

# DIANI-SHEPARD PARCEL

159± ACRES | \$1,275,000 | PASO ROBLES, CALIFORNIA



**CLARK**  
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# DIANI-SHEPARD

~ PARCEL ~

0 Creston Road | Paso Robles, California 93446



## Overview

Exuding rustic charm and surrounded by vineyards, cattle ranches, and rural estate residences, the Diani-Shepard property is 159± acres of gently rolling terrain offering premium grazing land and idyllic country living. Presenting golden hillsides adorned with mature oak trees, the Diani-Shepard parcel is a blank canvas in a picturesque setting.

Historically used for cattle grazing, there are 137±-usable acres that could potentially be dry-farmed. The remaining 22± acres consist of land that is steep and unplatable. Positioned within the Paso Robles Groundwater Basin, water is supplied via riparian spring. Moreover, a geo-thermal aquifer runs below ground and could possibly be developed for personal use (such as a backyard hot-spring tub) or commercial use. Let your imagination flow as to the various uses!



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## Pete Clark

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[www.clarkcompany.com/properties/Diani-Paso-Parcel/](http://www.clarkcompany.com/properties/Diani-Paso-Parcel/)

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## Location

Located just 1.5± miles outside of the city limits in the southeast portion of Paso Robles, California, the Diani-Shepard parcel is positioned on Creston Road, a main area thoroughfare. Access to the property is via a locked gate and the property is enclosed by perimeter barbed-wire fencing.

The Diani-Shepard property is a short, 10-minute drive to the Paso Robles downtown area. There you will find the charming downtown park and library, boutique shopping, wineries, award-winning restaurants, movie theatre, and so much more.

The small community of Templeton lies 2± miles east of the property where warm hospitality meets the spirit of the Old West. On Saturdays you can stroll through the local farmers market at the park, visit the vintage rail depot that is now a museum, or hunt for treasures in the antique barn.

The Diani-Shepard property is a 7± 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 34± miles south is San Luis Obispo County Regional Airport, with commercial service daily to Los Angeles, San Francisco, Las Vegas, Phoenix, Dallas, Denver, and Seattle connecting to national and international flights.



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## Water

A natural riparian spring, which supplies livestock water year-round, lies on the northern portion of the property. There is a potential domestic well site near to the properties entrance.

Additionally, there is one artesian well with unpotable water near the midpoint of the easterly boundary. Although there is currently no water present at this well, the entirety of the property sits on a geo-thermal aquifer. An imaginative and progressive buyer could potentially develop this source for personal or commercial use.

Surface water from the neighboring hot springs flows across the property line. Discharge was last measured at 5 gallons per second or 300 gallons per minute (GPM). At the south portion of the property there is another spring/reservoir that is no longer producing water.

Additionally, it should be noted that the Diani-Shepard property lies within the [Paso Robles Groundwater Basin](#) and is subject to current groundwater regulations. In accordance with the [Sustainable Groundwater Management Act \(SGMA\)](#), the Paso Robles Groundwater Basin was created to sustainably manage the groundwater resources of the Paso Robles Subbasin. In short, the Groundwater Basin requires new and/or expanded irrigated crop production to obtain an Agricultural Offset Clearance from the County.

However, the property is currently part of a collective group, known as the Protect Our Water Rights Group ("POWR"). The participating members are owners of real property located in the counties of San Luis Obispo and Monterey, California, which property overlies the Paso Robles Groundwater Basin and is a user or potential user of water extracted from the Basin. The purpose and goal of POWR is to protect the respective groundwater rights of the Group's Participants in the Paso Robles Groundwater Basin for the future use of the respective Group Participants. POWR has filed a legal action to adjudicate its water rights and a final resolution is pending. Additional information can be obtained by contacting POWR - Protect Our Water Rights, 5940 Union Road, Paso Robles, CA, 805-227-0776 Attn: Cindy Steinbeck.



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## Acreage & Zoning

The Diani-Shepard property is zoned Ag and comprises 159± acres. It is located in the El Pomar-Estrella sub area of the [San Luis Obispo County Planning & Building Inland Area Plan](#).

APN: 020-301-023.

The 2024/25 property taxes were approximately \$10,200.\*

*\*Upon consummation of sale, property taxes will be reassessed and are subject to change.*

## Price

*Offered at*  
**\$1,275,000**



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.

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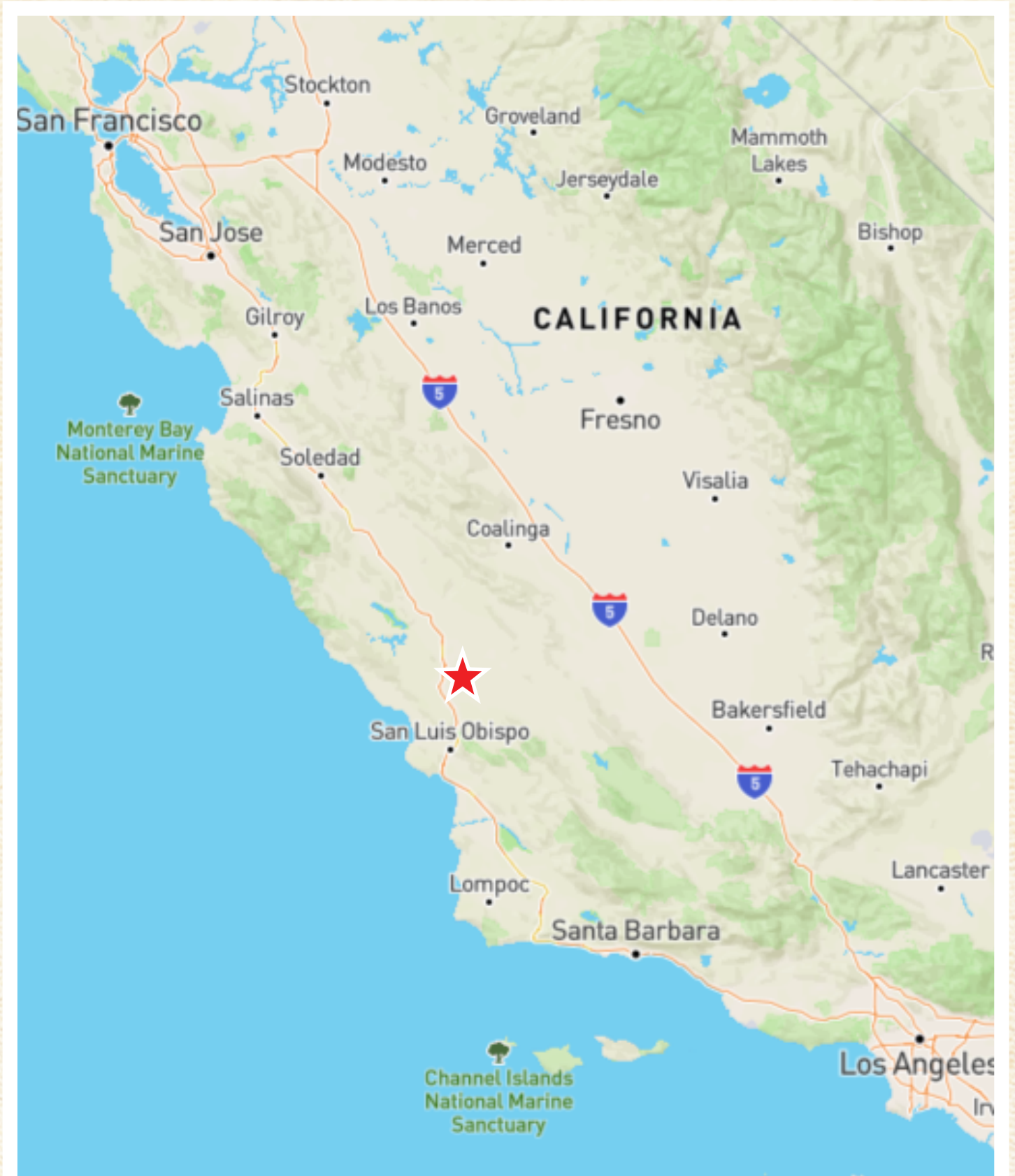


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