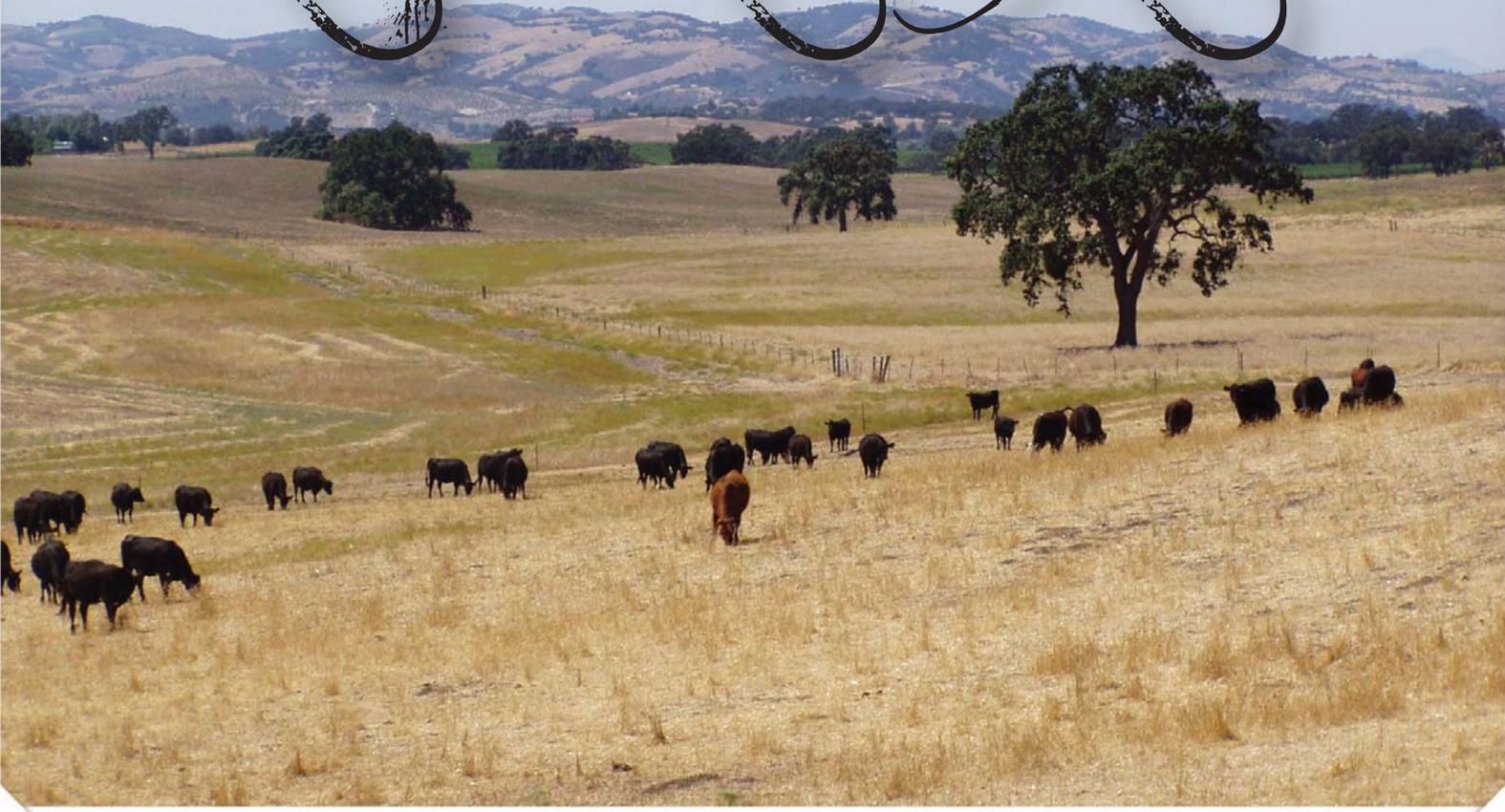


HARDHAM RANCH



description

Nestled among the finest vineyards in the rolling hills of Paso Robles, the 742±-acre Hardham Ranch offers abundant opportunities—from cattle operation to vineyard potential to orchard development and beyond, the options are countless. Improved with multiple residences, barns, and numerous outbuildings, Hardham Ranch sits slightly elevated from the surrounding parcels providing astounding views of hillsides, valleys and Black Mountain. The ranches high hills afford picturesque home sites and beautiful climate, with wonderful afternoon breezes coming off the ocean through the Templeton gap.

Offered at \$8,500,000

THE ENCLOSED INFORMATION HAS BEEN OBTAINED FROM SOURCES THAT WE DEEM RELIABLE; HOWEVER, IT IS NOT GUARANTEED AND IS SUBMITTED SUBJECT TO CORRECTIONS, ERRORS, PRIOR SALE, CHANGE OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE.

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acreage, zoning & soil

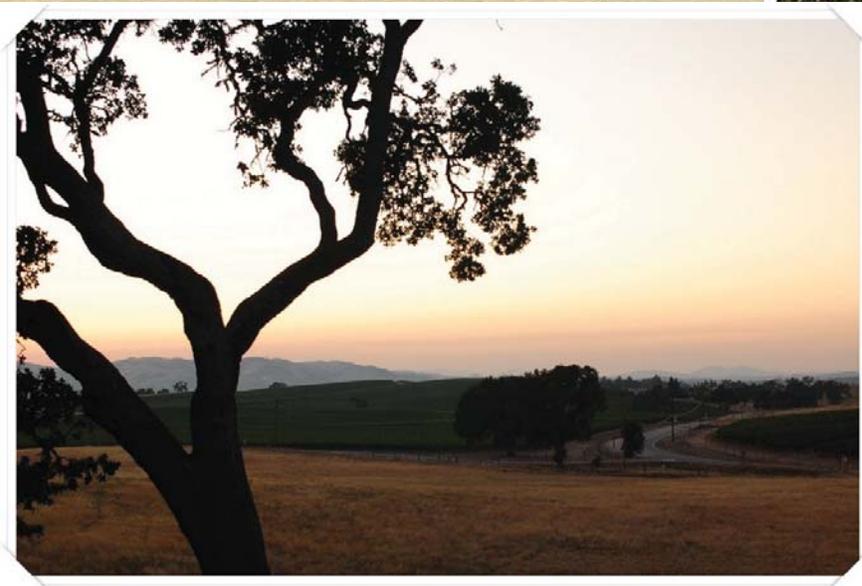
Hardham Ranch comprises 742± acres, zoned Agriculture, and is under Williamson Act contract. The gently rolling topography is dotted with oaks. The deep, well-drained soils are composed of Linne Calodo Complex, Lockwood Concepcion Complex, and Arbuckle Ysidra Complex, ideal for range land and cultivated crops including orchards and vineyards. The fields have been cleared of trees, brush and underbrush, enjoying several scattered oaks to offer shade.

APN's

033-181-001, 033-181-006,
033-221-001, 033-221-003,
033-291-020

Location

Located in the center of Paso Robles wine country, Hardham Ranch is situated at 4485 Creston Road, between the communities of Creston and Templeton. Surrounded by vineyards (on three sides) and grazing land, and bordered by three paved, county roads, the ranch sits just 10 minutes from downtown Paso Robles, offering easy access to amenities, shopping and entertainment.



Water

There are 5 wells on Hardham Ranch, all of which have storage tanks: 3 combination domestic/agriculture wells, with pumps, and two wells dedicated to agriculture, one with pump, one with windmill. There is also one additional storage tank used to water a farmed, non-irrigated field for grazing.

improvements

The 1,535± square foot main residence is comprised of four bedrooms and two bathrooms, with a fireplace and two-car carport. The second residence is three bedrooms, two bathrooms and comprises 1,627± square feet. The third residence comprises 888± square feet and has 3 bedrooms and one bathroom. There are also two barns, a pole barn, shop, storage room, multiple sheds, and a corral. The property is perimeter fenced and cross fenced and access throughout the ranch is offered via paved and dirt ranch roads. Hardham Ranch is also home to a historical barn built around 1910.