

# NORTH FORK CATTLE COMPANY - *Headquarters* -

CUYAMA, CALIFORNIA



Offered at  
**\$6,000,000**



# CLARK COMPANY

RANCH REAL ESTATE



## Description

A portion of the historic Rancho Cuyama Number One Land Grant, the North Fork Cattle Company Headquarters comprises 3,065± acres of grazing land and rolling grasslands in the picturesque Cuyama Valley and is situated in both San Luis Obispo and Santa Barbara counties.

A working cattle ranch, the North Fork Cattle Company Headquarters is improved with main house, manager's house, hay barn, shop, and storage building, plus a complete set of working corrals with concrete feed bunks, loading chute and livestock scale. Additionally, there is an arena with pens and roping chute, lights, grandstand and announcer's booth.

Water is plentiful with two wells and over two and a half miles of the Cuyama River running through the Ranch. Ideal for cattle operation, hunting, or recreation, the North Fork Cattle Company Headquarters offers the opportunity to own a piece of California history.



**CLARK**  
**COMPANY**  
RANCH REAL ESTATE

**Pete Clark**

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## Location

North Fork Cattle Company Headquarters is situated in the westerly part of the Cuyama Valley, along the south side of State Highway 166, approximately 36 miles east of Santa Maria and U.S. Highway 101.

A peaceful place for ranching and agriculture, the beautiful Cuyama Valley runs along the Cuyama River in Central California near where Santa Barbara, San Luis Obispo, Kern and Ventura counties meet. Lush and fertile, Cuyama Valley also grows carrots, wine grapes, onions, pistachios, and apples commercially.

North Fork Cattle Company Headquarters is a 37±-mile drive from the Taft-Kern County Airport, a public, single runway airport. About 58 miles west of the ranch is the Santa Maria Airport, which offers daily, commercial flights to San Francisco, Los Angeles and Las Vegas.

The Santa Barbara County Airport is approximately 2 hours southwest of the Ranch, offering commercial service daily from four major airlines to Los Angeles, San Francisco, Seattle, Portland, Phoenix and Denver connecting to national and international flights. Direct national and international flights are available via the Los Angeles International Airport (LAX), which is approximately 2.5 hours from the Ranch.



## Improvements

The picturesque headquarters is situated south of the river at the mouth of Powell Canyon. It consists of a five bedroom, two and a half bath main house which was completely remodeled in 2006. There is also a two bedroom, one bathroom manager's house.

Appurtenant structures consist of a 4,650± square foot hay barn, a 1,960± square foot shop and storage building.

Additional improvements include a complete set of working corrals with concrete feed bunks, a loading chute and livestock scale. There is also an arena with pens and a roping chute, lights, grandstand and announcers booth located in the northeast area of the ranch.



8001 Highway 166 | Cuyama, California

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## Water

In addition to over two and a half miles of the Cuyama River running through the ranch, there are two operating wells. One small well is located north of the river at the east end of the ranch. It is equipped with a 1 HP pump and pumps into a 1500 gallon tank which feeds a couple of water troughs.

The second well is located at the headquarters. It has an eight inch casing and is equipped with a 15 HP submersible pump and a pressure tank which supplies water to the residences, corrals and horse pastures. Water from this well is pumped to an 8,000 gallon tank near the south end of the ranch for further distribution to additional water troughs.

There is a spring near the southeast corner of the ranch which has not been operation for a number of years, but could possibly be developed for as an additional water supply.



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The North Fork Cattle Company Headquarters consist of approximately 3,065± deeded acres of which approximately 517± acres are in San Luis Obispo County and approximately 2,548± acres are in Santa Barbara County. The acreage in San Luis Obispo County is not under Williamson Act Contract while the acreage in Santa Barbara County is.

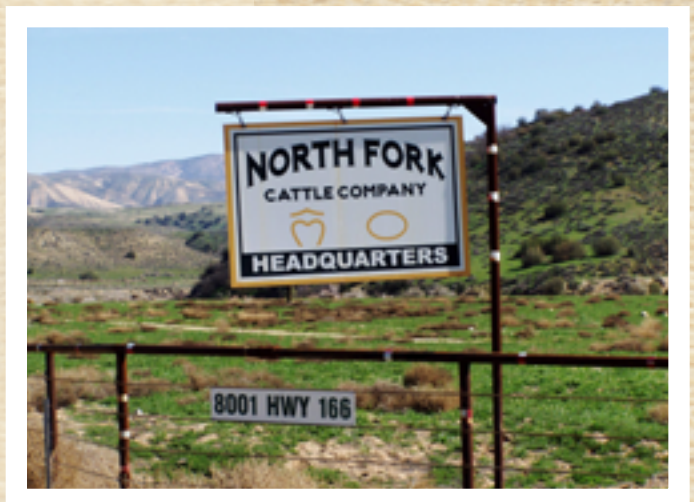
Annual Taxes for the property are estimated at \$15,640.82

APN's:

San Luis Obispo County:  
094-401-006, 094-411-014, 094-411-015

Santa Barbara County: 147-010-027

**Acreage,  
Zoning  
& Taxes**



**Offered at \$6,000,000**

**Price**

*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.*



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