



OAK RIDGE RANCH

CARMEL VALLEY, CALIFORNIA



"...the first glimpse of Carmel Valley will leave you sighing for more."

~ *Sunset Magazine*

Photo by David Gubernick



Photo by David Gubernick

INTRODUCTION

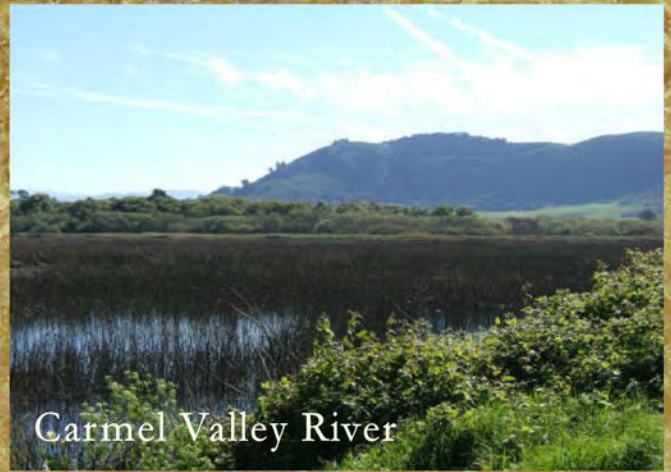
Just 27 miles east of Pebble Beach, this 6,375±-acre cattle ranch offers a true ranching environment a short distance from the charming communities of Carmel Valley Village and Carmel-by-the-Sea. Extensive improvements include main residence, guest home, caretaker's house and barn. A pervasive road system makes all areas of the ranch accessible by vehicle. There is good water with 12 developed springs and 21 stock ponds as well as excellent wildlife populations including: deer, turkey, quail, bobcat and Russian wild boar. A 30-minute drive to the Monterey Peninsula Airport, this property has the potential to grow grapes.

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Oak Ridge Ranch, Page 1

LOCATION

Oak Ridge Ranch is situated in the legendary Carmel Valley in Monterey County, California approximately 10 miles east of Carmel Valley Village. The property is accessed directly off Carmel Valley Road through a gated entrance. American Eagle, US Airways, Delta and United Airlines service the Monterey Airport approximately 30 miles to the northwest with numerous arrivals and departures each day. The ranch is also easily accessible by a two-hour drive south of San Francisco or a brief hour flight from Los Angeles to the Monterey Airport which services many major western cities.



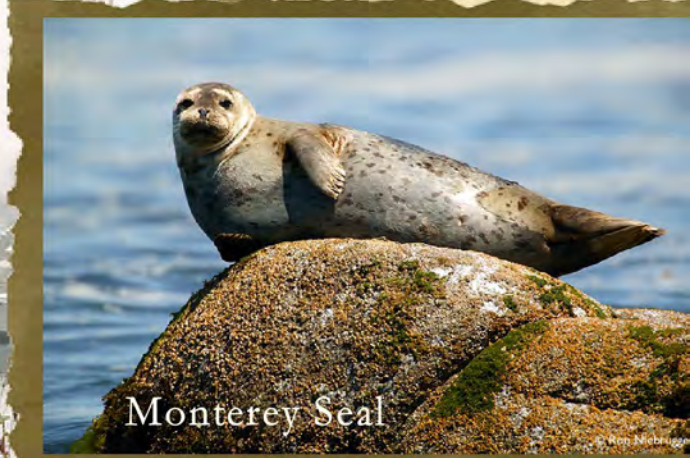
Carmel Valley River



Big Sur Coastline



Monterey Harbor



Monterey Seal



Pebble Beach Golf Course



Carmel Beach



"Lone Cypress"

GENERAL DESCRIPTION

Oak Ridge Ranch is situated in the upper Carmel Valley and is framed by rolling acres of oak-studded hillside pastures with enduring views of the Santa Lucia Mountains and blue skies stretching across the valley. The ranch is an old Spanish land grant to the Bloomquist family which lays to the northeast of Tularcitos Ridge and north and east of Carmel Valley Road which runs in a southwesterly direction to form the south boundary of the ranch for nearly four miles.

The main entrance to Oak Ridge Ranch is tastefully appointed with attractive landscaping yet is secure with its automated, intercom-assisted gated entrance. A private, paved road makes its way up through the heart of the estate and allows access to all the amenities offered by such a unique location. There is an extensive private road system of over 21 miles meandering through the ranch providing access to the diverse topography.



Photo by David Gubernick



The owner has strategically placed numerous picnic benches in various and remote locations around the ranch sited to take in the expansive vistas. With elevations ranging from 1,200 ft. above sea level and stretching to over 3,700 feet, one cannot miss the surrounding tranquility. The primary drainage, Tularcitos Creek, enters the ranch at its north boundary and arcs westward, eventually turning to the southwest where it meets Carmel Valley Road. There are numerous other drainages and dry gulches all of which generally run from the northeast to the southwest. The range is in excellent shape with little evidence of weed infestation.



A wide variety of trees can be found on the ranch including sycamore, willow, silver oak, black oak, pin oak and the beloved live oak. One of these trees on the ranch is believed to be among the largest live oak trees in Monterey County flourishing under pristine conditions with little evidence of intrusion from the outside world. Oak Ridge Ranch, the second largest in the valley, is mostly surrounded by other large, private holdings including Mike Markkula (Apple Computer) and Rupert Murdoch (Fox News).

Photo by David Gubernick



LOCALE

Sunset Magazine claims “the first glimpse of Carmel Valley will leave you sighing for more”. The valley was home to the late John Steinbeck who described it with colorful enthusiasm in his book titled “Pastures of Heaven”. The Carmel River courses out of the Santa Lucia Mountains and flows to the ocean leaving deep pools filled with steelhead trout and tidal flats where birds bask in the sun. This historic and fertile valley was once home to the Esselen and Ohlone tribes who inhabited this region for centuries. The Carmel Valley was formally “discovered” in 1602 by Spanish Explorer Carmelite Friar Sebastian Vizcaino. Established by the area’s first Mission in 1770, Carmel later became a Mexican territory and eventually part of the United States in 1848 as a result of the Mexican-American War. Relatively untouched for generations since the original Spanish land grants, the area was traditionally made up of working dairies, farms and ranches. Oak Ridge Ranch remains one of the only original ranches located in Carmel Valley granted to the Bloomquist family in the late 1800’s. The majority of these lands have been transformed into esteemed wineries. Situated less than an hour from Pebble Beach, and the famous Big Sur coast, the locale offers an array of activities from fine dining to outstanding golf.

Carmel Valley Village lies a mere 10 miles from the estate, with its selection of fine dining, wine tastings, art galleries and unique boutique shops all brimming with charm. Continue along the Carmel Valley Road past beautiful wineries and organic farms another 10 miles and you arrive at the legendary town of Carmel-by-the-Sea which overflows with quaintness. For many years, this area has been a notorious haven for Hollywood Elite, artists and writers. Additional services are easily found in the city of Monterey within 30 miles of the ranch.



Carmel Mission



Carmel Valley of Past

IMPROVEMENTS



Main Residence

Main Residence:

The main residence on the estate is an oasis of tranquility, perfectly positioned to capture the cool breeze on a summer afternoon. It includes 5,700 square feet of living area with three guest rooms and a large private master suite, four and one-half baths and an outdoor shower, living room, formal old-world dining room with a custom climate-controlled wine closet, a sun room, top of the line kitchen with all the latest appliances, as well as a large custom-made pantry/laundry room. In keeping with the California style the open floor plan and several outside patios create an ideal place for entertaining. There is also a two-car garage, as well as a heated pool and hot tub for relaxing after those long days on the ranch.

Guest Residence:

The substantial guest residence is comprised of 3,400 sq. ft. with a large master suite and two additional bedrooms, four baths including an outdoor “cowboy” shower, living room, den, kitchen, dining room, a walk-in pantry and a double laundry room. It is attached to a new double garage with a 900 sq. ft. guest apartment upstairs complete with its own kitchen, bathroom, bedroom, living room and large private deck.

Caretaker’s Residence:

The caretaker’s home is located near the main entrance of the ranch. It is an 1,800 sq. ft. home with three large bedrooms, all with their own private full baths as well as an outdoor shower, large newly remodeled kitchen, large great room and dining area. A large patio surrounds the home providing extra living space year-round with a fully-terraced and irrigated garden producing fresh vegetables and fruit.

Barn:

The barn is exemplary of a first-rate operation including 3,200 sq. ft. and equipped with a custom-built tack room large enough to accommodate 25 saddles, a full bath, kitchen and dining area used for entertaining, two second-floor studio apartments used for live-in workers as well as a full set of working corrals on site. This area is wonderfully landscaped and has become a perfect place to sit out by the fire and take in the beauty of the ranch.

Shop/Equipment Shed:

The maintenance shop, located behind the caretaker’s home, is 2,780 sq. ft. with several storage areas, a full bath, walk-in cooler, supply and tool area with several work benches. There is a fueling station and a supply shed outside the shop.

Main Residence





Guest Residence



01/15/2007



Caretaker's Residence

01/15/2007



Shop / Barn / Equipment Shed



01/15/2007



GENERAL OPERATIONS

Oak Ridge Ranch is a first rate cow/calf operation presently running around 150 mother cows (black angus) and a total carrying capacity around 400 head. Smooth operations and natural holistic ranching show the owners commitment to creating a turn-key operation.

ACREAGE

6378± Deeded Acres

The property is subdivided into 20 contiguous tracts making for excellent conservation easement potential.

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Oak Ridge Ranch, Page 10

CLIMATE

Photo by David Gubernick



The temperate Mediterranean climate of the central coast of California is one of the area's most enduring qualities. The average high temperatures in the Carmel Valley never drop below 60°F or rise above 71°F throughout the entire year and the average low temperature of 43°F during the winter months lasts from December through March. Precipitation patterns result in a wet winter and dry summer. The valley's gentle climate with sunny days and cool nights create award-winning estate wines. These perfect growing conditions have been recognized by wineries and growers alike and in 1983 the American Viticulture Association deservedly granted Carmel Valley its own appellation status. While the fog socks in the central coastal areas it is warm, sunny and cloudless at the ranch all through the summer.

WILDLIFE RESOURCES & RECREATIONAL CONSIDERATIONS

The rich habitat and numerous developed springs on the ranch support thriving wildlife populations including strong populations of California quail, black-tail deer, wild turkey, bobcats, and mountain lion together with Russian wild boar. Whether it's horseback riding into the oak studded hills, mountain-biking in the backcountry or riding the range on a four-wheeler the recreational possibilities year-round are endless. When the outdoor lover gets cleaned up, you can head to town and unwind at a neighborhood wine tasting and enjoy some of the finest dining in the state of California.



Black-Tailed Deer



Wild Turkey



Russian Wild Boar

TAXES

This ranch is in the Williamson Act, and therefore has very affordable annual taxes of roughly \$1.00 per deeded acre of the raw land. Total annual taxes are approximately \$23,000.



WATER RIGHTS

The ranch has 21 stock ponds and numerous springs (10-12) almost all of which have been fully developed and dispersed throughout the ranch. Full documentation of water rights is available upon request.

ADDITIONAL INFORMATION

The Monterey County Parks Department administers a limited access easement through the Tularcitos Creek area. This easement allows members of the public to obtain a single-day use permit for very limited non-motorized use of a hiking trail through this portion of the ranch. This trail receives very little use (26 visitors in total last year) which is always preceded by notice from the Parks Department. Hikers are not allowed to leave the trail.





SENSATIONALLY REDUCED!!

PRICE

~~\$33,000,000~~

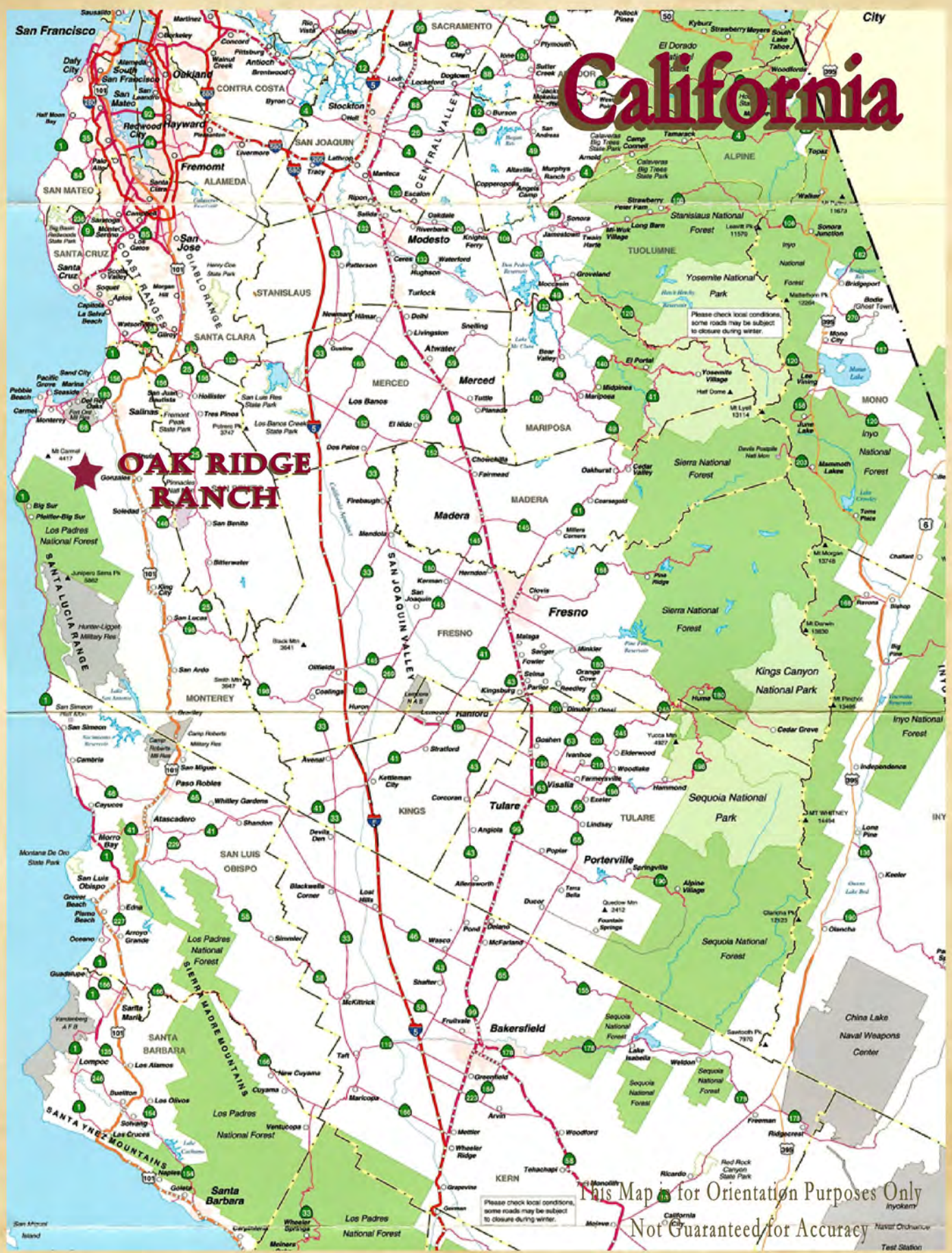
\$16,900,000



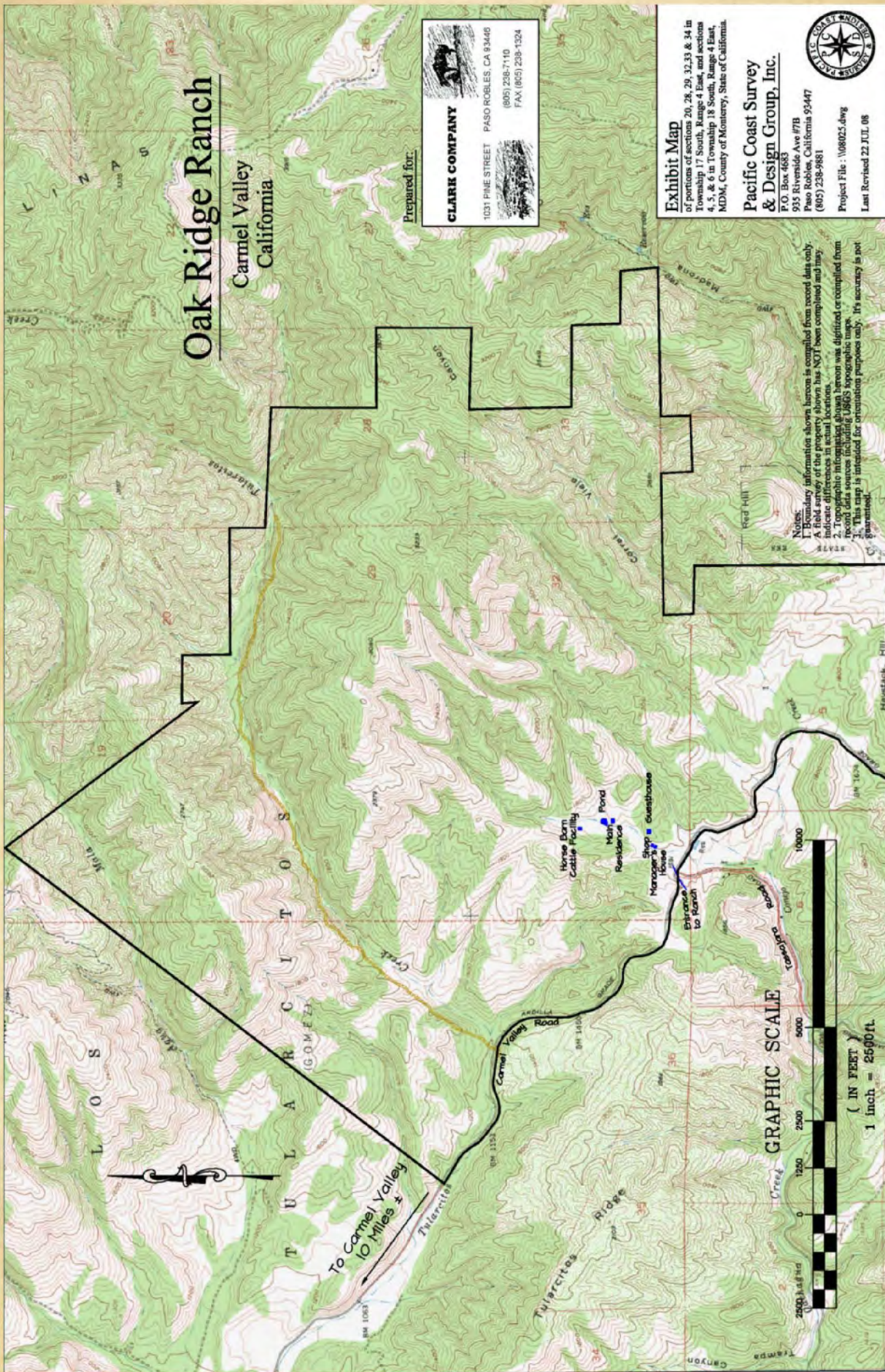
Monterey County, California

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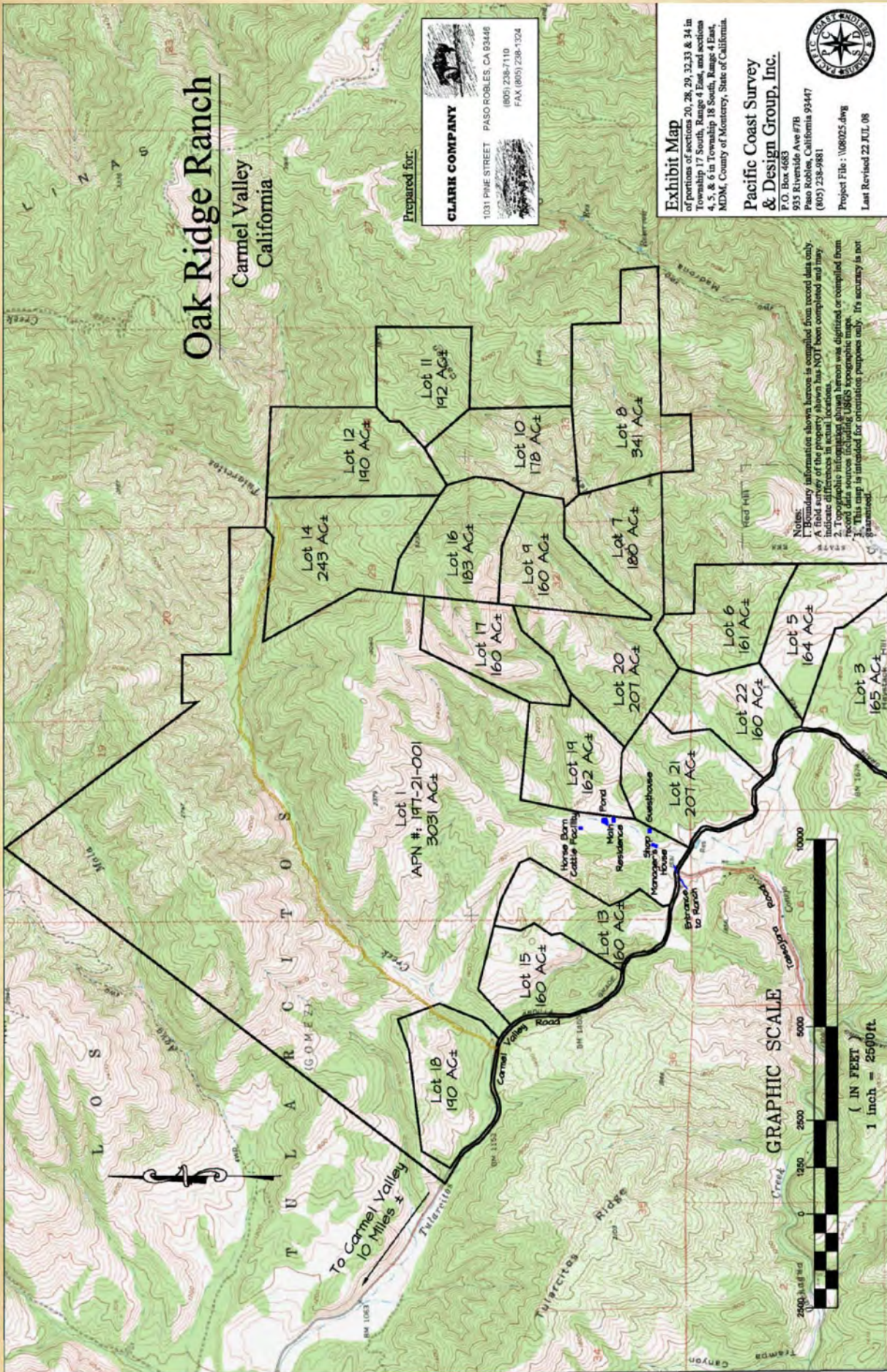
California



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Oak Ridge Ranch

Carmel Valley
California

Prepared for:

CLARK COMPANY
 1031 PINE STREET PASO ROBLES, CA 93448
 (805) 238-7110
 FAX (805) 238-1204

Exhibit Map
 of portions of sections 20, 28, 29, 32, 33 & 34 in
 Township 17 South, Range 4 East, and sections
 4, 5, & 6 in Township 18 South, Range 4 East,
 MDM, County of Monterey, State of California.

**Pacific Coast Survey
& Design Group, Inc.**
 P.O. Box 688
 935 Elida Ave #7B
 Paso Robles, California 93447
 (805) 238-9881
 Project File: \108025.dwg
 Last Revised 22 JUL 08

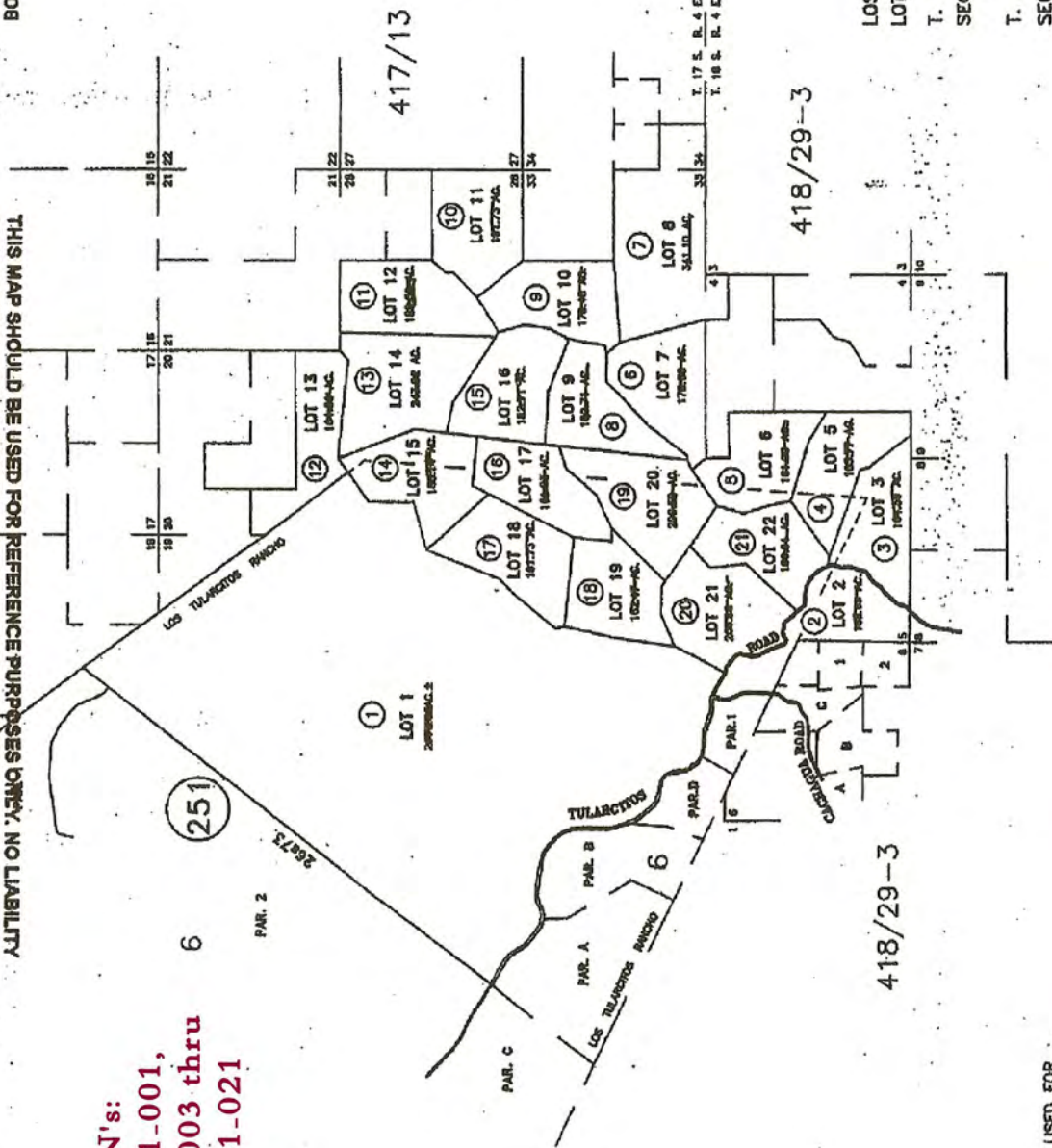
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APN's:
 197-251-001,
 197-251-003 thru
 197-251-021



SCALE 1 IN.=3000 FT.

APR 16 2004

LOS TULARCITOS RANCHO
 LOTS 12 & 13

T. 17 S. R. 4 E.
 SEC. 20, 28, 29, 32, 33 & 34

T. 18 S. R. 4 E.
 SEC. 4, 5 & 6

THIS MAP IS INTENDED TO BE USED FOR
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Presented By:

CLARK COMPANY

Pete Clark

1031 Pine Street

Paso Robles, California 93446

Phone (805) 238-7110

Fax: (805) 238-1324

peteclark007@aol.com

www.clarkcompany.com

