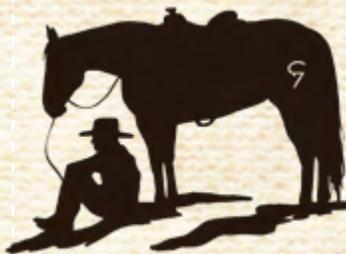


# MILLER RAMADA RANCH

42± ACRES | \$1,395,000 | PASO ROBLES, CALIFORNIA



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# MILLER RAMADA - RANCH-

4340 Ramada Drive | Paso Robles, California 93446



## Overview

The delightful Miller Ramada Ranch is comprised of 42.5± acres improved with two residences and out buildings. One of the residences is an upgraded two-bedroom, two-bathroom modular home with decks and lush landscaping. The secondary unit is an above-garage apartment.

With the Salinas River and Toad Creek traversing the eastern border, Miller Ramada Ranch offers abundant water and five wells. Further, Miller Ramada Ranch does not lie within the boundaries of the restrictive Paso Robles Groundwater Basin.

The property is currently rented to a tenant who utilizes the ground and structures for non-commercial, seasonal hay production and 4-H projects. Dwellings, if leased, have the potential for a monthly income of \$2,400±.

Situated on the southern edge of Paso Robles and within minutes of downtown Templeton, Miller Ramada Ranch brims with possibilities!

[www.clarkcompany.com/properties/Miller-Ramada-Ranch/](http://www.clarkcompany.com/properties/Miller-Ramada-Ranch/)



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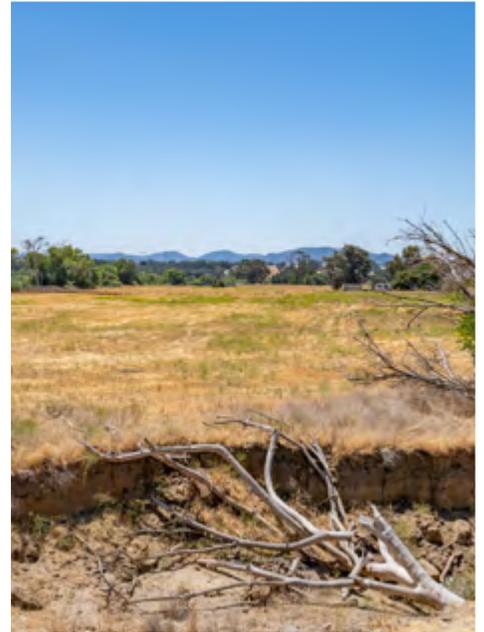
4340 Ramada Drive | Paso Robles, California 93446

### Location

Miller Ramada Ranch is situated at 4340 Ramada Drive, in Paso Robles, CA. Located approximately half way between San Francisco and Los Angeles and positioned in San Luis Obispo County. Paso Robles, or El Paso de Robles (The Pass of the Oaks), is known for its wineries and olive groves, and has a population of approximately 32,000 people.

Miller Ramada Ranch is conveniently located right off the 101 freeway, accessible from both North and South directions. Positioned in the coveted Templeton School District, Miller Ramada Ranch embraces country characteristics being surrounded by gently rolling hills, small and large farms, agriculture properties, vineyards, wineries and equestrian estates. The climate is typically warm during the day and cool at night, averaging 20 inches of rainfall each year.

Miller Ramada Ranch is a 15±-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 30 miles 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.



Miller Ramada Ranch comprises 42.49± acres, zoned Agriculture. The agriculture use designation permits a variety of uses including residential, agriculture cultivation, and agriculture sales. Specific use allowances are governed by the San Luis Obispo County Planning Department.

The Assessor's Parcel Number (APN) is 040-211-018 Property taxes for the 2019/2020 tax year were approximately \$3,180.

### Acreage & Zoning

***Offered at \$1,395,000***

### Price

# MILLER RAMADA - RANCH-

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## Improvements

Improvements include a dated 1,734± square foot main residence comprised of two bedrooms and 1-1/2 bathrooms. The full bathroom is in the master bedroom. There is a second room accessed by glass doors that functions more as a sun room, but has a closet and could be utilized as a bedroom. The home is in poor condition, but currently utilized as a rental property producing \$1,900 in monthly income.

An older barn with tack room, shed, corrals, and fencing, make Brown Ranch a turn-key operation for cattle grazing and ranching. The cattle and farming are rented out on a year-to-year basis.



## Water

Miller Ramada Ranch features 5 wells for domestic and irrigation purposes. The property runs across the Salinas River, with Toad Creek running through it.