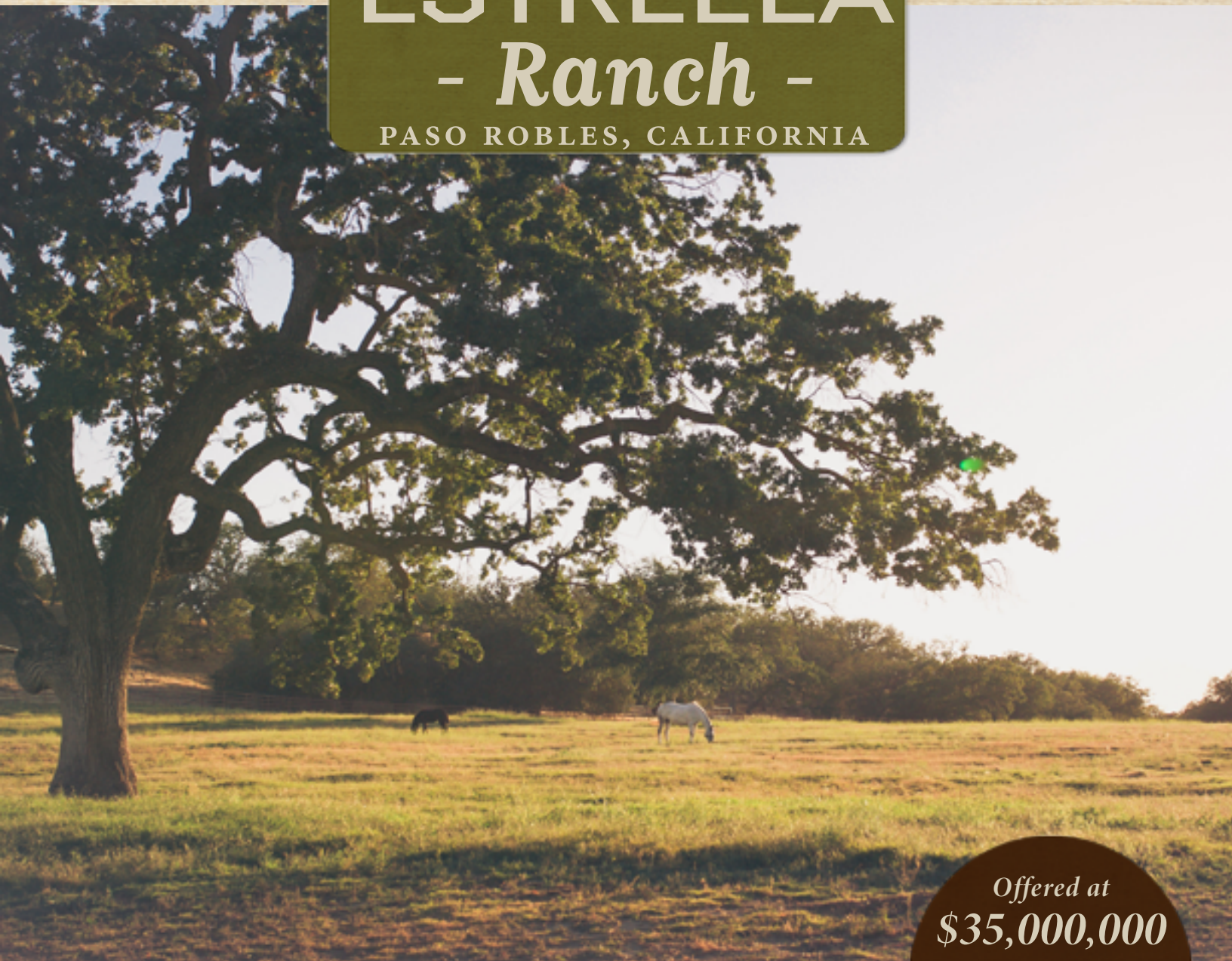


ESTRELLA

- Ranch -

PASO ROBLES, CALIFORNIA



Offered at
\$35,000,000



CLARK COMPANY

RANCH REAL ESTATE

ESTRELLA - Ranch -

5165 Estrella Road | Paso Robles, California 93446



Overview

Amongst the finest ranches in California and the gem of the Central Coast, Estrella Ranch encompasses over 21,000 acres. Situated in rural Paso Robles where the skies seem bluer and the stars appear brighter, this offering presents the chance to procure a ranch with historic reputation. Estrella Ranch is a year-round cattle operation with a carrying capacity of 625 cows and 30 bulls, plentiful water distributed through a sophisticated system, irrigated farm ground, and abundant recreation, improved with numerous homes, ag buildings, and elaborate equestrian facilities. The second largest ranch listing in California today and the only of its kind, Estrella Ranch presents a once-in-a-lifetime opportunity.



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www.clarkcompany.com/properties/Estrella-Ranch/

Description

One of the best ranches in the State of California, Estrella Ranch is a well-watered cattle ranch encompassing 21,259± acres of scenic, rolling hills and gorgeous countryside in the heart of Central Coast Wine Country. Positioned in both San Luis Obispo and Monterey Counties, Estrella Ranch is situated in California's Central Coast just 5± miles from Paso Robles city limits. Comprised of 96 certificated parcels, Estrella Ranch enjoys excellent access off Estrella Road and one-half mile of State Highway 46 frontage.

Estrella Ranch is complemented by extensive improvements including the Ranch headquarters designed to support the grazing operations comprised of numerous residences, ranch office, shed, storage buildings, four equestrian barns with numerous stables, both a covered and open arena, pole barn, shop buildings, 2 Quonset buildings, plus perimeter and cross fencing.

Benefiting from 1.75± miles of Estrella River traversing the Ranch, Estrella Ranch also possesses 4± natural springs, ten wells, and three artesian wells. Additionally, recreational opportunities abound including hunting and fishing in the reservoir stocked with fish. There is also 100± acres utilized for both irrigated and dry-land farming and potential for vineyard development.



Location & Access

Estrella Ranch is located at 5165 Estrella Road in Paso Robles, California. Accessed via Highway 46 East, the Ranch is positioned in the northeast region of rural Paso Robles in an area of horse and cattle ranches, vineyards and rolling countryside. Shopping and entertainment are minutes away, with downtown Paso Robles just 13± miles from the Ranch Headquarters.

Estrella Ranch is easily accessed and possesses excellent visibility with the primary Ranch entrance off of Estrella Road (a County maintained road) a short distance from the Highway 46 East turn off. There are also three other access points off of Estrella Road and one from Almond Drive via Highway 46.

Paso Robles conveniently sits half-way between Los Angeles and San Francisco on US Highway 101 in the northern region of San Luis Obispo County. Positioned in close proximity to mountains, beaches, and deserts, El Paso de Robles, Spanish for “Pass of the Oaks” is a community of approximately

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.

Estrella Ranch is a 9±-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 50 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.



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Water

Estrella Ranch enjoys abundant water with 1.75± miles of Estrella River (plus its tributaries) flowing across the southwesterly portion of the Ranch and carrying a large flow of seasonal rainfall. There are also 4± natural springs and a large artesian well (a natural well created by water flowing up to the surface because of underground pressure) capable of pumping 30± gallons per minute.

Moreover, there are two additional artesian wells, six stock wells, and two irrigation wells. One of the irrigation wells is equipped with a 100HP pump, the other is equipped with a 15 HP pump and is utilized for stock water. Two more wells at the headquarters provide water for domestic and irrigation use, equipped with a 15 HP pump and 40HP pump respectively.

The sophisticated onsite water system was developed to service the entire ranch, particularly the livestock and grazing uses. The six stock wells, fueled by solar power and windmills, supply water through subterranean PVC pipelines to a series of reservoir tanks and troughs located within mile and half-mile increments throughout the Ranch canyons and grazing land. The two larger springs also feed into the pipelines to provide livestock water. The other two springs provide livestock water at the spring site.

Additionally, there are two stock ponds for livestock and wildlife uses located at the lower end of the Ranch. The larger of the two ponds is spring fed and stocked with bass for recreational fishing.

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Improvements

Estrella Ranch improvements are extensive, designed to support the wide array of operational needs. There are 7 residences, an office, superior equestrian facilities, and various appurtenant buildings providing over 36,000± square feet of storage. In addition, the entire Ranch is cross and perimeter fenced with intricate internal ranch roads to provide access throughout.

RESIDENCES:

The exquisite, Spanish-style main residence is comprised of 4,690± square feet containing 3 bedrooms, two with fireplaces, and 5 bathrooms, one of which is an exterior “pool” restroom. Recently renovated, the home has a brand-new tile roof, updated electrical, fresh paint, and new carpet. There is also stunning Parkay flooring and tile throughout, a great room with adjacent wet bar, laundry room, large pantry, and a high-end kitchen equipped with industrial-style appliances.

Attached to the main home via breezeway there is a 2 bedroom, 3 bathroom guest residence comprising 1,295± square feet. Outdoors there is a large yard and new drought tolerant landscaping plus a gorgeous pool and hot tub that were completely overhauled during the renovation with new fiberglass bottoms and custom tile.

There are also two older guest houses primarily used for overflow housing. The larger is comprised of 3,086± square feet with three bedrooms and two bathrooms. The other is two bedrooms, one bathroom and comprises 780± square feet. Additionally there are three modular homes positioned in the southeastern portion of the Ranch used for employee housing.

OFFICE:

For management of the Ranch operations, the office is comprised of 2,530± square feet and includes one executive office space, two large offices which would easily accommodate two employees each, and a reception area. Also, there are five grass paddocks and two irrigation pastures attached, further described in the following section titled “Equestrian Facilities”.



5165 Estrella Road | Paso Robles, California 93446

ESTRELLA - Ranch -



Improvements Continued

EQUESTRIAN FACILITIES:

Having been utilized as a cutting horse and breeding operation, the equestrian facilities are elaborate with multiple barns, arenas, pens, paddocks and pastures.

The primary equestrian barn is a striking 3,525± square feet with 12 horse stalls, 2 tack rooms and 13 covered paddocks. The equally impressive equestrian breeding barn is comprised of 2,854± square feet, complete with stud pen, 3 box stalls and full lab. There are also two additional horse barns with eight double-wide stalls each, all furnished with upscale stall pads.

Moreover, there are five grass “turn-out” pens, and six horse pastures, five of which can be irrigated.

Estrella Ranch’s equestrian facilities are completed with a 20,000± square foot covered arena, an open, roping arena, hot walker and round cutting pen.

APPURTENANT STRUCTURES:

There are two storage sheds comprising a total of 830± square feet, a 5,000± square foot pole barn for hay storage, and a 2,500± square foot shop building. Further, there are two 8,000± square foot Quonset buildings utilized for grain storage and a 12,000± square foot warehouse building.





The historic carrying capacity of Estrella Ranch is 625 cows and 30 bulls as a cow-calf operation. However, California's recent drought necessitated a reduction to 475 cows, 85 replacement heifers and 31 bulls. Grazing is supplemented by dry farming, irrigated farming or the purchase of hay.

Operations

There are two sets of working corrals, each with scales possessing the capability of handling over 600 cattle at time. The Ranch has numerous fenced fields throughout its entirety which are segregated to easily move and rotate the cattle.

There are also 100± acres in the southwest corner of the Ranch referred to as "Hayfield", historically utilized for both irrigated row crop and dry farming, depending on the annual rainfall. Recently, this ground has been leased to a carrot grower for \$200/acre, calculating to an income of \$20,000 per year.



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Soil & Topography

Estrella Ranch offers gorgeous topography with hillsides rolling from gentle to steep as far as the eye can see. Elevations range from 1,000± feet to 2,200± feet, increasing in slope from south to north ranging from nearly level to 75% in the back canyons and down to 15% near Estrella River.

Soils consist of Arbuckle-Positas complex; Ayar and Diablo soils, Balcom-Nacimiento association; Nacimiento-Los Osos complex; Rincon clay loams; San Emigdio fine sandy loam; Sorrento clay loam, ideal for farmland or vineyard development.



Climate & Rainfall

Paso Robles' favorable climate enjoys highs in the summer that average mid-nineties, with evenings cooling off to the mid-fifties. During winter months, the average high is sixty degrees, with chilly nights in the mid-thirties. Maximum precipitation occurs in February, and annual rainfall ranges from 10 to 18 inches.



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Estrella Ranch is positioned in both San Luis Obispo and Monterey counties and encompasses 21,259± acres. There are 57 Assessor's Parcels Numbers comprising 83 Certified Certificates of Compliance identifying 96 legal parcels.

**Acreage
& Zoning**

The parcels positioned in San Luis Obispo County are zoned Agriculture. The two Monterey County parcels comprise 960± acres and are zoned Permanent Grazing, allowable uses of which include soil-dependent agricultural uses, dry land farming, livestock farming, and vineyards. The entire Ranch is under Williamson Act Contract.

The property taxes for the 2015/2016 tax year were approximately \$51,500.

San Luis Obispo County APNs

015-021-005	015-042-011	019-041-002	019-101-004	019-111-009	015-021-012
019-031-007	019-041-005	019-101-005	019-121-003	015-021-018	019-031-008
019-041-006	019-101-006	019-121-004	015-021-022	019-031-009	019-041-009
019-101-007	019-121-005	015-021-023	019-031-010	019-041-010	019-101-008
019-121-006	015-041-009	019-031-011	019-061-001	019-101-009	019-121-007
015-041-031	019-031-012	019-091-001	019-101-010	019-121-008	015-041-056
019-031-013	019-091-005	019-101-011	019-151-022	015-041-057	019-031-014
019-101-001	019-101-012	019-151-023	015-041-058	019-031-016	019-101-002
019-111-001	019-201-005	015-041-059	019-041-001	019-101-003	

Monterey County APNs

424-171-033-000	424-171-035-000
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Offered at \$35,000,000

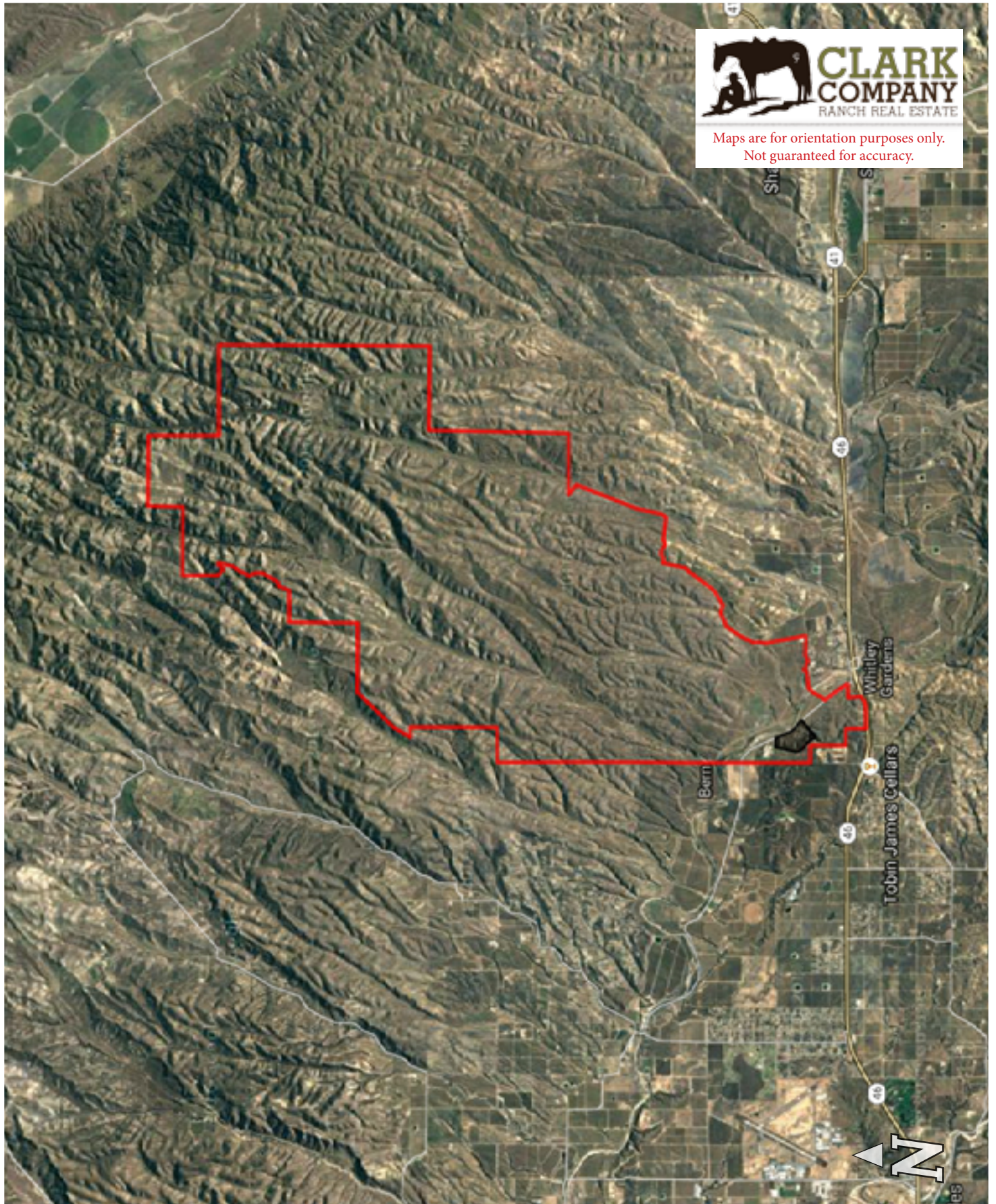
Price

ESTRELLA - *Ranch* -

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Maps are for orientation purposes only.
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