# OLD FAIRCHILD - Headquarters HARMONY, CALIFORNIA

Offered at <del>\$2,250,000</del> 600.0

# FINAL STATE

1031 Pine Street | Paso Robles, California 93446 | Phone: (805) 238-7110 | Fax: (805) 238-1324 www.clarkcompany.com | info@clarkcompany.com | BRE# 00656930

#### OLD FAIRCHILD - Headquarters – 4010 Alapay Ranch Way | Harmony, California 93435



## Description

Embraced by groves of 100-year old eucalyptus trees and entrancing ocean air, Old Fairchild Headquarters is comprised of  $34\pm$  acres abounding with potential. Currently utilized as grazing land, and complemented by a stunning 2-story, turn of the 20th Century Victorian home and just one-mile from of the dazzling Pacific Ocean, Old Fairchild Headquarters boasts opportunity for development into a coastal Bed & Breakfast, Tasting Room, or seaside retreat.



#### **Pete Clark**

1031 Pine Street | Paso Robles, California 93446 Phone: (805) 238-7110 | Fax: (805) 238-1324 | BRE# 00656930 www.clarkcompany.com | info@clarkcompany.com

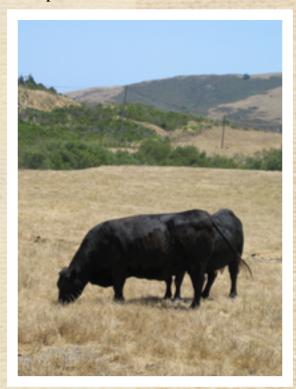
#### OLD FAIRCHILD 4010 Alapay Ranch Way | Harmony, California 93435 - Headquarters -

Old Fairchild Headquarters is situated at 4010 Alapay Ranch Way near Harmony, California, on the west side of Highway One, positioned just one mile east of the Pacific Ocean and about 6 miles from the coastal communities of Cayucos and Cambria. Recently opened to the public, the

nearby Harmony Headlands State Park is a 750 acre spread of native flora and fauna with walking trails meandering from Highway 101 to the ocean bluffs. Approximately, 20 miles southeast is San Luis Obispo County Regional Airport, with commercial service daily to Los Angeles, San Francisco, and Phoenix connecting to international flights.

Harmony is an unincorporated community located in San Luis Obispo County, California. Originating in the late 19th century, the town of Harmony began as a dairy settlement started by Swiss immigrants. Officially founded in 1869 around several dairy ranches and a creamery, the operation changed hands continually due to various rivalries. Eventually these contentions led to a murder and in 1907, the owners and local ranchers agreed to call off their feud and name the town "Harmony" to signify their truce.

# Location





#### OLD FAIRCHILD - Headquarters - 4010 Alapay Ranch Way | Harmony, California 93435

## Improvements

Old Fairchild Headquarters is improved with a main home, caretaker's cottage, outbuildings, sheds, two barns and a small set of livestock working corrals.





# Pete Clark

1031 Pine Street | Paso Robles, California 93446 Phone: (805) 238-7110 | Fax: (805) 238-1324 | BRE# 00656930 www.clarkcompany.com | info@clarkcompany.com



The three bedroom, one bath  $1470\pm$  square foot, two-story Victorian farmhouse was built in 1886 and was the main residence for a larger ranch. Surrounded by a white picket fence, the main home is picturesque on the outside but in need of interior repair. Behind the main home is the one bedroom, one bath  $788\pm$  square foot caretaker's cottage which was renovated in 1992. All rural utilities—electric, phone, bottled gas, and septic—are available on site.

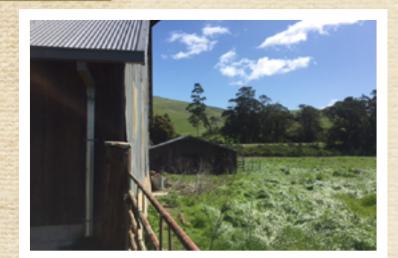
There are also numerous outbuildings and sheds, and 2 barns comprised of over  $2,000\pm$  square feet, one of which was renovated in 2008. Additionally there is a small set of livestock corrals, which was recently added, a wrought iron entry gate, cattle guard and gravel drive. Old Fairchild Headquarters is perimeter and cross fenced.





#### Acreage & Zoning

With rolling open plains and elevation ranging from 100 to 320 feet above sea level, the  $34\pm$  acre Old Fairchild Headquarters is zoned



Agriculture and is not in the Ag Preserve. While specific questions regarding allowable uses should be directed to San Luis Obispo County, generally this zoning permits growing and processing agricultural crops, residences, and accessory agricultural structures. Approximate annual taxes are \$560.

APN: 046-081-012

#### Pete Clark

1031 Pine Street | Paso Robles, California 93446 Phone: (805) 238-7110 | Fax: (805) 238-1324 | BRE# 00656930 www.clarkcompany.com | info@clarkcompany.com Water is supplied via seasonal creeks and one well that is pressure system pumped to a 5,000 gallon holding tank by a submersible pump.

#### Water

OLD FAIRCHILD

Typical of Mediterranean climates, Old Fairchild Headquarters experiences an average high temperature of 64°F year-round. In the evenings and early mornings, temperatures drop to the low 40's and 50's. During the rainy season (November through April) average precipitation is 2.5 inches per month.





## Offered at: \$2,250,000 \$1,600,000

Price

The enclosed information has been obtained from sources that we deem reliable; however, it is not guaranteed by Clark Company and is presented subject to corrections, errors, prior sale, changes or withdrawal from the market without notice.

#### OLD FAIRCHILD - Headquarters - 4010 Alapay Ranch Way | Harmony, California 93435

