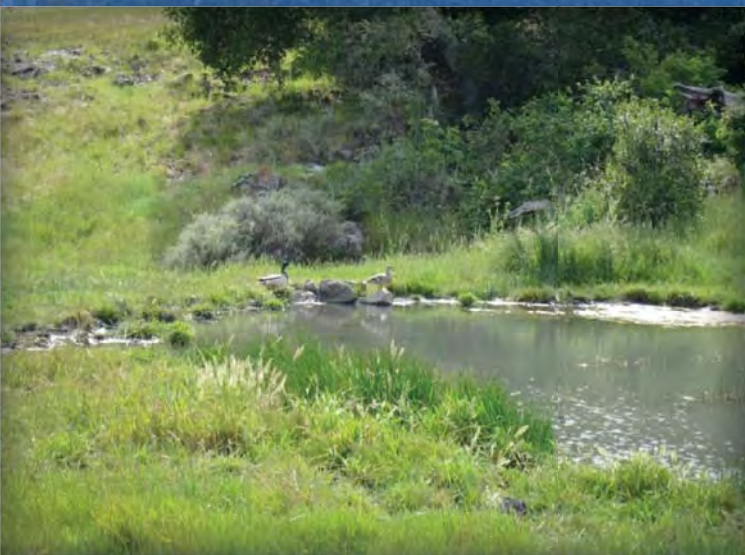


MIRAMONTE RANCH



The amazing 1360+-acre Miramonte Ranch is located just minutes from Highway 101 in the stunning Irish Hills just outside of San Luis Obispo in the heart of California's scenic Central Coast. Miramonte Ranch presents hidden waterfalls, granite rock

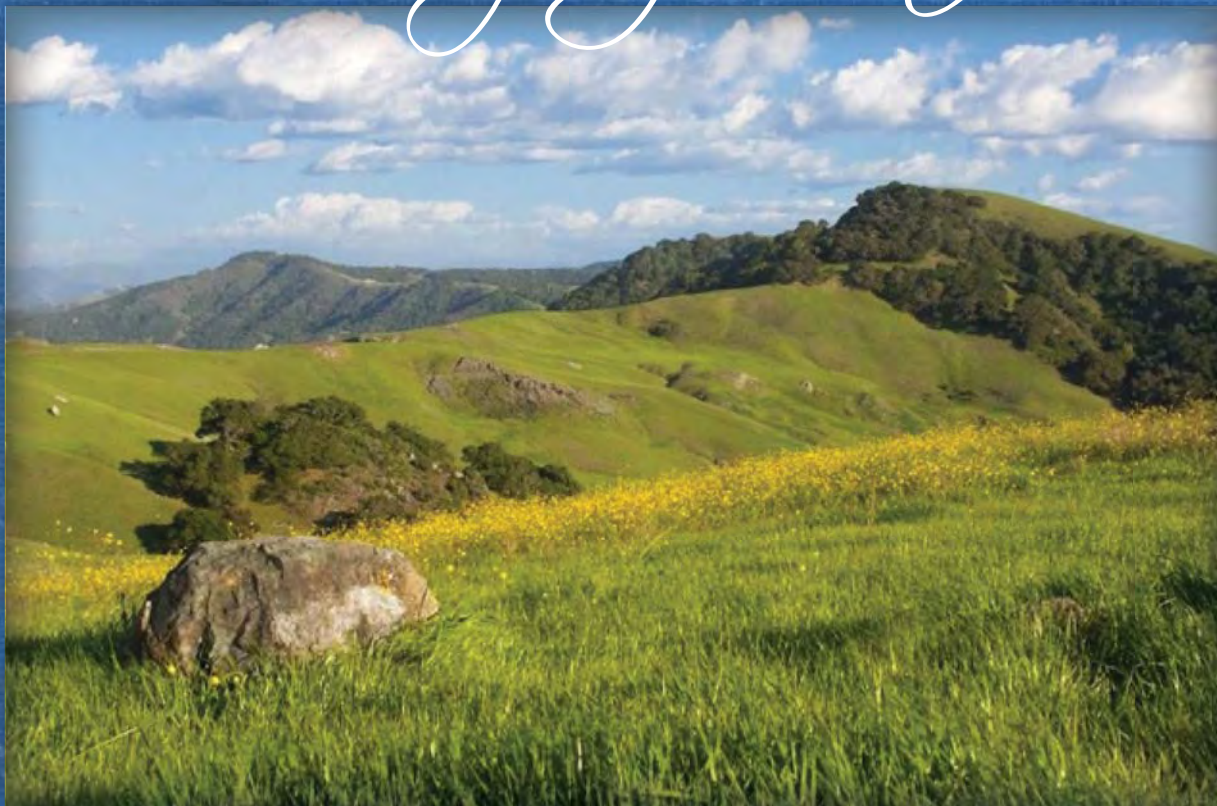


outcroppings, babbling brooks, and picturesque ponds. Gorgeous views of oak and sycamore tree forests, mountains, deep valleys, and the Pacific Ocean are plentiful. This unique ranch, which comprises 15 certificated parcels, is a truly spectacular place to call home. Horseback riding, hiking, mountain biking, hunting, and ATV riding, among other recreational advantages, abound. Improvements include a charming farmhouse, barn and corrals. Water is plentiful, making this coastal cattle ranch ideal for grazing.



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Miramonte Ranch is situated at 5190 Ontario Road, San Luis Obispo. San Luis Obispo is positioned halfway between San Francisco and Los Angeles and is one of the oldest communities in California. San Luis Obispo also has two colleges, the nationally ranked California Polytechnic University and Cuesta Community College.

San Luis Obispo has most of the amenities of a big city, but with a small town charm. Here you will discover a unique mix of food, wine, recreation, art and culture. Rolling hillsides, breathtaking ocean views and spectacular beaches await in what Sunset Magazine describes as a "dream town".

The ranch is located 4.5 miles from San Luis Obispo County's Regional Airport, which offers convenient access to and from the Central Coast. With commercial service daily to Phoenix, Los Angeles and San Francisco connecting to International flights, residents and visitors have the choice of two commercial airlines. The airport is also home to full service general aviation and corporate facilities. Further, the airport has a Jet Center and private hangars available for general aviation.

San Luis Obispo boasts some of the finest wineries in California and nearby San Simeon is home to the legendary Hearst Castle. A short drive to California's coastline will deliver you to sandy beaches and the enticing Pacific Ocean where recreational opportunities and fresh seafood are plentiful. There are a number of golf courses in the area including the private San Luis Obispo Golf Club and Avila Beach Golf Resort.



ACREAGE, ZONING & USE

Miramonte Ranch encompasses 1,360± acres comprised of 15 certificated parcels and is zoned agriculture. The Ranch is under Williamson Act Contract until January 2017. Miramonte Ranch is ideal for cattle grazing. The ranch is also located adjacent to a conservation park with access to well maintained trails.

APN's: 076-051-007, 009;
076-114-005, 006, 011, 018, 021



UTILITIES & WATER

Power, potable water, phone service, and propane are available at the ranch house. There is a large pond, natural spring water available, and nine water storage tanks totaling 45,000 gallons. The house, barn and four of the 2500 gallon tanks are spring fed. There are also three wells not presently being utilized.



CLIMATE & RAINFALL

The San Luis Obispo area weather is pleasant year round. The summers are mild with daytime highs usually in the low 80's and cool evenings. Winters are very comfortable with daytime highs in the 60's and 70's and crisp clear nights. Frost is rare, and snow is almost unheard of. San Luis Obispo averages approximately 24 inches of rain per year.

ACCESS & IMPROVEMENTS

Some portions of the ranch are accessed directly from Ontario Road and other portions have access via Castillo Road. Both access points are only minutes from both North and South freeway onramps. The Miramonte ranch includes a 1940's ranch house (updated in the early '80s), a barn, and corrals.



Offered at
\$7,500,000

Map is for Orientation Purposes only. Not guaranteed for Accuracy. Additional Maps available at www.clarkcompany.com.

