

Open Farmland

1,012 +/- Acres

Seeking Long Term Lease | San Luis Obispo County


ALLIANCE AG
BROKERAGE - APPRAISAL - CONSULTING

PROPERTY INFORMATION

LONG TERM GROUND LEASE

Size:

The gross size is 1,012 acres, of which, up to 591 acres may be plantable/usable.

Utilities:

Typical rural utilities, including electrical and telephone services, are available throughout the immediate areas and are provided by Pacific Gas and Electric and AT&T.

Flood Zone:

The property is located entirely in Flood Zone "X" which is defined as areas determined to be outside the 0.2% chance floodplain.

2022/2023 Assessment and Taxes:

019-151-036~\$4,000

019-151-035~\$500

019-161-013~\$500

Zoning:

Agriculture

Physical Description:

The property is gently sloping with favorable drainage and solar aspects for a wine grape vineyard. The elevation ranges from 900± feet above sea level near the property's southern boundary, to near 1,000± feet above sea level near US Highway 46E.

Contact our team for more information

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DISCLAIMER

As-is: This is an "as-is" LEASE and will be leased without representation or warranties/guarantees of any kind. Water: Landlord or owner has not made, & hereby disclaims, any & all representations, warranties or assurances to:

a) quality, adequacy, availability, transferability or cost of surface or well water or water rights, if any, for Real Property.

b) eligibility of Real Property or Tenant to receive irrigation water ("District Water") from the Water District or any other irrigation/water district;

c) price at which District Water, if any, may be obtained;

d) normal, historic, or expected amounts or allocations of District Water to the extent Real Property & Tenant are eligible to receive same;

e) number of acres of "arable," "irrigable" or "irrigation" land comprising Real Property, or any portion thereof, as those terms are defined in 43 CFR 426.4;

f) water supply of Irrigation District, or continued ability of such district to deliver any District Water to Real Property;

g) extent to which Real Property is located within boundaries or service area of Irrigation District or any other irrigation/water district.

- Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA required a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers.

- Alliance Ag Services, Inc, its brokers and agents make no representations as to the availability of water to the subject property and regulatory restrictions.

- Tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional

Additional information is available at:

California Department of Water Resources Sustainable Groundwater
Management Act Portal - <https://sgma.water.ca.gov/portal/>

Telephone Number: (916) 653-5791

Tenant is hereby notified that federal & state water & any heretofore unmanaged or unregulated ground water is subject to major changes, & that such changes could affect amount of any heretofore unmanaged or unregulated ground water available, amount of water available to water districts, eligibility of recipients to obtain such water, & cost at which eligible recipients may receive such water. Tenant is strongly advised to independently investigate every matter regarding water law as it affects Real Property. Tenant relies on any statements, suggestions, or other written or oral expressions by Owner/Landlord or Broker entirely at Tenant's own risk.

Information contained herein from sources Alliance Ag Services, Inc. (AAS) considers reliable, such as, but not necessarily including or limited to, Owner/Landlord, CFSA, AFSA and NRCS records and data, and information from other government agencies and offices. However, AAS have not independently verified and do not guarantee the accuracy, completeness or sufficiency of this information. Prospective Tenant is therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Tenant's own risk. Similarly, past history of property is no guaranty of future performance, which is subject to unpredictable variables such as weather, management and operational skills, market factors and general economic conditions. Accordingly, AAS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

Alliance Ag Services, Inc. participation in this transaction is solely in the capacity of real estate brokers, and they do not hold themselves out as having expertise or specialized knowledge in the fields of plant pathology, entomology, environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by AAS relating to this property may be relied upon by the Tenant as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Tenant is strongly advised to consult with such brokers, attorney, financial advisors or other professional or expert consultants as may be necessary to fully protect the Tenants' rights and interests.