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Premier 350-Acre Central Coast Avocado Ranch - Morro Bay, CA

Morro Creek Avocado Ranch offers ±350 acres on California's Central Coast, combining agricultural potential with future development flexibility. The ranch includes highly productive avocado orchards and is supported by reliable water resources.

In addition to the producing acreage, there is an opportunity to divide approximately 100 acres of non-farmed land into five separate ±20-acre parcels. This provides both immediate farming potential as well as long-term residential or investment opportunities.

The property also includes ±100 acres of prime, currently unused farmable land, ideal for additional avocado, vineyard, or specialty crop plantings.

Situated just outside Morro Bay, the ranch benefits from panoramic coastal and canyon views, with direct sightlines to Morro Rock and the Pacific Ocean. Its close proximity to Highway 41 offers easy access to town, the harbor, and the Central Coast's lifestyle amenities.

Property Details

- Location: 1800, 1801, and 1820 Atascadero Rd, Morro Bay, CA
- · County: San Luis Obispo County
- APNs: 913-002-131, 913-002-132, 073-069-021, 073-069-018, 073-069-020, 073-069-019, 920-000-979

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- Gross Acres: ± 300
- · Zoning: Agriculture
- Water Source: Wells & Riparian
- Offering Price: \$15,000,000



Market Overview

About Morro Bay, Surrounding Attributes





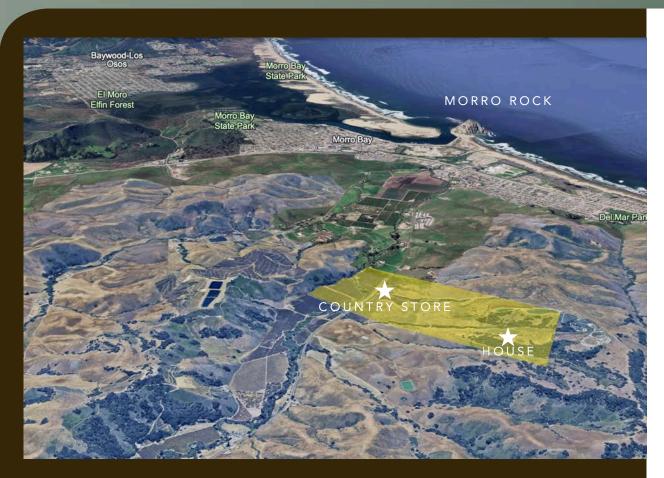


Whether you're an investor, farmer, or visionary entrepreneur, this exceptional ranch presents a rare opportunity to own a high-producing agricultural estate in one of California's most sought-after coastal regions.



Nearby Amenities

Experience the Central Coast



Nearby Amenities

- San Luis Obispo County Airport ~17 mi (≈ 20-24 min drive)
- Montaña de Oro State Park ~6 mi (outdoor trails & coastal scenery)
- Morro Bay State Park \sim 2-3 mi (museum, kayaking, hiking & golf)

EXPERIENCE THE CENTRAL COAST

Situated along California's breathtaking central coast, Morro Bay presents a captivating mix of natural splendor and small-town allure. Renowned for its iconic Morro Rock, this charming coastal community offers a peaceful and picturesque backdrop, ideal for those seeking to invest in a property that merges agricultural potential with serene living. The mild Mediterranean climate, enhanced by refreshing coastal breezes, creates the perfect conditions for cultivating avocados, fostering a flourishing and sustainable agricultural venture.

In addition to its agricultural benefits, Morro Bay features a lively community enriched with a diverse selection of local amenities, including quaint shops, delightful dining options, and outdoor activities like kayaking, hiking, and birdwatching. Acquiring property in Morro Bay not only provides the opportunity to own a successful avocado ranch but also allows you to embrace a lifestyle that celebrates the beauty and abundance of nature.



Surrounding Attributes

MORRO BAY, CA | COASTAL LIVING AT ITS FINEST

Nestled along California's stunning Central Coast, Morro Bay offers a perfect blend of natural beauty and small-town charm. Known for its iconic Morro Rock, this seaside community boasts breathtaking ocean views, fresh seafood, and endless outdoor activities, including kayaking, fishing, and hiking. With a mild climate year-round and a welcoming atmosphere, Morro Bay is ideal for those seeking a relaxed coastal lifestyle. Whether you're looking for a vacation retreat or a forever home, Morro Bay is a hidden gem worth exploring!



PASO ROBLES WINE COUNTRY | A VINEYARD PARADISE

Located in the heart of California's Central Coast, Paso Robles is a premier wine region known for its rolling vineyards, award-winning wineries, and charming small-town vibe. With over 200 wineries, farm-to-table dining, and a warm Mediterranean climate, it's a haven for wine enthusiasts and outdoor adventurers alike. Enjoy scenic drives, hot springs, and a vibrant downtown filled with boutique shops and tasting rooms. Whether you're seeking a weekend escape or a place to call home, Paso Robles offers the perfect blend of rustic charm and modern luxury.

SAN LUIS OBISPO | THE HEART OF THE CENTRAL COAST

San Luis Obispo, or SLO, is a vibrant city known for its historic charm, scenic beauty, and laid-back lifestyle. Nestled between rolling hills and the Pacific Ocean, it offers a perfect mix of outdoor adventure, cultural attractions, and a thriving downtown with top-rated restaurants, boutiques, and the famous Thursday night Farmers' Market. Home to Cal Poly, SLO boasts a youthful energy while maintaining a strong sense of community. With year-round sunshine and a welcoming atmosphere, it's an ideal place to live, work, and explore.







For more information, please contact one of the following individuals:



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warranties or assurances regarding:

- now or in the future.
- The number of irrigable or arable acres.
- The continued ability of any district to deliver water.

Sustainable Groundwater Management Act (SGMA):

California law requires groundwater basins to be sustainable by underground aguifers. Buyers should understand that water Additional information is available at:

California Department of Water Resources SGMA Portal:

Federal and state water laws, including SGMA, may significantly advised to conduct their own due diligence and not rely on any written or verbal statements by the Seller or Broker.

which may be affected by weather, market conditions,

estate brokerage. We do not provide specialized expertise in