

# SLEEPY FARM - Ranch -

PASO ROBLES, CALIFORNIA

Offered at  
~~\$5,250,000~~  
**\$4,850,000**

Situated in Paso Robles, the heart of Central Coast Wine Country, in the highly-sought-after area known as the Templeton Gap, Sleepy Farm Ranch is a 382± acre ranch overflowing with possibilities. Featuring soils ideal for almonds, grapes, pasture and grain, Sleepy Farm Ranch boasts 80± farmable acres with additional potential acreage along the ridge tops and the balance utilizable for grazing land.

Enveloped by vineyards and wineries, Sleepy Farm Ranch is complemented by a main home, barns, numerous outbuildings and corrals. Additionally, there are roads throughout, and the entire Ranch is perimeter fenced. The existing home site, as well as future potential sites, present astounding views of the surrounding countryside.



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

# SLEEPY FARM

- Ranch -

750 Sleepy Farm Road | Paso Robles, California 93446

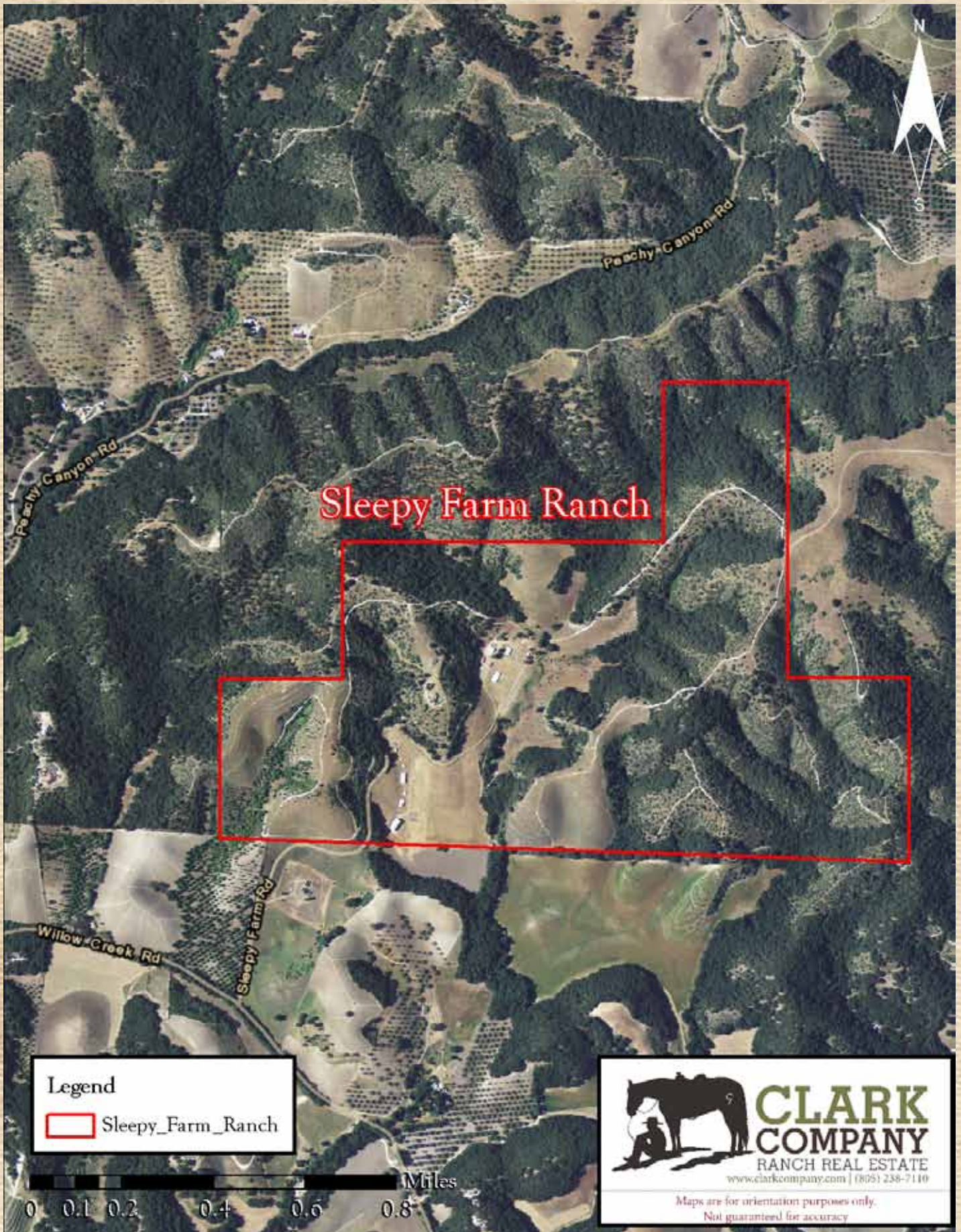


## The Facts

- Easily accessed via Peachy Canyon Road and Willow Creek Road.
- 1,560± square foot manufactured home with 3 bedrooms & 2 bathrooms
- 2,080± square foot horse barn, 4,400± square foot hay barn, a 392± square foot pump building, corrals, and nine animal paddock/shelters
- Zoned Agriculture and not under Williamson Act Contract.
- 80± farmable acres featuring soils ideal for almonds, grapes, pasture and grain
- Both a domestic well and an agricultural well.

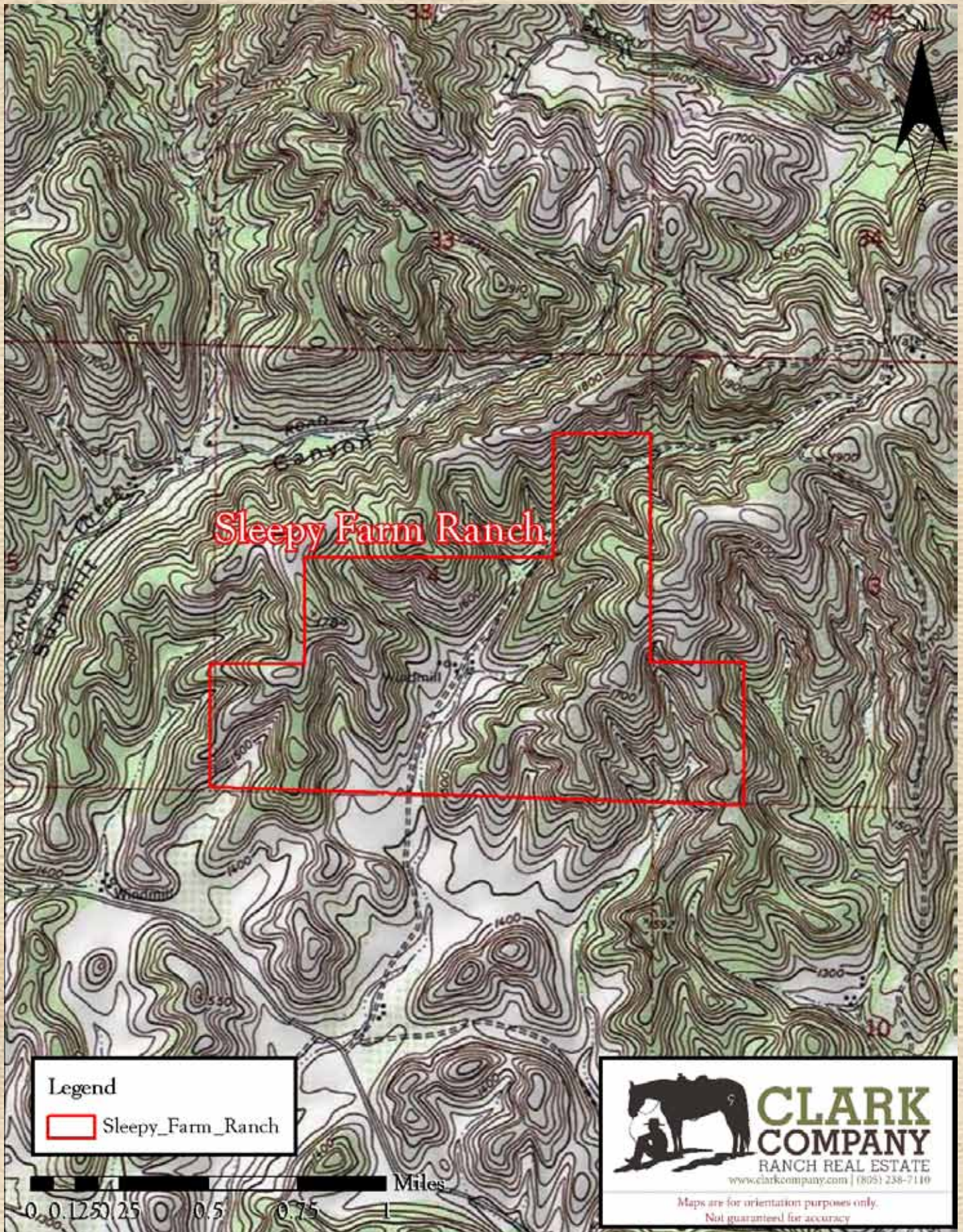


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