

31 acres in the heart of Arroyo Grande Valley

1491 Branch Mill Road · Arroyo Grande

$2,800,000.00

In the heart of Arroyo Grande Valley sits 1491 Branch Mill Road offering thirty-one acres of working farm ground with the climate growers look for: mild marine-cooled days, long growing seasons, and evenings that take the edge off summer heat. This is land with room to breathe—and a place to build a custom home that belongs to the farm rather than a subdivision street.

Zoned for agriculture, the parcel has the scale to site a residence where the views and privacy are strongest, then put the balance of the acreage to work. Fertile soil and good water support row crops, orchard, vineyard, pasture, or a mixed regenerative farm. Keep animals, plant intensively, or hold the land as a quiet estate foreground—the ground can do the work.

Branch Mill Road sits in one of the Central Coast's most productive coastal valleys, minutes from the Village of Arroyo Grande, Highway 101, and the Five Cities, yet far enough out to feel rural and unhurried. Reliable water, workable soils, and a forgiving climate make this an uncommon combination of lifestyle and agricultural utility.

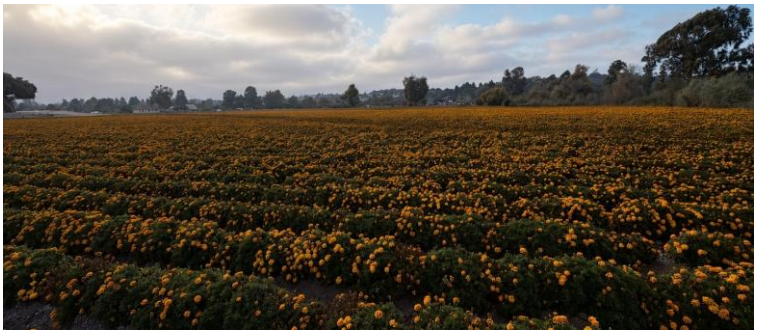
This is a rare chance to start with acreage, climate, and farm character—and to write the next chapter as a legacy property rather than a subdivision lot.

PROPERTY HIGHLIGHTS

PRICE	$2,800,000.00	**ADDRESS**	1491 Branch Mill Rd
ACREAGE	31 acres	**COMMUNITY**	Arroyo Grande 93420
USE	Farm / agricultural	**APN**	047-281-008
ZONING	Agriculture (AG)	**HOME SITE**	Existing residence



Existing residence among the fields



Working flower and row-crop ground

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Schedule a private tour
Shown by appointment