

SLEEPY FARM - Ranch -

PASO ROBLES, CALIFORNIA



Offered at
~~\$5,250,000~~
\$4,850,000



CLARK COMPANY

RANCH REAL ESTATE

www.clarkcompany.com

SLEEPY FARM - Ranch -

750 Sleepy Farm Road | Paso Robles, California 93446



Description

Situated in Paso Robles, the heart of Central Coast Wine Country, in the highly-sought-after area known as the Templeton Gap, Sleepy Farm Ranch is a 382± acre ranch overflowing with possibilities. Featuring soils ideal for almonds, grapes, pasture and grain, Sleepy Farm Ranch boasts 80± farmable acres with additional potential acreage along the ridge tops and the balance utilizable for grazing land.

Enveloped by vineyards and wineries, Sleepy Farm Ranch is complemented by a main home, barns, numerous outbuildings and corrals. Additionally, there are roads throughout, and the entire Ranch is perimeter fenced. The existing home site, as well as future potential sites, present astounding views of the surrounding countryside.



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Location

Sleepy Farm Ranch is located at 750 Sleepy Farm Road in Paso Robles. Easily accessed via Peachy Canyon Road and Willow Creek Road, the Ranch is positioned in an area of wineries and vineyards, rolling hills and alluvial planes just 11 miles from downtown Paso Robles, offering easy access to amenities, shopping and entertainment.

Paso Robles conveniently sits half-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.

Sleepy Farm Ranch is a 17±-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 35 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.



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Climate & Rainfall

Paso Robles enjoys a favorable climate. Highs in the summer average mid-nineties, with evenings in the mid-fifties. During winter months, the average high is sixty degrees, with nights around freezing.

Rainfall varies from 10" to 18" per year, with maximum precipitation occurring in February.



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The 382± acre Sleepy Farm Ranch is zoned Agriculture and is not under Williamson Act Contract. 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.

There are seven underlying parcels ranging in size from 40± acres to 88± acres. Annual property taxes are approximately \$25,000.

APN's:

- | | | |
|-------------|-------------|-------------|
| 026-331-006 | 026-331-012 | 026-331-014 |
| 026-331-036 | 026-331-037 | 026-331-038 |
| 026-342-010 | | |

Acresage & Zoning



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Water

Sleepy Farm Ranch features one well which supplies water for domestic and agricultural use. The well is 250 feet deep, with water standing at 78 feet. Recently updated with new column, the well has a six inch casing and is equipped with a 7.5 HP submersible pump set at 218 feet, producing approximately 72 gpm during peak seasons. The well is piped to two holding tanks—one 2,500 gallon, one 5,000 gallon.



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The main home is a 1,560± square foot 2005 model manufactured home with 3 bedrooms, 2 bathrooms an office, vaulted ceilings, and front and rear decks. The garage/barn is a two-story Cliff Dunn type with roll-up doors, a small apartment and restroom and was recently painted and re-roofed.

The balance of improvements consist of a 2,080± square foot horse barn, 4,400± square foot hay barn, a 392± square foot pump building, corrals, and nine animal paddock/shelters.

Improvements



Price

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