



## 9225 North Forty Rd Atascadero, CA 93422-6635

**\$329,000**

Quality 6.33 acre property in Margarita Farms between Santa Barbara Road and Garden Farms. Margarita Farms is a top-of-the-line subdivision neighbors Santa Margarita Ranch and was originally part of the Ranch. What you have here is one of the best lots in a prestigious area with quality, upscale homes. Building footprint is on a gentle incline providing views in every direction. Easy access to Highway 101 or El Camino and 13 miles to SLO. Health reasons have caused local owners to change their plans to build, opening the door for a real opportunity. Building envelope in photo is an approximation.

**Directions:** Easiest access is off on Santa Margarita Road, on El Camino south of Atascadero.

|                    |                 |                     |                                    |
|--------------------|-----------------|---------------------|------------------------------------|
| ML#:186657         |                 | Sub-area            | ATSoutheast                        |
| Property Type      | Lots and Land   | Listing Detail      | Own/Licensee                       |
| Property SubType   | Single Family   | Lot Characteristics | Upslope                            |
| APN                | 070-112-008     | Possession          | Close/Escrow                       |
| Lot Sq Ft (approx) | 275735          | Reports Available   | Perc Test, Well, C.C.&R.,<br>Other |
| Lot Acres (approx) | 6.330           | Terms               | Cash, Submit                       |
| Price/Acre         | 51,974.72       | Utilities           | Well Individual                    |
| Cross Street       | Santa Margarita | View                | Hill/Peak/Mnt                      |
| Map Coordinates    | 594, D4         | Zone Description    | Residential Suburb                 |
| County             | San Luis Obispo |                     |                                    |

### Presented By:

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June 2012



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U.S. Patent 6,910,045