

\$7,950,000 - 263 W Foothill,

MLS® #PI24080427

\$7,950,000

Bedroom, Bathroom, 15,681,600 sqft

Lot / Land on 360 Acres

N/A, , CA

The historic Madonna-Twisselman Ranch features 360 acres of gently sloping lakefront land nestled between the base of Cerro San Luis along the northern property line and encompassing a portion of Laguna Lake to the southeast section. Cerro San Luis Obispo, or commonly referred to as Madonna Mountain by locals, is a member of the or Nine Sisters, a chain of prominent volcanic peaks stretching east from Morro Bay. A stream runs along the foothill frontage of the property with several intermittent streams running from Cerro San Luis to the lake. The ranch is only 10 miles from Avila Beach to the south, 10 miles from Morro Bay to the west, and despite its rural feel, is located just a few minutes from downtown San Luis Obispo. The San Luis Obispo County Regional Airport is just 6 miles away and offers 3 passenger airlines which serve the airport with nonstop flights to 8 cities. This is an unparalleled opportunity for an astute buyer looking for a ranch with a wealth of possibilities located in the heart of San Luis Obispo. Agricultural Opportunities: The property soil classifications and microclimate are suitable for farming many permanent or rotational crops that the region is well known for. Currently there are no irrigated or dry crops produced on the property. The ranch is presently used for raising brood mares and foals. Subdividing by Lot Line Adjustments: The ranch is comprised of 4 APNs and 7 parcels with recorded certificates of compliance. The ranch offers a buyer an



opportunity to reconfigure the parcels into a variety of layouts through lot line adjustments, versus

Additional Information

County	San Luis Obispo
Zip	93405
MLS® #	PI24080427
Square Ft	15,681,600
Lot Size	360.00
Neighborhood	SAN LUIS OBISPO (93405)

Listing Details

Provided By: Hart Commercial Real Estate

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