southeast. The Property is in the vicinity of other irrigated farming operations, including vegetables, avocados and citrus.
- Description:** Owned today by direct descendants of the famous Captain Dana who owned the original 1837 Mexican Land Grant, the Property has a long history of irrigated farming. It is currently leased to a grower who has been growing squash and peppers. Currently there are 76 acres with rents at \$1,500 per acre per year totaling \$114,000 annually, with some potential to add additional acreage. The lease expires November 30, 2025. There is a cell tower located on the northern end of the Property which brings in about \$22,000 annually with annual increases.
- Bisected by Nipomo Creek, the Property has approximately 15 acres between the creek and N. Oakglen Road. Interestingly, this soil is a sandy soil while the balance of the Property, between Nipomo Creek and N. Mallagh St. is heavy ground (see soils map on page 6). Deleissigues Creek is a small seasonal creek that runs across the southern part of the Property into Nipomo Creek. A Nipomo CSD underground waterline crosses the property east to west.
- Title History:** Approximately 20 acres of the Property adjacent to the High School has an antiquated, unrecorded underlying 1887 subdivision map. This paper map was the basis of an old subdivision but only 9 lots were sold and nothing was ever developed or built. The subdivision plan was determined a failure and around 1890 was abandoned. Thus for over the last 150 years the Property has remained in the family's farming and ranch usage. Of all the 106 lots shown on this 1887 paper map, the current owners have title to all but four lots, three of which have no legal owner - however the current owners have a court approved perpetual agricultural easement on these three lots as well. One lot by the school is not farmable and owned by the school district. While it is believed that this antiquated subdivision paper map is not valid, the county uses it in defining the assessor parcels (APNs). The assessor's parcel map is used herein to determine acreage but it only references the lots in the antiquated subdivision map and therefore the acreage for the nonexistent paper streets and alleys are not included in the acreage referenced herein.



**Property Information (Continued)**

**Topography and**

**Drainage:** The farming ground is generally level. Drainage is to Nipomo creek and to Deleissigues Creek. It is reported that after a heavy rain water will stand near Deleissigues Creek for a few days.

**Water :** There is one irrigation well that is reported to produce 450 GPM currently. Water is delivered via a combination of underground and above ground pressurized main lines.

**Structural Improvements:** There are no structural improvements on the Property, other than the cell tower.

**Cell Tower Lease:** The cell tower is located on the most northeasterly corner of the property and generates about \$22,000 annually, with annual increases.

**Site Improvements:** Site improvements are limited to dirt farming roads located throughout the property. There is a farming road connecting the farm ground on both sides of Nipomo Creek that is accessible seasonally. A small area of about half an acre is utilized for equipment storage.

**Soils:** Soils are predominately Cropley clay and Merimel silty clay loam. For further detail, see soils map on Page 6.

**Zoning:** The Property is located in an unincorporated area of San Luis Obispo County, with a land use designation of Ag.

**Nipomo Community**

**Service District:** The Property is located in the sphere of influence of the Nipomo Community Service District, which provides domestic water and sewer services. Annexation to the CSD would be required to receive these services.

**Assessor's Parcel**

**Number:** See list of APN's on Page 4 and Assessor's Parcel Map on Page 5.

**Agricultural**

**Preserve:** This Property is NOT subject to the Williamson Act (Ag Preserve).

**Property Taxes:** Subject to Prop 13 adjustment upon sale.



**LIST OF ASSESSOR'S PARCEL NUMBERS**

	Assessor's Acreage
<b>PARCEL 1</b>	
090-151-005	23.69
<b>PARCEL 2</b>	
090-151-009	56.43
<b>PARCEL 3</b>	
090-151-009	
<b>PARCEL 4</b>	
090-351-008*	0.41
090-351-009	1.40
090-351-010	1.00
090-352-003	0.39
090-352-004	2.89
090-353-001	3.31
090-354-001	2.99
090-355-001	2.99
090-356-001*	0.48
090-356-004	2.75
*Acquired by Quiet Title Action	

<i>(CONTINUED)</i>	Assessor's Acreage
<b>PARCEL 5 (Perpetual Easement)</b>	
090-351-006*	0.21
090-355-002*	0.41
<b>TOTAL</b>	<b>0.62</b>
<b>TOTAL LEGAL DESCRIP ACRES</b>	<b>99.35</b>
<b>RAILROAD EASEMENT PARCEL</b>	
<b>090-151-008</b>	<b>5.75</b>
<b>OVERALL TOTAL**</b>	<b>105.10</b>
**Excludes roadways and alleys in antiquated subdivision map	

Parcel 1 through 5 are described in the legal description of the preliminary title report issued by Fidelity Title. Parcels 1 through 4 are fee ownership and Parcel 5 is a permanent agricultural easement granted by the quiet title judgement.





# Soil Map



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
127	Cropley clay; 0 to 2 percent slopes	20.2	18.4%
128	Cropley clay, 2 to 9 percent slopes	28.6	26.1%
170	Marimel silty clay loam, drained	35.7	32.5%
184	Oceano sand, 0 to 9 percent slopes	7.7	7.0%
185	Oceano sand, 9 to 30 percent slopes	17.4	15.9%
Total for Area of Interest *		109.6	100.0%

\* Boundaries and acreages are approximate and may contain some areas outside of the Property



ALL INFORMATION CONTAINED IN THIS MEMORANDUM, AND ALL SUBSEQUENT INFORMATION PROVIDED, IS DEEMED RELIABLE BUT NOT GUARANTEED BY EITHER SELLER OR RINCON CORPORATION, AND SHOULD BE VERIFIED BY PROSPECTIVE PURCHASER (RECIPIENT) AND THEIR REPRESENTATIVES.



ALL INFORMATION CONTAINED IN THIS MEMORANDUM, AND ALL SUBSEQUENT INFORMATION PROVIDED, IS DEEMED RELIABLE BUT NOT GUARANTEED BY EITHER SELLER OR RINCON CORPORATION, AND SHOULD BE VERIFIED BY PROSPECTIVE PURCHASER (RECIPIENT) AND THEIR REPRESENTATIVES.



Larry Lahr: [LLahr@rinconcorp.com](mailto:LLahr@rinconcorp.com) BRE 00935487  
Office: 185 S. Broadway Street, Suite 102; Orcutt, CA 93455  
Mail: P.O. Box 1949, Buellton, CA 93427  
805.896-4605 \* [www.rinconcorp.com](http://www.rinconcorp.com)



ALL INFORMATION CONTAINED IN THIS MEMORANDUM, AND ALL SUBSEQUENT INFORMATION PROVIDED, IS DEEMED RELIABLE BUT NOT GUARANTEED BY EITHER SELLER OR RINCON CORPORATION, AND SHOULD BE VERIFIED BY PROSPECTIVE PURCHASER (RECIPIENT) AND THEIR REPRESENTATIVES.