

O'dell Ranch

4725 Vineyard Canyon Road
San Miguel, California 93451

CLARK COMPANY

Pete Clark

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DRE# 00656930

The picturesque O'Dell Ranch is a cattle and recreation ranch comprised of the home and other facilities, with the balance divided into six grazing pastures. The ranch features a superior wine growing terrain, valley views, and full set of steel corrals including hydraulically-controlled cattle squeeze chutes, a ranch house, support structures and well maintained road system. The 3286.26± acres are positioned in San Luis Obispo and Monterey counties, in the area known as the Central Coast, and offer magnificent views of the rolling hillsides and surrounding areas.

The ranch is situated at 4725 Vineyard Canyon Road, just 3± miles northeast of the unincorporated town of San Miguel in the Central Coast wine region. This rural area in the hills between Vineyard Canyon and Lowes Canyon, is mostly rolling and sloping with some level hilltops.



With a history of wine growing in the Central Coast wine region, adjacent to the town of San Miguel, the ranch is located in the Central Coast wine region, adjacent to the town of San Miguel, which was founded by Franciscan missionaries in 1776 and in 1886, a disastrous fire destroyed the town.

mestead and cattle
water system, varied
reeze. There is also a
ositioned in both San
nt, panoramic views



San Miguel is positioned 10-miles north of Paso Robles, mid-way between Los Angeles and San Francisco on State Highway 101. The Ranch is a 20±-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 40 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 international flights.

population of approximately 1,500, San Miguel is a small town in Central California's Wine Country adjacent to Highway 101. The jewel of the town is the famous Mission San Miguel Arcangel founded by Father Fermin Lasuen in 1797. The "town" of San Miguel, likely began with the Rios-Caldeonia which was constructed in 1835. By 1871, a stagecoach ran daily from San Miguel to San Luis Obispo, and the Southern Pacific Railroad reached San Miguel. Shortly thereafter, the town was leveled by a fire, and the new town was rebuilt north of the Mission.

San Miguel's climate is warm during summer when temperatures tend to be in the 70s and cold during winter when temperatures tend to be in the 40s. The warmest month of the year is July with an average maximum temperature of 93.90 degrees Fahrenheit, while the coldest month of the year is December with an average minimum temperature of 33.30 degrees Fahrenheit.

The annual average precipitation in the community of San Miguel is 13.08 inches. California's current drought has made for below-average rainfall in the past three years. however, the 2010 rainfall has been above average.



The paved entrance road leads to the main residence located on the northwest portion of the property. The residence features 3 bedrooms, 1 3/4 bathrooms, and an office. The exterior is wood siding with stone accents, and interior amenities include hardwood flooring, wood-paneled ceilings, and maple kitchen cabinets. Liquefied petroleum gas (LPG) and electricity are all available on-site and provided by local utilities. The ranch comprises 2,106± square feet. The ranch is perimeter and cross fenced.



 'Dell Ranch comprises 3286.26± and is zoned Agriculture, Permanent Grazing and Farmlands. For the 2009/2010 tax year, taxes totaled \$6230.54.

APN's

San Luis Obispo County:

027-031-001,003,027-421-002,
003,006,007,009,012-014

Monterey County:

424-371-005,006,008



portion of the ranch. This single family home comprises 2487± square feet and is made up of brick columns and a covered breezeway connecting to a 120± square foot tool shed. The cabinetry, and a floor to ceiling quartz stone fireplace with limestone hearth. Telephone, local service providers. Located by the eastern entrance to the ranch, the pole-style hay barn



The primary use of O'Dell Ranch is for raising cattle (cow/calf). The entire ranch has been irrigated in a good rain year, which can be run by a 190 head of mostly Angus pairs. The irrigation system consists of pipe corrals with tub, a hydraulically-controlled Powell scale.

Two active wells supply water to a storage tank. A 5hp submersible booster pump is used to fill the tank, which is located at the highest point of the ranch. The tank is then gravity fed to the other 7 storage tanks. The tanks are underground, high pressure PVC with a capacity of 5,000 to 7,500 gallons each. The tanks are located within each field.

Offer
\$6.75

SHOWN BY APPOINTMENT

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ch is as a cattle operation running beef
a carrying capacity of 400 animal units
ear-round, but the owner currently runs
g operation also features a full set of steel
controlled cattle squeeze and 20,000 lbs.

o the residence and main water storage
p pumps the water to the main storage
point of elevation on the ranch. Water is
storage tanks and 15± troughs through
mainlines. The 8 storage tanks have a
ach; the water troughs are strategically

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0,000

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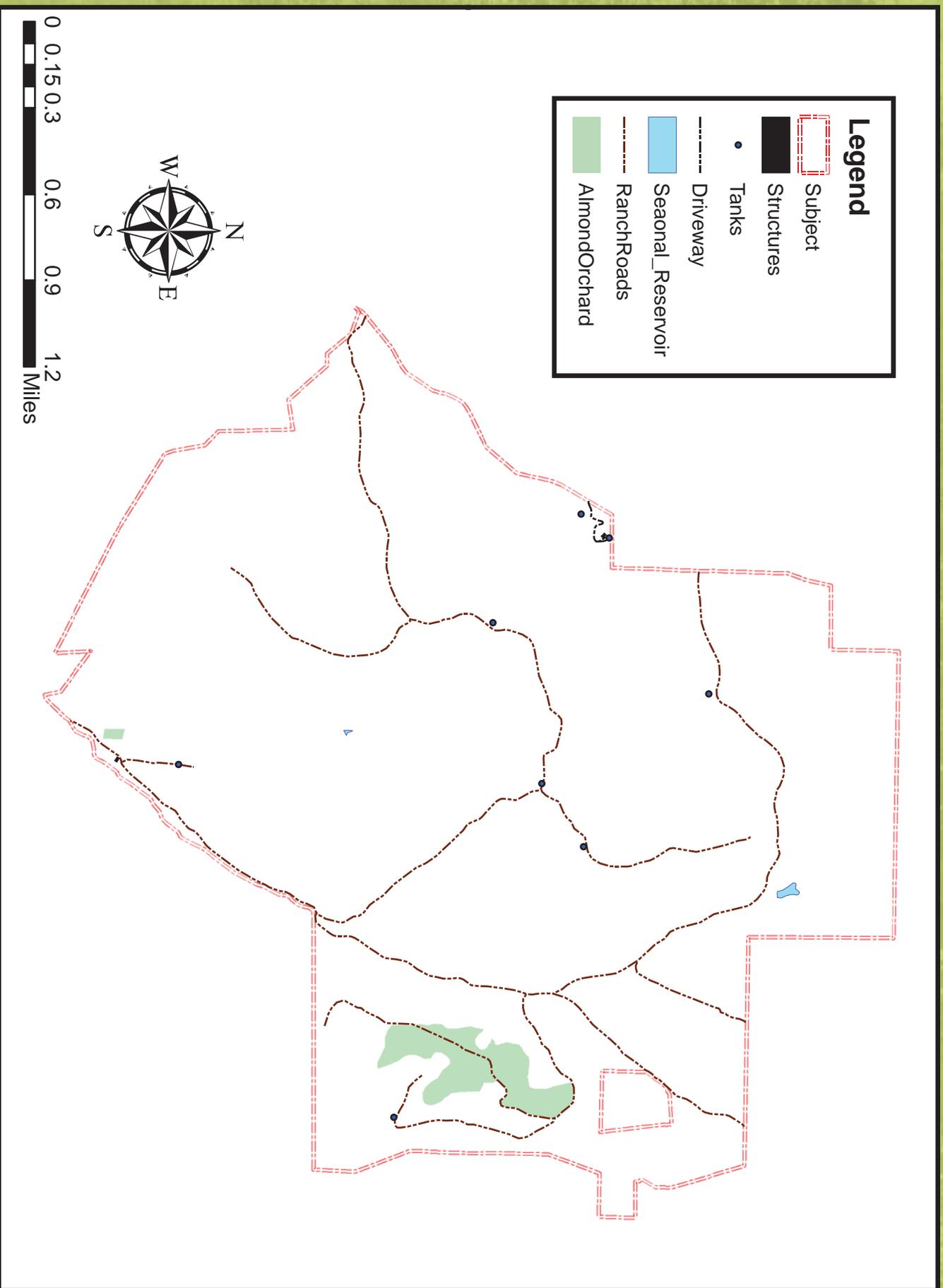
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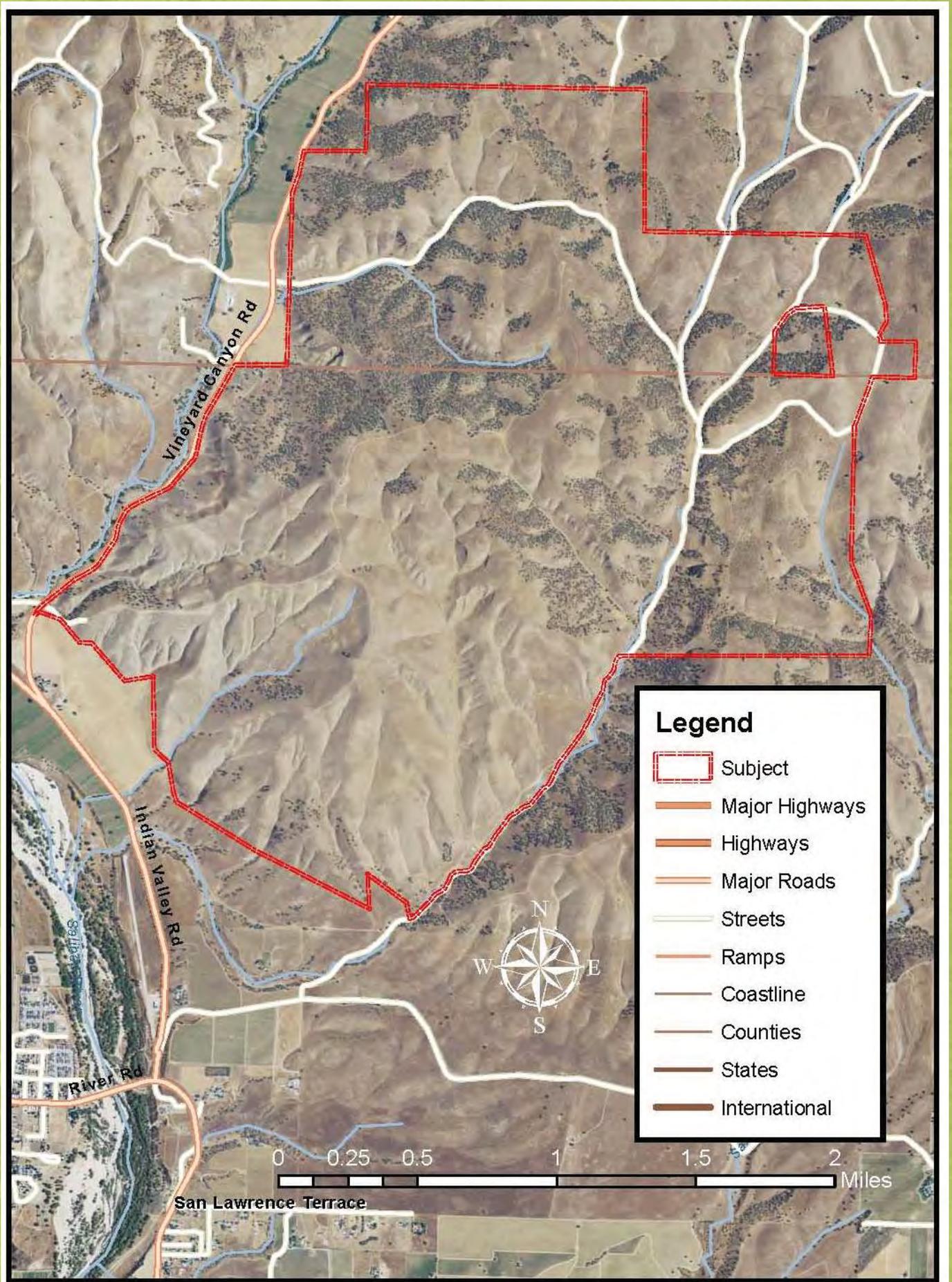
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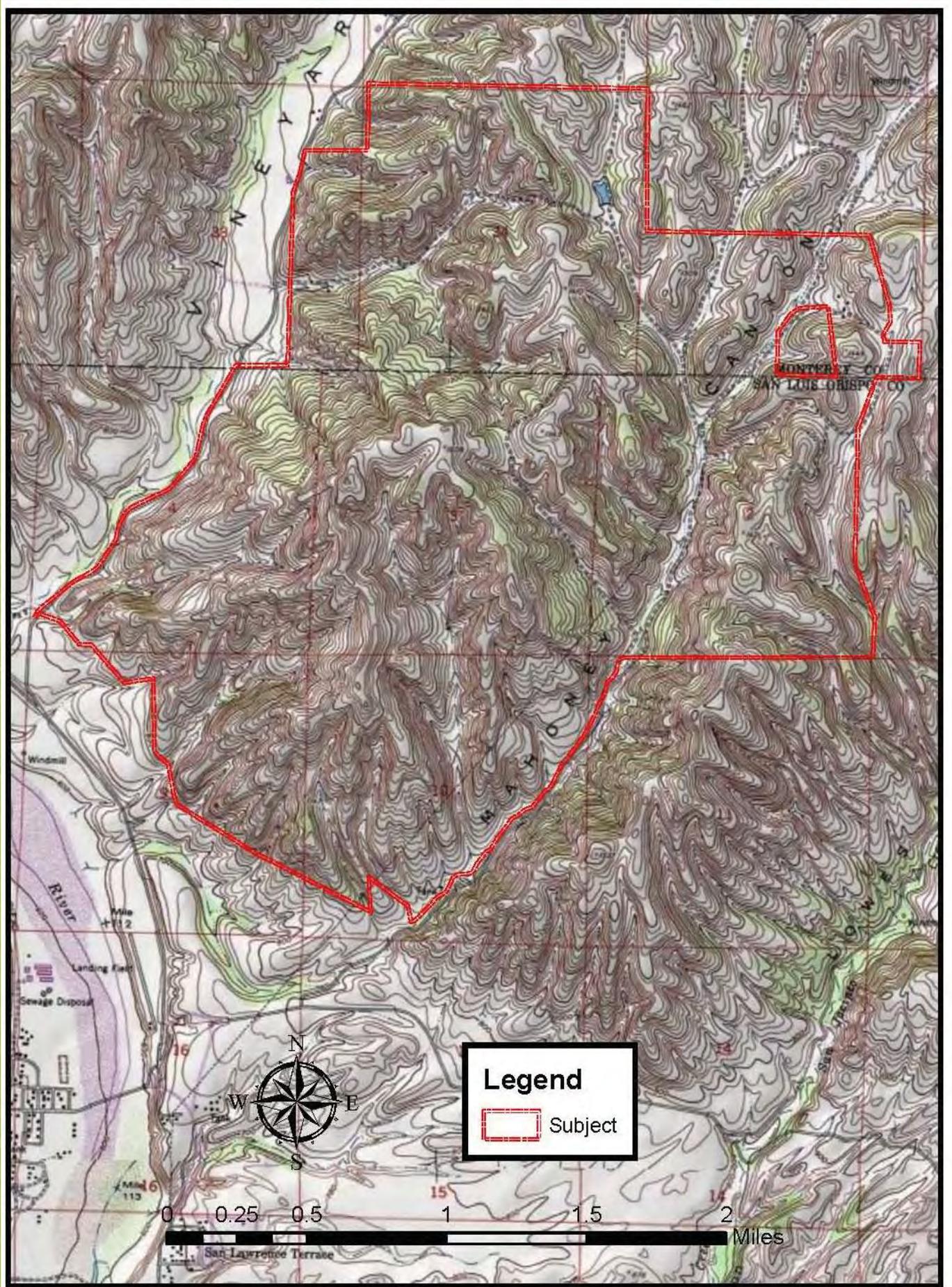
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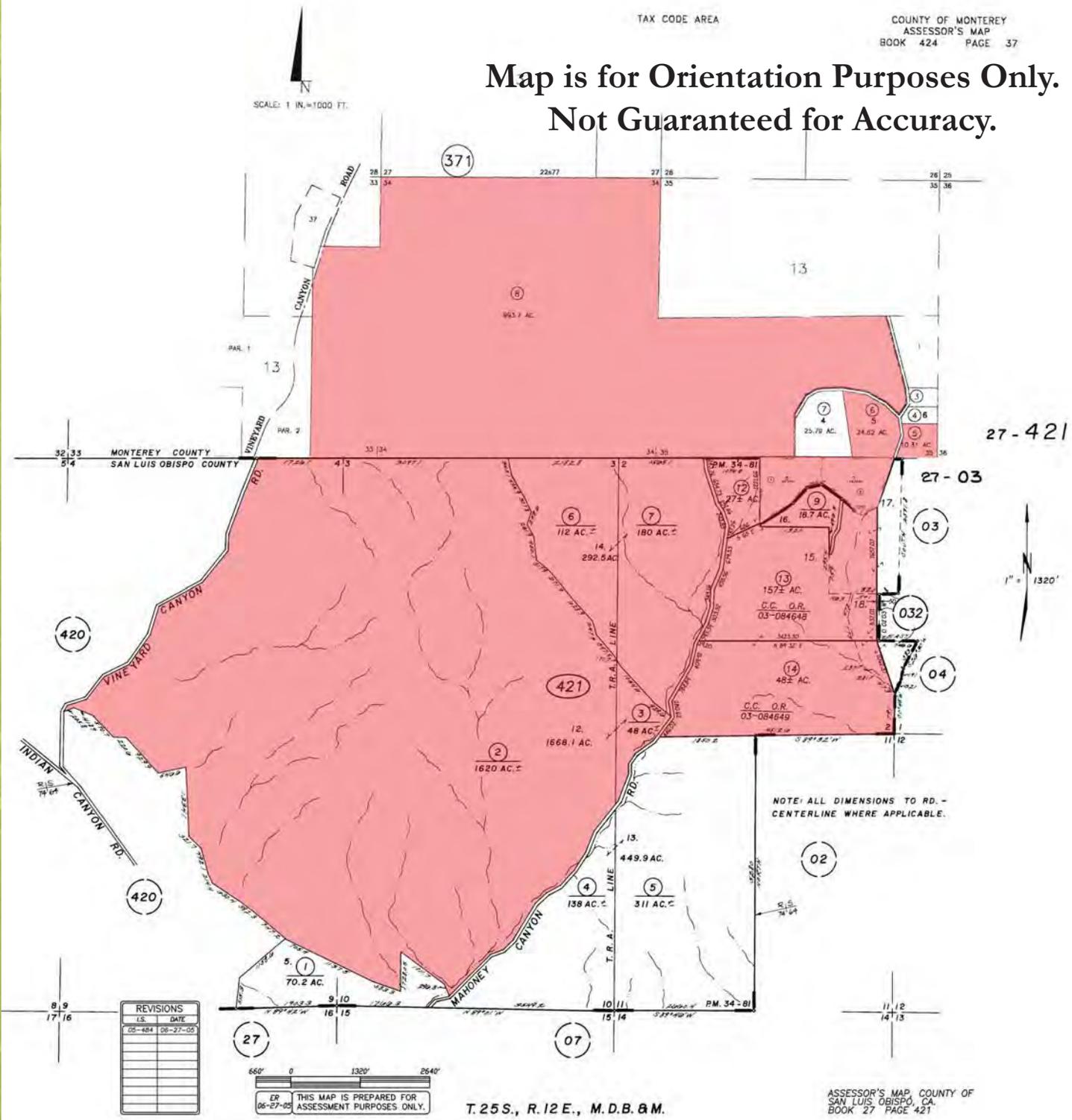
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