

# MORRISON - Ranch - TEMPLETON, CALIFORNIA



Offered at  
**\$1,500,000**



**CLARK  
COMPANY**  
RANCH REAL ESTATE

**Pete Clark**  
DRE# 00656930  
(805) 238-7110  
info@clarkcompany.com  
www.clarkcompany.com

**CENTURY 21**  
**FARM & RANCH.**  
Hometown Realty

**Jim Settle**  
DRE # 01936405  
(805) 550-4204  
jim.settle@c21home.com  
www.jimsettlec21.com



### Overview

Morrison Ranch is a charming 20± acre property situated in the highly sought-after town of Templeton overlooking the beautiful Salinas River Valley. Situated east of Highway 101 on Templeton Road, the historic Morrison Ranch is the pinnacle of country living featuring a rustic 1920s farmhouse complemented with natural stone fireplace and deck, guest house, fenced pastures, barns, and walk-in aviary. Situated in the Atascadero Groundwater Basin, water is plentiful and supplied via two wells. Further, Morrison Ranch is situated in the desirable Templeton Gap offering opportunity for vineyard, olive, or farming development.

### Acreage & Zoning

Morrison Ranch comprises 20± acres, zoned Agriculture. The agriculture use designation permits a variety of uses including residential, agriculture cultivation, and agriculture sales. Specific use allowances are governed by the San Luis Obispo County Planning Department.

The Assessor's Parcel Number (APN) is 034-131-057. Property taxes for the 2019/2020 tax year were approximately \$2,525.



**Pete Clark**  
DRE# 00656930  
(805) 238-7110  
info@clarkcompany.com  
www.clarkcompany.com



**Jim Settle**  
DRE # 01936405  
(805) 550-4204  
jim.settle@c21home.com  
www.jimsettlec21.com

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

### Location & Locale

Morrison Ranch is situated at 1610 Templeton Road, in Templeton. Templeton is an unincorporated community, situated a stone's throw south of Paso Robles—approximately half way between San Francisco and Los Angeles. Positioned in San Luis Obispo County, Templeton is a rustic town with a population of roughly 7,500.

Morrison Ranch fronts on Templeton Road in the rural parts of eastern Templeton. Positioned in the coveted Templeton School District and the Templeton Gap District of the Paso Robles AVA, Morrison Ranch boasts country characteristics and is surrounded by gently rolling hills, small and large farms, agriculture properties, vineyards, wineries and equestrian estates. The climate is typically warm during the day and cool at night, averaging 20 inches of rainfall each year.

Morrison Ranch is a 15±-mile drive from the Paso Robles Municipal Airport which offers Fuel & Line Services, Air Charter, and Ground Transportation among other services. The airport also has a Jet Center and private hangars available for general aviation. Approximately 30 miles south of the ranch is San Luis Obispo County Regional Airport, with commercial service daily to Los Angeles, San Francisco, and Phoenix, connecting to national and international flights.



### Water

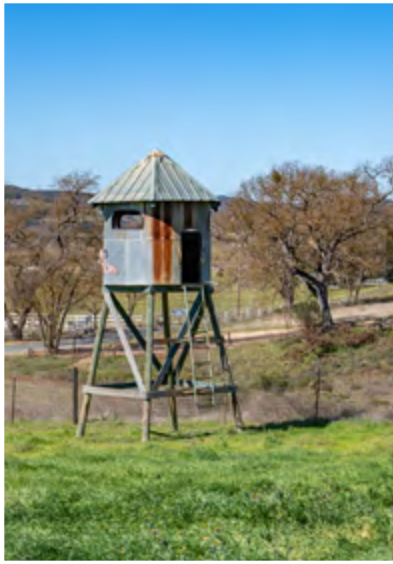
Morrison Ranch is situated in the Atascadero Groundwater District offering unrestricted supply and plentiful water. Featuring 2 wells, the first well, located near the main residence, was drilled in 1977 and produces 75-80 gallons per minute supplying ample water for 2 residences, 5 troughs and underground irrigation of one pasture. The second well was drilled in 2012, tested at 100 gallons per minute and awaits pump installation.

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.

# MORRISON - Ranch -

1610 Templeton Road | Templeton, California 93465

## Improvements



Morrison Ranch is improved with two residences—a main home and guest home/cabin. The main home is a rustic farmhouse built around 1920 and boasts a custom, one-of-kind, natural rock fireplace fashioned with stones found on the Morrison Ranch property. Encompassing 1,673± square feet, there are three bedrooms, one bathroom an office, and a rear deck overlooking the Salinas River Valley. The two-bedroom, one-bath guest house/cabin comprises 835± square feet.

Morrison Ranch is further enhanced with a 1,480 square foot pole barn (complete with drive-thru, stalls and a tack room), a 4,500 square foot shop with open bays, bathroom and shower, two small storage buildings and a walk-in aviary with four separate sections.

Furthermore, there are seven fenced pastures—one of which is irrigated with underground sprinklers and five which include livestock shade structures, four septic systems including two “clean-out” connections for travel trailers, and a corral with side holding pen. Additionally, Morrison Ranch features a paved driveway, mature almond orchard, majestic heritage oaks, lush locust trees, and thriving elm trees.

## Price

*Offered at \$1,500,000*



*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.*