

# FALLEN OAKS

- *Ranch* -

PASO ROBLES, CALIFORNIA



Offered at  
**\$2,350,000**



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# FALLEN OAKS - Ranch -

1125 Penman Springs Road | Paso Robles, California 93446



## The Facts

- 104± acres zoned Agriculture
- Impressive views of the Paso Robles countryside
- Located on eastside Paso Robles, just 10 minutes from downtown
- Turnkey show stock operation with numerous amenities for any agricultural enterprise.
- Three barns including a completely outfitted show stock barn and pole barn.
- Two residences including freshly remodeled hilltop, country home comprised of 4,819± square feet, with 4 bedrooms, 4 full baths and 2-half baths.
- Abundant water supplied via 2 irrigation wells producing 400± gpm and 100± gpm and one domestic well producing 30± gpm, plus three 5,000 gallon water storage tanks.
- History of irrigation offering opportunity for conversion to viticulture or cultivation of other irrigated crops.
- APN: 034-131-057



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