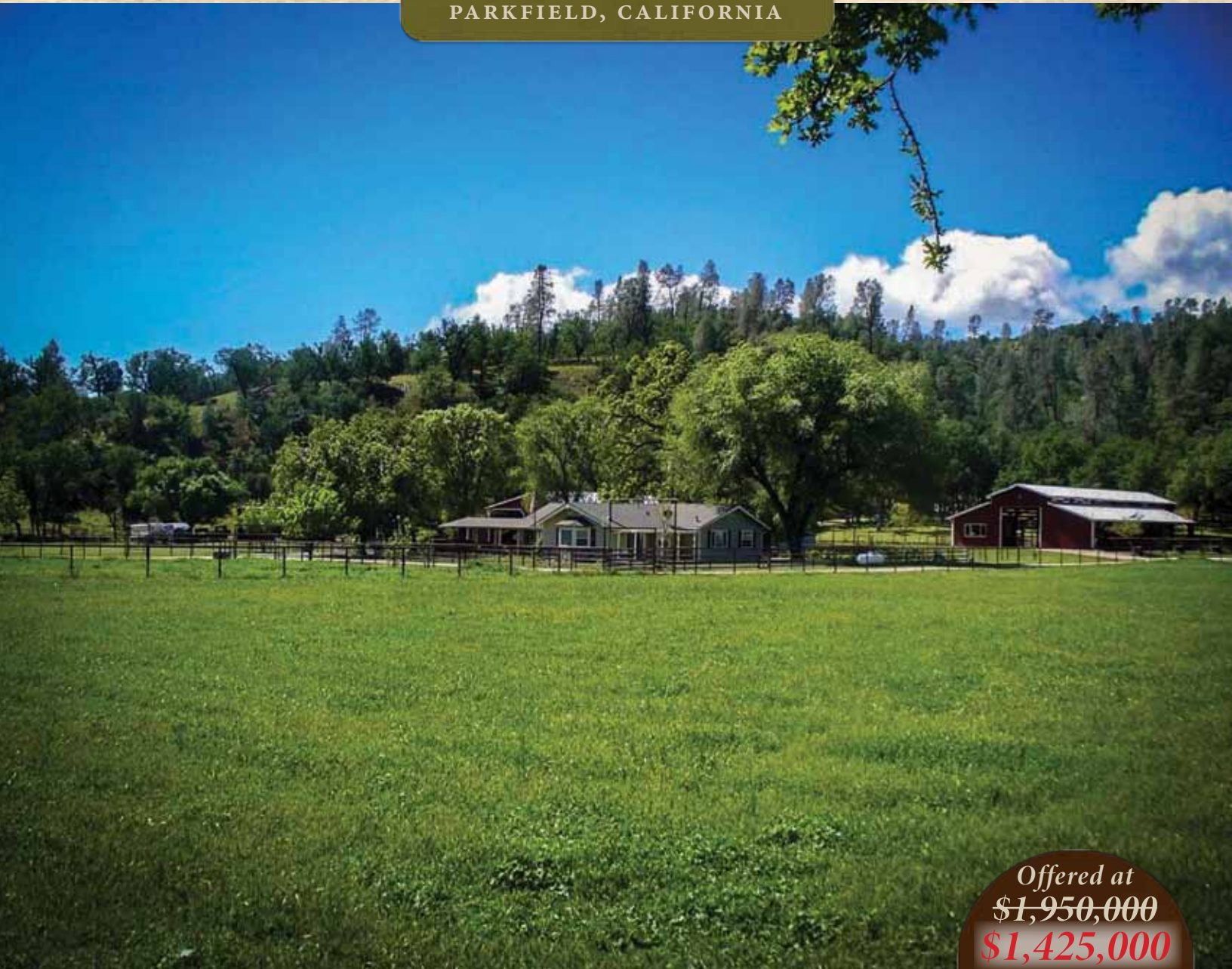


SINGLETREE - Ranch -

PARKFIELD, CALIFORNIA



Offered at
~~\$1,950,000~~
\$1,425,000



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Description

The remarkable, 350±-acre Singletree Ranch is located in the quaint community of Parkfield, just 30± miles northeast of California's Central Coast Wine Country. The gently rolling hills and oak-studded landscape provide beautiful valley and mountain views, lavish flora and bountiful wildlife. Bordered on two sides by conserved ranch property, the outstanding views and privacy are preserved in perpetuity.

Singletree Ranch is improved with a ranch-style home, apartment/bunkhouse, shop, barns, outbuildings, rodeo arena, pipe pasture fence and dog kennels. Offering plentiful recreational activities, gorgeous country side, Singletree Ranch presents abundant opportunity amid a pristine setting.

Location

Singletree Ranch is situated at 68720 Parkfield Coalinga Road, in southern Monterey County. The Ranch is a 30±-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 70 miles southwest 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.

Acreage & Zoning

APN: 423-161-081.

The 350± acres are zoned Agriculture and are under Williamson Act contract.



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Parkfield is a tiny community situated in the southeast corner of Monterey County. Parkfield hosts the Annual Parkfield Rodeo every May, cattle drives every April, May and October and the Parkfield Bluegrass Festival every Mother's Day weekend. The town also offers Parkfield Inn, Parkfield Cafe and a small souvenir shop.

Paso Robles, which sits approximately 34 miles southeast of Parkfield, is mid-way between Los Angeles and San Francisco on State Highway 101. Positioned in close proximity to mountains, beaches, and deserts, El Paso de Robles, Spanish for "Pass of the Oaks" is a community of just under 30,000 residents, nestled in the coastal mountain range of central California. Paso Robles is home to one of the United States' greatest grape growing areas and an increasing number of hot springs resorts. While maintaining the charm of a rural community, Paso Robles is developing into a center of industry, viticulture, recreation, commerce, and housing.



Water is supplied by one high volume, domestic well with a depth of 45 feet, and water standing at 25 feet. A new pump and motor were installed July 2004, providing sufficient water for the homestead, livestock, and pasture irrigation.

Offered at
\$1,425,000

Locale

Water

Price

SINGLETREE

- Ranch -

68720 Parkfield Coalinga Road | Parkfield, California 93451



Improvements

The freshly remodeled residence and headquarters, situated among numerous, huge oak trees, comprises 2,250± square feet, with three bedrooms and two-and-a-half bathrooms. The country kitchen offers knotty pine cabinetry and Corian countertops, while the master suite with jetted tub presents privacy and seclusion from the rest of the house. The wiring, plumbing, finish, appliances, roof, flooring, HVAC, insulation, drywall, septic, and landscaping were all recently upgraded. The ranch-style home with an open floor plan is complemented by an outdoor covered patio with built-in barbecue, kitchen, and swimming pool.



The apartment/bunkhouse comprises 676± square feet and includes kitchenette, combined living/bedroom area, and three-quarter bath.

The horse barn is a steel structure comprising 4,660± square feet, with breezeway, nine horse stalls, tack room, and hay storage. The 3,566± square foot shop with roll up steel doors and restroom is currently set-up for welding, wood-working and auto mechanics. The pole barn, used for hay storage, comprises 2,624± square feet. The steel equipment shed comprises 1,380 ± square feet and is closed on three sides for storage of vehicles, farm equipment, etc.

The three-car carport has an attached garden shed/garage with roll-up door. There are also four permanent dog kennels on concrete slabs. Additionally, there is a small, young apple orchard, fruit trees, and an asparagus garden.



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