



LEGACY & LAND
GROUP

± 310 ACRES AVAILABLE

1800, 1801 & 1802
ATASCADERO RD. MORRO
BAY, CA

MORRO CREEK RANCH FOR SALE

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Premier 310-Acre Central Coast Avocado Ranch - Morro Bay, CA

Morro Creek Avocado Ranch offers ± 310 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*
- *Gross Acres: ± 300*
- *Zoning: Agriculture*
- *Water Source: Wells & Riparian*
- *Offering Price: \$12,000,000*

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.

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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 — ~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.





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For more information, please contact one of
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This property is being sold as-is, without any representations or guarantees from the Seller. Legacy and Land Group makes no warranties or assurances regarding:

- The quality, adequacy, availability, transferability, or cost of surface or well water, or water rights (if any).
- Eligibility to receive irrigation water from any district or other provider.
- The price or amount of irrigation water that may be obtained now or in the future.
- Historical or expected allocations of irrigation water.
- The number of irrigable or arable acres.
- The continued ability of any district to deliver water.
- Whether the property lies within any district's service area.

Water & Property Disclosure

Sustainable Groundwater Management Act (SGMA):

California law requires groundwater basins to be sustainable by 2040. SGMA limits the amount of water that may be pumped from underground aquifers. Buyers should understand that water availability is subject to change and strongly consult with their own water attorney, hydrologist, or other environmental professional.

Additional information is available at:

California Department of Water Resources SGMA Portal:

<https://sgma.water.ca.gov/portal/>

Phone: (916) 653-5791

Buyer Notice:

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

Disclaimer:

Information provided by Legacy and Land Group is from sources believed to be reliable but has not been independently verified. No guarantee is made as to accuracy or completeness. Past performance of the property is not a guarantee of future results, which may be affected by weather, market conditions, management, and regulatory changes.

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