

TWIST - Ranch -

PASO ROBLES, CALIFORNIA



Offered at
\$2,600,000



CLARK COMPANY

RANCH REAL ESTATE

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TWIST

- Ranch -

9625 Creston Road | Paso Robles, California 93446



Description

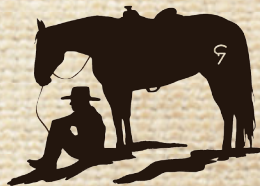
This very usable 175±-acre ranchland with great homesites and two certificated parcels is situated in an area of wine grapes and horse ranches. The headquarters parcel includes three residences, several barns, and numerous outbuildings. Parcel three is a very usable parcel bisected by Huer Huero Creek. Approximately 74± acres have been farmed to various crops from carrots to hay and permanent pasture. A new well has been drilled and tested at 200± gpm. There is a great building site within the building envelope which has 360° views of the surrounding valleys and hills.

Location

The Twist Ranch is located at 9625 Creston Road, Paso Robles, California, just nine miles east of downtown Paso Robles, at the intersection of Creston and Camp 8 Roads. Situated among lush, undulating, oak dotted hills and surrounded by green pastures and clear skies, Twist Ranch is amongst Paso Robles' most beautiful landscapes.

Acresage & Zoning

Entire Ranch: 175± acres
Parcel Three: 92.63± acres
Parcel Three of Parcel Map CO 04-0349
Zoning: Agriculture
APN: 035-101-063 & 035-101-064



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Twist Ranch is improved with a pole barn, large shop and 3 residences: The Main Residence, a Guest Residence, and a Caretaker's Residence. The Main home comprises 3,000± square feet, has four bedrooms and two bathrooms. The two bedroom, one bath Guest House is 1,000 square feet. The Caretaker's residence is 2,700 square feet and consists of four bedroom, 1 3/4 bathrooms, a large family room and an open kitchen.

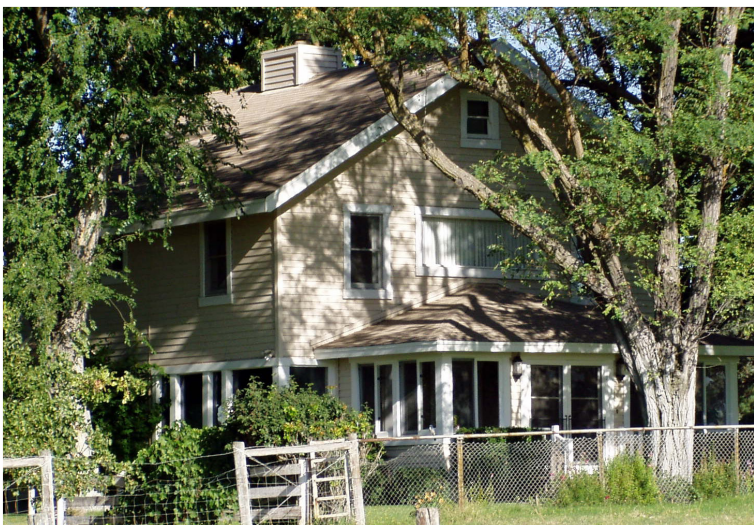
The projected income on the Twist Ranch for 2011 is as follows:

Livestock rent will be approximately \$2000

Hay is now being baled, so tonnage is pending. Depending on the intensification of farming on the 92 acre parcel and what crops one would grow, rent is estimated at around \$8,000 on Parcel Three. Interest in ground for lease and vegetables now being grown in the surrounding area offers many options for future use.

Improvements

Production



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Price

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