

COPELAN
- Ranch -
SHANDON, CALIFORNIA



Offered at
\$1,750,000



CLARK
COMPANY
RANCH REAL ESTATE



Overview

With just under one mile of Highway 46 frontage, Copelan Ranch comprises 848± acres of level ground and gently rolling hills offering unobstructed views in all directions. Historically utilized for cattle grazing and barley farming, Copelan Ranch is improved with a three bedroom, two bath mobile home, older wood frame house and barn. One well at the homestead supplies water for domestic and livestock use. Varying income is generated through house rental, grazing and barley leases.



CLARK
COMPANY
RANCH REAL ESTATE

Pete Clark

1031 Pine Street | Paso Robles, California 93446
Phone: (805) 238-7110 | Fax: (805) 238-1324 | BRE# 00656930
www.clarkcompany.com | info@clarkcompany.com

www.clarkcompany.com/properties/Copelan-Ranch/



Location & Access

Copelan Ranch is positioned on Highway 46 East, just 20 miles east of Paso Robles, the heart of Central Coast Wine Country. The area of California in which Copelan Ranch is situated, is a rural area of the northeastern section of San Luis Obispo County. The area surrounding the Ranch is primarily composed of large ranch holdings devoted to livestock, dry-land grain farming, and recreational uses along with small vineyards, wineries, and rural homesites.

From Highway 101 at Paso Robles, travel 18 miles east on State Highway 46 to the Ranch entrance on the north side of the Highway. Highway 46 is the main connection between the coastal areas (and Highway 101) and Interstate 5. Travel further east on Highway 46 for destinations in California's Central and San Joaquin Valleys.

Improvements

Copelan Ranch is improved with a three bedroom, two bathroom modular home which provides a source of rental income. There is also an older wood-frame house in need of repair and a barn.

Price

Offered at \$1,750,000

COPELAN - Ranch -

Highway 46 East | Shandon, California 93461

Acres & Zoning

Copelan Ranch comprises 873± acres of land situated on the north side of Highway 46. Zoned Agriculture, Copelan Ranch consists of 17 certificated parcels under Williamson Act Contract. Taxes for the 2017/2018 tax year were approximately \$4,500.

APN's:

017-165-003

017-165-032

017-165-033

017-165-034

017-165-035

017-121-026

017-121-027

Water

Copelan Ranch water is supplied via one well located at the homestead for domestic and livestock use.

Operations

Copelan Ranch is currently utilized for cattle grazing and barley farming. Cattle are grazed seasonally, providing varying annual income. Approximately 400± acres are utilized for dryland barley farming, also providing a fluctuating source of annual income.



*THE ENCLOSED INFORMATION HAS BEEN OBTAINED FROM SOURCES THAT WE DEEM RELIABLE;
HOWEVER, IT IS NOT GUARANTEED BY CLARK COMPANY AND IS PRESENTED SUBJECT TO
CORRECTIONS, ERRORS, PRIOR SALE, CHANGES OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE.*