

# FALLEN OAKS RANCH

104± ACRES | \$1,875,000 | PASO ROBLES, CALIFORNIA



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# FALLEN OAKS

~ RANCH ~

1125 Penman Springs Road | Paso Robles, California 93446



## Overview

Featuring commanding views in every direction, the striking Fallen Oaks Ranch presents 104± acres of oak savannah and riverside pastures complemented by a beautifully upgraded country home perched high on a hill. Positioned on the eastside of Paso Robles, just 10 minutes from downtown, Fallen Oaks Ranch offers a world of opportunities for any livestock producer or agricultural endeavor.

Multiple pastures with a history of irrigation from a high producing well make the ranch ideally suited for any agrarian enterprise. A versatile barn and accompanying corrals make for an absolutely turnkey operation for show stock or purebred production. The Ranch also offers a private secondary dwelling suitable for rental income or a caretaker's home. Though currently utilized as a show stock operation, Fallen Oaks Ranch could support a significant viticulture operation or various other farming pursuits.

## Acresage & Zoning

Fallen Oaks Ranch comprises 104± acres, zoned Agriculture. The Assessor's Parcel Number (APN) is 020-161-004. Property taxes for the 2019/2020 tax year were approximately \$22,000.



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[www.clarkcompany.com/properties/Fallen-Oaks-Ranch/](http://www.clarkcompany.com/properties/Fallen-Oaks-Ranch/)



## Location & Access

Fallen Oaks Ranch is situated at 1125 Penman Springs Road in Paso Robles—half way between San Francisco and Los Angeles—approximately 10 miles east of Highway 101. Access is available at the Ranch entrance on Penman Springs Road, but the Sellers intend to grant the new owner an access easement to the parcel via Linne Road, significantly decreasing driving distance and ease of access. Portions of Fallen Oaks Ranch fall within two of the Paso Robles' AVA Districts: Geneseo AVA and El Pomar AVA. The available acreage, plentiful water, and rich soil combined with the location make Fallen Oaks Ranch suitable for planting.

Positioned in San Luis Obispo County, Paso Robles is the heart of Central Coast Wine Country. Downtown Paso Robles is located approximately 10 minutes from the Ranch, offering amenities and conveniences including shopping, entertainment and restaurants. San Luis Obispo County Regional Airport, about 39± miles south of the ranch, offers commercial service daily to Los Angeles, San Francisco, Phoenix, Dallas, Denver and Seattle connecting to national and international flights.



Ground water is supplied by two wells. The first well is located by the show barn and produces 100± gallons per minute. The second well is located in the center of the pasture and produces 400± gallons per minute. There is a third well located near the rental home, that has power to it, but it is not presently in use. There are also three 5,000-gallon water storage tanks that are used to supply water to the main residence.

## Water



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## Improvements

Fallen Oaks Ranch is improved with two residences, three barns, and appurtenant structures.

RESIDENCES: The 4,819± square foot main residence is a three-level country-style home comprised of 4 bedrooms, 4-full and 2-half bathrooms, a newly renovated kitchen, a 3-car garage and new wood floors throughout the home. Radiating with interest and displaying enchanting views, the outdoor setting features decks around the home, a patio, and a play area.

Tucked away nearby is rental home (or caretaker's residence) comprised of 1,446± square feet complete with its own attached garage and pump house.

BARNS & APPURTENANT STRUCTURES: The "Water Tank Barn" is comprised of 1,764± square feet and is utilized to house the main residence water tanks. The barn is wood framed with a concrete pad. The pole barn, utilized for hay storage, is 1,200± square feet and located on the eastside of the show barn. There are also two pump houses and a garden shed.

The "Show Barn" is comprised of 5,040± square feet and possesses both concrete and dirt flooring. The wood frame structure with metal exterior and metal roofing, is used for show cattle handling/preparation and includes a feed room, office, restroom, and cattle cooler. Though presently utilized as a show stock operation, all of the equipment for such is detachable and the barn could easily be converted for utilization in most any agricultural venture.



Price

Offered at \$1,875,000

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