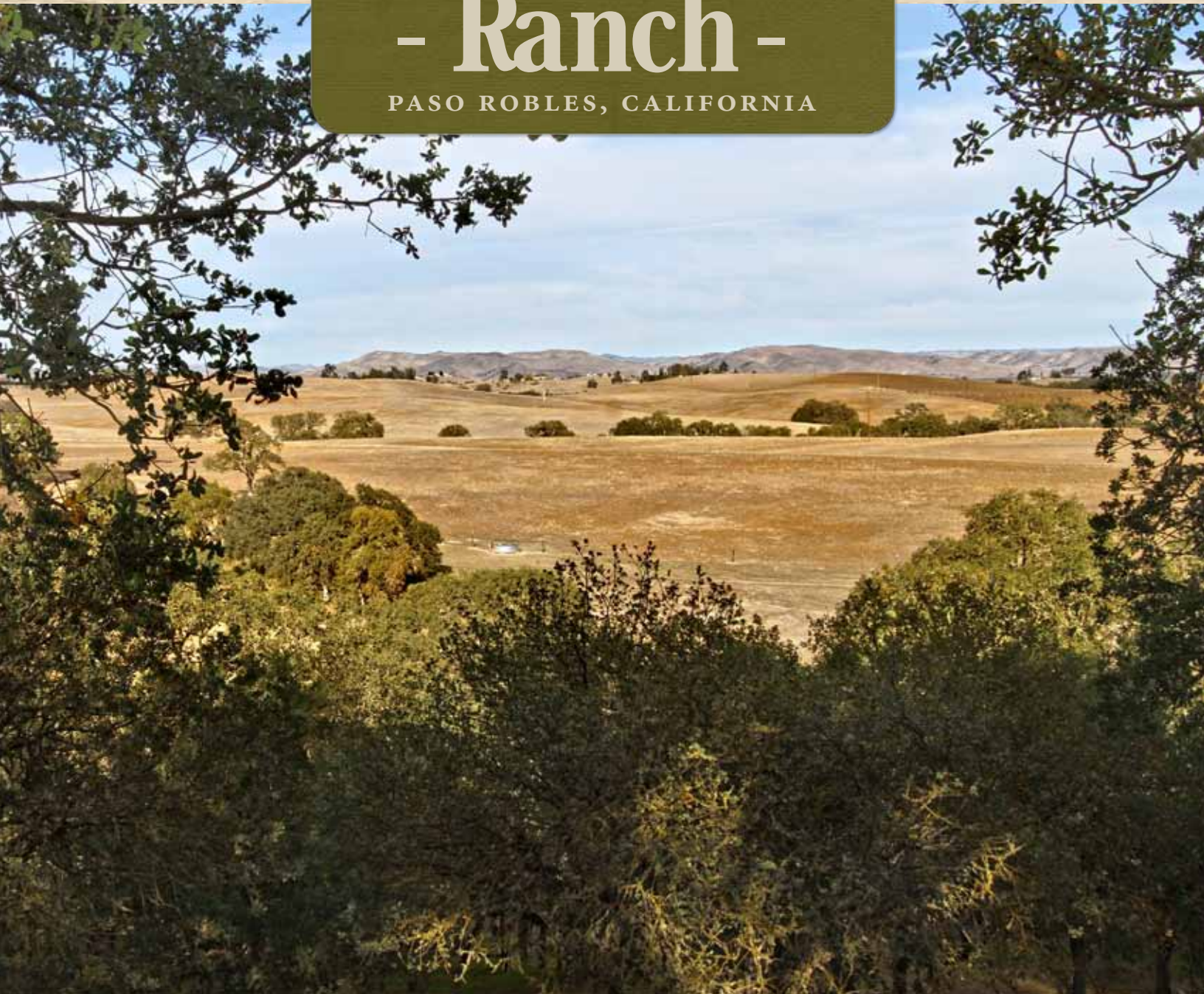


RAWITSER - Ranch -

PASO ROBLES, CALIFORNIA



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Description

The remarkable Rawitser Ranch encompasses 280± acres situated in Paso Robles Wine and Horse Country. Bordered by established vineyards and ranchland, the Rawitser Ranch is comprised of 60± acres dedicated to the homestead and equestrian facilities, with the remaining 220± acres utilized for cattle grazing but offering potential vineyard and agricultural use.

With stunning panoramic views of oak-studded hillsides, this noteworthy property is equipped with all the amenities. Improvements include an exceptional 4,000± square foot, three bedroom, three bath main residence, 1,500± square foot foreman's home, pool, hot tub, tennis courts, multiple barns, shop, and extensive horse facilities, complete with numerous covered stalls, fenced pastures, pens, covered and open air cutting arenas plus a separate roping arena.



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Location

Rawitser Ranch is located at 1142 San Marcos Road in Paso Robles. Accessed via Highway 101, the Ranch is positioned in the northwest region of rural Paso Robles in an area of horse ranches, vineyards and rolling countryside. Just 9± miles from downtown Paso Robles, shopping and entertainment are minutes away.

Paso Robles conveniently sits half-way between Los Angeles and San Francisco on State Highway 101. Positioned in close proximity to mountains, beaches, and deserts, El Paso de Robles, Spanish for “Pass of the Oaks” is a community of just under 30,000 residents, nestled in the coastal mountain range of central California. Paso Robles is home to one of the United States’ greatest grape growing areas, award winning wineries and an increasing number of hot springs resorts. While maintaining the charm of a rural community, Paso Robles is developing into a center of industry, viticulture, recreation, commerce, and housing.

Rawitser Ranch is a 12±-mile drive from the Paso Robles Municipal Airport which offers Fuel & Line Services, Air Charter, and Ground Transportation among other services including hot air balloon rides. The airport also has a Jet Center and private hangars available for general aviation. About 45 minutes 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.





Improvements



RESIDENCES: The exquisite main residence, built in 1994, is a 4,000± square foot, 3 bedroom, 3 bathroom custom home with vaulted ceilings and spectacular 360° views. The sunken living room, with hard wood floors, is perfected with an impressive , large stone fireplace and wet bar. The kitchen, also with hard wood flooring, has quartz countertops and alderwood cabinets (appliances included). Just off the kitchen, is the dining room, featuring rough cut wood floors, inlaid with Arizona flagstone. The main residence also offers 2 guest rooms, a master bedroom with walk-in closet, laundry room, and large office or game room. The garage is detached, but offers a breezeway to the main residence. The foreman's/manager's house is 1500± square feet with 3 bedrooms and 2 bathrooms.

ADDITIONAL IMPROVEMENTS: Rawitser Ranch is additionally complemented by complete perimeter and cross fencing, a ½ mile asphalt driveway, pool, hot tub, and tennis courts.



EQUESTRIAN FACILITIES: In addition to the superb main residence, Rawitser Ranch offers impressive equestrian facilities, the crown jewel of which is the covered, fully lighted, 150' x 115' arena. There is also a 300' x 150' roping arena.

The horse pens offered are extensive: 4 outside sand pens plus feeding (and cattle) pens, 50' Round Pen, 45' Breaking Pen, 150' Round Pen, and a 250' x 125' Working Pen.



Pastures consist of numerous horse (and cattle) pastures with non-climb wire and a permanent pasture with 4 pipe fenced pastures.

Completing the equestrian facilities are the 19 stalls and three barns comprised of 5 covered pipe stalls, 4 pipe 12' x 27' stalls, 4 covered 20' x 20' stalls, a 24' x 72' hay barn, a Barnmaster with four 12' x 16' stalls, and a second Barnmaster covering 720± square feet (60' x 12') with 2 stalls, a wash rack, an office and bathroom.

APPURTENANT STRUCTURES: Rawitser Ranch features over 5,000± square feet of industrial buildings under metal roof. There is a 75' x 30' (2,250± square feet) shop with 5 bay doors, a 24' x 72' (1,728± square feet) equipment barn, and an insulated 50' x 25' (1,250± square feet) bus barn.

Climate

Paso Robles enjoys a favorable climate. Highs in the summer average mid-nineties, with evenings in the mid-fifties. During winter months, the average high is sixty degrees, with nights in the mid-thirties. Rainfall varies from 10" to 18" per year, with maximum precipitation occurring in February.



Water

Water is supplied via two wells (one active, one inactive), three underground storage tanks, a reservoir and San Marcos Creek running along the southern border.

The primary well, an 8" well with a 32± HP pump producing approximately 120± gpm, distributes water throughout the ranch. This active well pumps water to the three 18,000 gallon, underground storage tanks, offering 54,000 gallons of water storage.



Though not currently being utilized, the older well, referred to as the reservoir well due to its close proximity to the reservoir, was re-cased approximately 18 years ago. This well was occasionally utilized for minimal filling of the reservoir. The reservoir is 32± acre feet, storing approximately six million gallons of water.



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Rawitser Ranch comprises 279.56± acres zoned Agriculture and is not under Williamson Act Contract. Historically, 120± acres of the Rawitser Ranch have been expended for dry and irrigated farming, at one time producing barley crops.

Acreage, Zoning & Taxes

Specific questions regarding allowable uses under the Agriculture Zoning should be directed to San Luis Obispo County. However, generally this zoning permits residences and accessory agricultural structures, as well as growing and processing agricultural crops.

Annual property taxes are approximately \$22,000.
APN's: 027-145-002 & 023

Price



Offered at
\$3,750,000

*THE ENCLOSED INFORMATION HAS BEEN OBTAINED FROM SOURCES THAT WE DEEM RELIABLE;
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