Stanuseich & Serrano
RANCHES

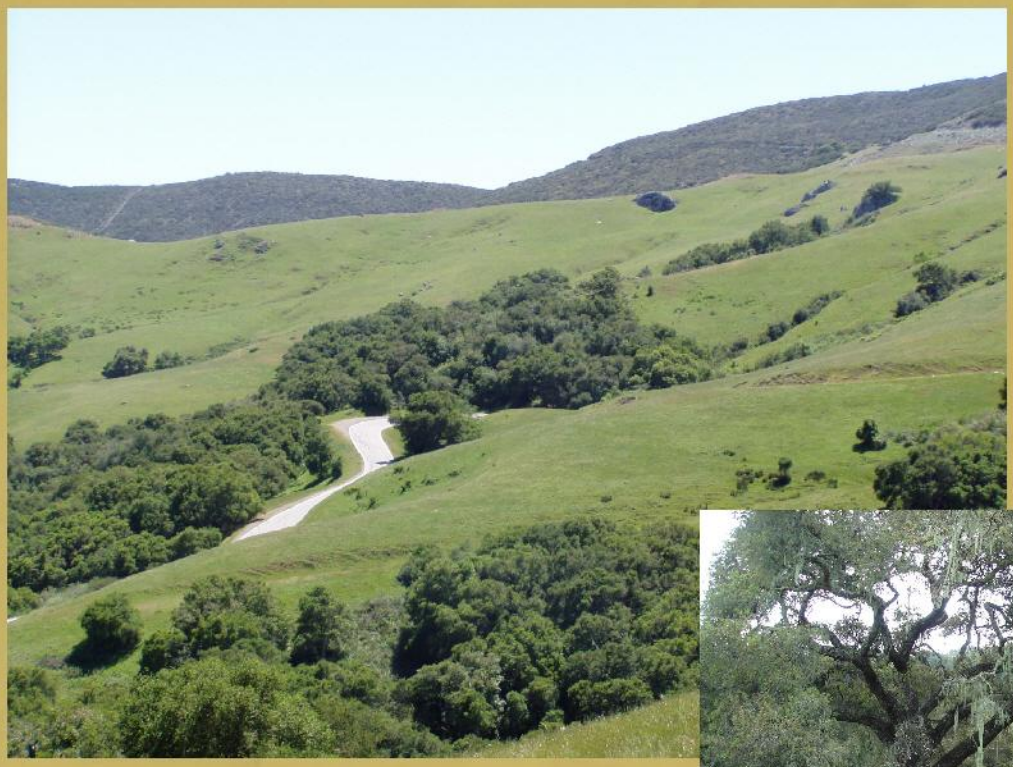
Presented By:

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
DRE# 00656930

DESCRIPTION

Hidden in the astounding Irish Hills, the spectacular Stanuseich & Serrano Ranches boast breath taking views of the Pacific Ocean, Morro Bay and the Los Osos Valley. The majestic rolling hills, studded with oak trees, provide exceptional grazing land. Presenting stunning building sites with uncompromised views of picturesque meadows, valleys and canyons, this unique offering is a one-of-a-kind opportunity for ranching or potential residential development of 21 certificated parcels.



LOCATION

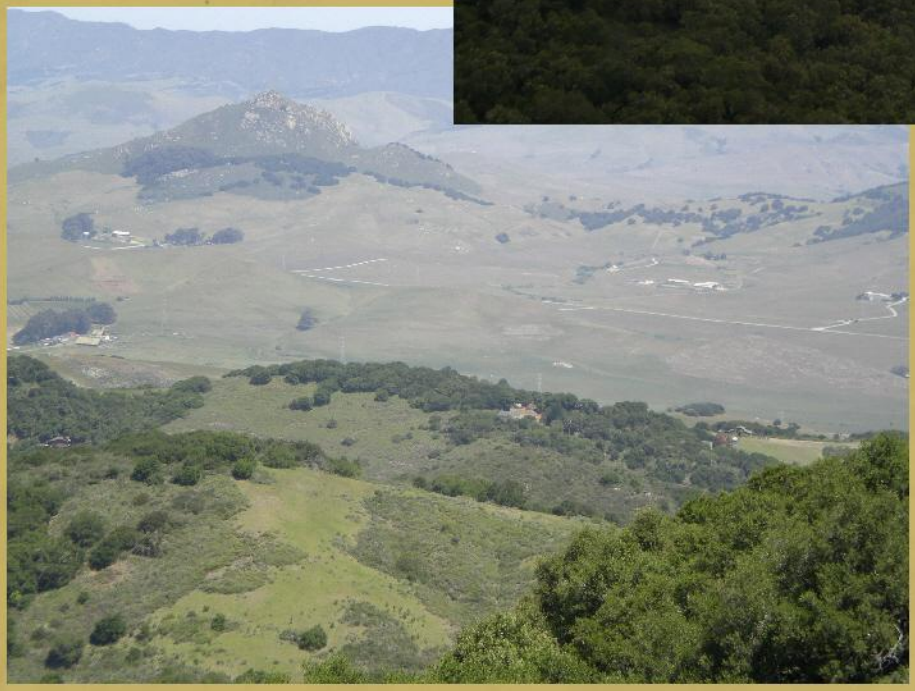
Historic cattle ranches, the 1200±-acre Stanuseich Ranch and 715±-acre Rancho Serrano are situated in the stunning Irish Hills, just minutes from delightful downtown San Luis Obispo. These unique properties provide the privacy of a large ranch while simultaneously offering the enjoyment of great dining, wine tours, mountain hiking and beach recreation in close proximity. San Luis Obispo is located on California's Central Coast halfway between San Francisco and Los Angeles. The properties are located a short distance from downtown San Luis Obispo on Prefumo Canyon Road just 3 miles west of Los Osos Valley Road.

CLIMATE & RAINFALL

Typical of coastal San Luis Obispo County, the ranch enjoys a mild climate with an average annual temperature of 70 degrees. The property enjoys warm summers and mild winters. Summer temperatures vary from the mid 60's to the mid 90's. The winter months vary from the 40's to 60's. Occasional frosts are common during winter and spring. The rainfall in this area averages 20 inches annually, variable from year to year. The rain season, typical of California, runs from November through April.

RECREATION

With breathtaking vistas and endless occasion for leisure, recreational opportunities abound on the Stanuseich and Serrano Ranches. Explore countless hillsides and mountaintops on horseback, ride through the countryside on ATV or experience the thrill of hunting deer and wild turkey.



ACREAGE & ZONING

The 1200±-acre Stanuseich Ranch is comprised of 14 certificated parcels and is not under Williamson Act Contract. The land is zoned Agricultural.

APN: 076-041-009, 011, 020, 024, 076-051-001, 004, 005

The 715±-acre Rancho Serrano is comprised of 7 certificated parcels, all of which are under Williamson Act Contract. The land is zoned Agricultural.

APN: 067-211-001, 076-041-004, 017, 044, 059

Combined, Stanuseich Ranch and Rancho Serrano comprise 1915± contiguous acres and 21 certificated parcels.

WATER

Water is supplied by seasonal creeks and two springs.

PRICE

RANCHO SERRANO
$3,750,000

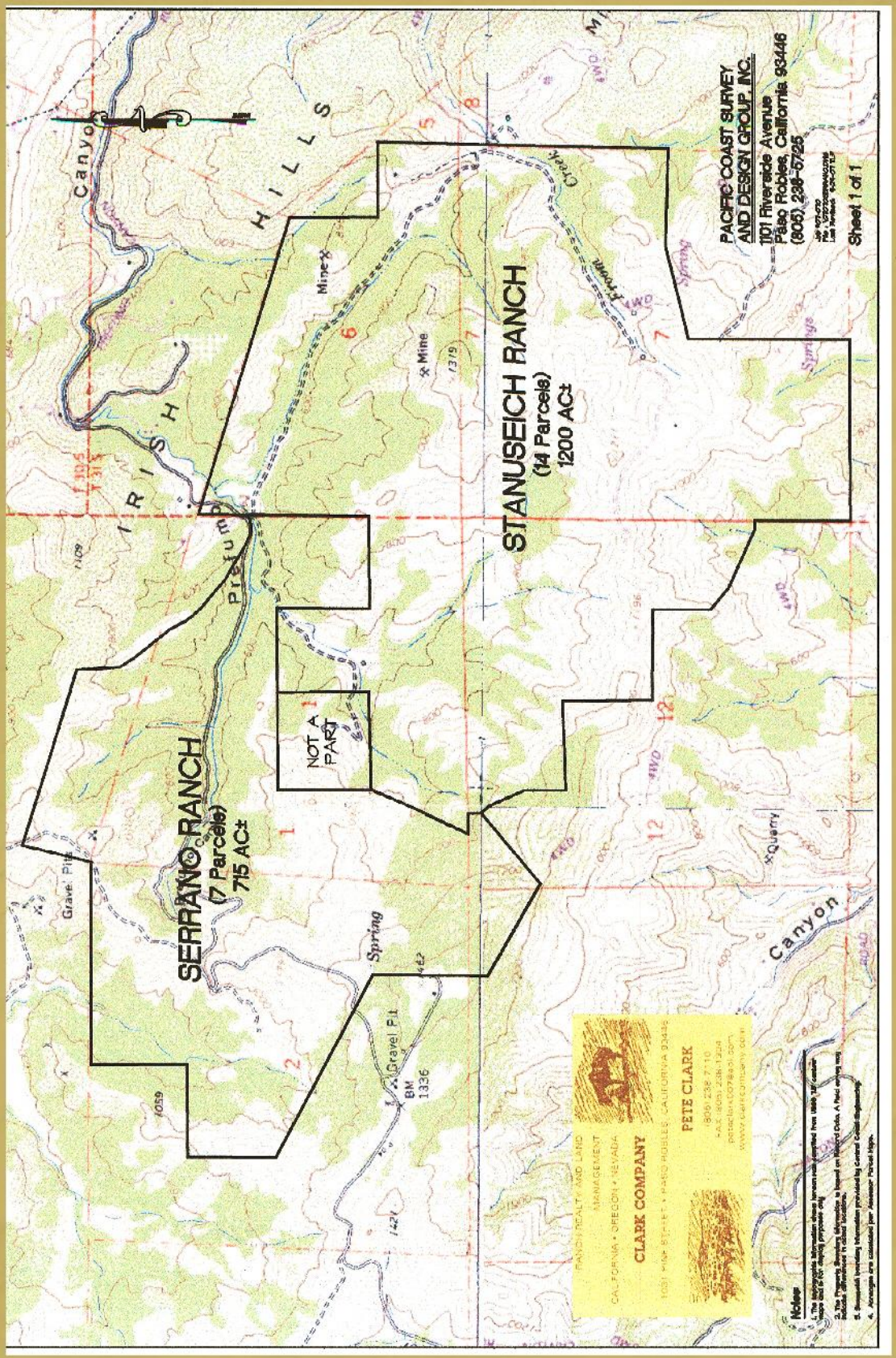
STANUSEICH RANCH
$6,275,000

COMBINED LISTING PRICE: $10,000,000

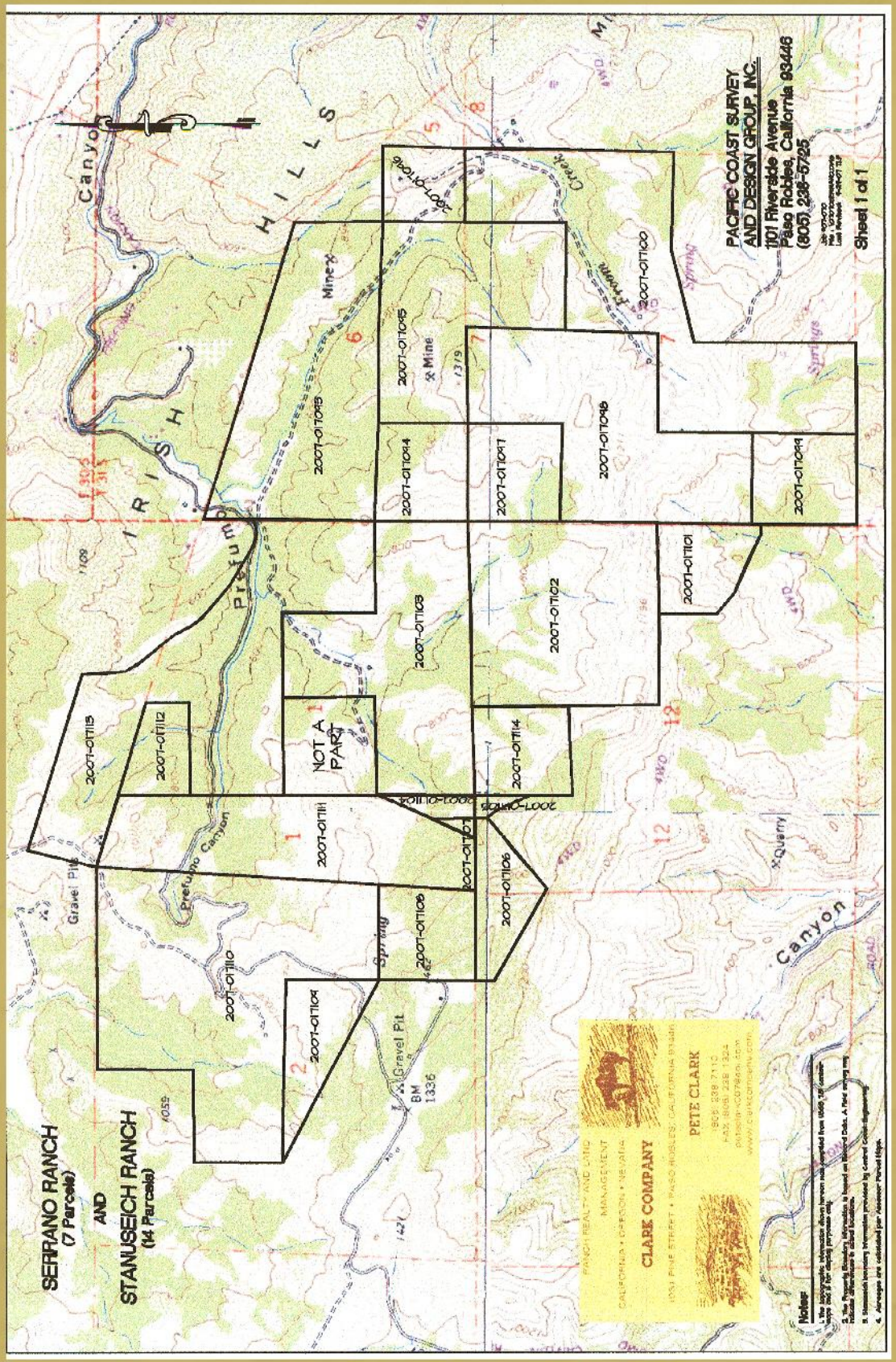
To date, the motivated sellers have reduced the collective asking price by nearly 50%.

The ranches are available for acquisition jointly or separately.

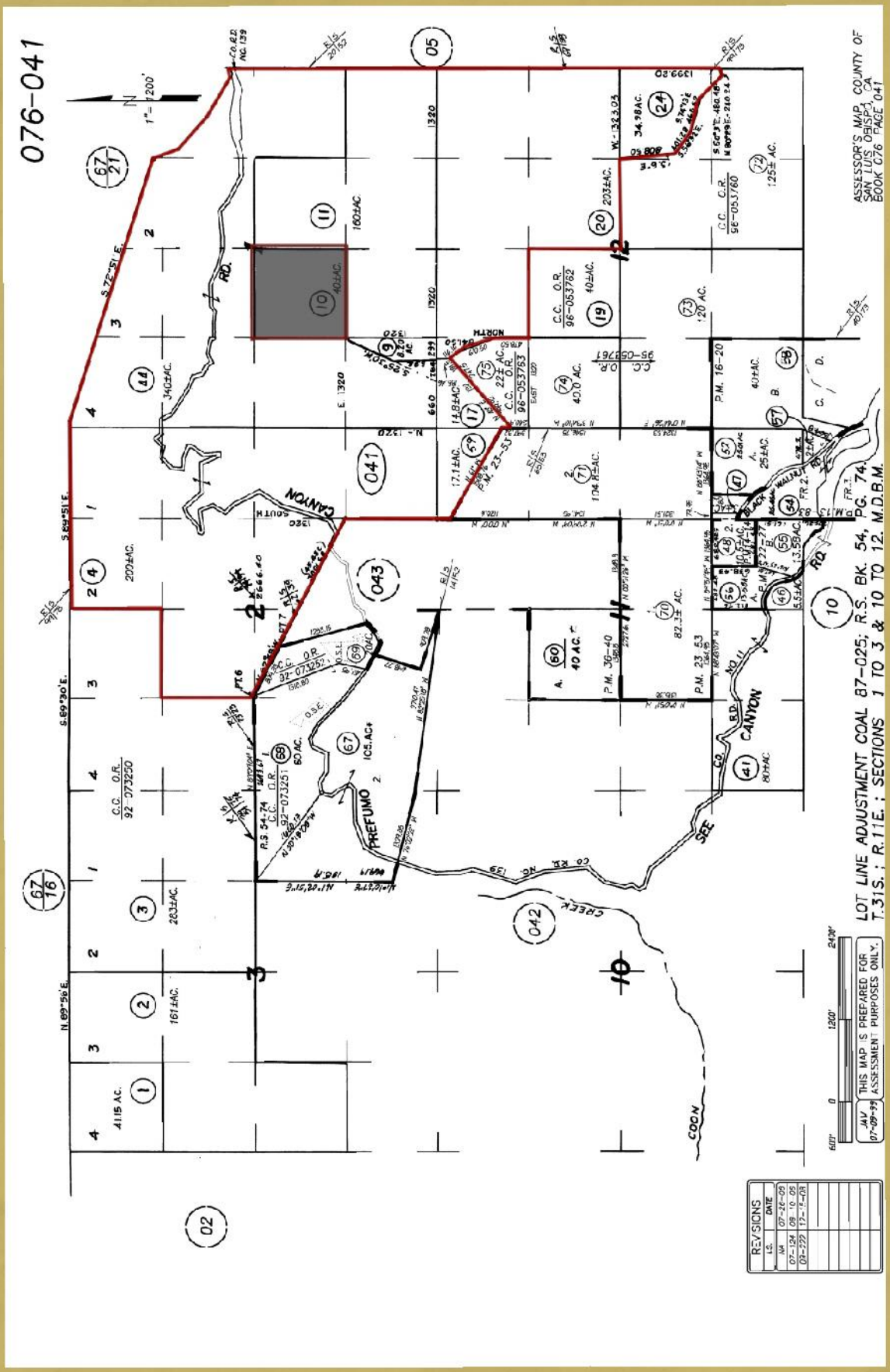
This Map is for Orientation Purposes Only. Not Guaranteed for Accuracy.



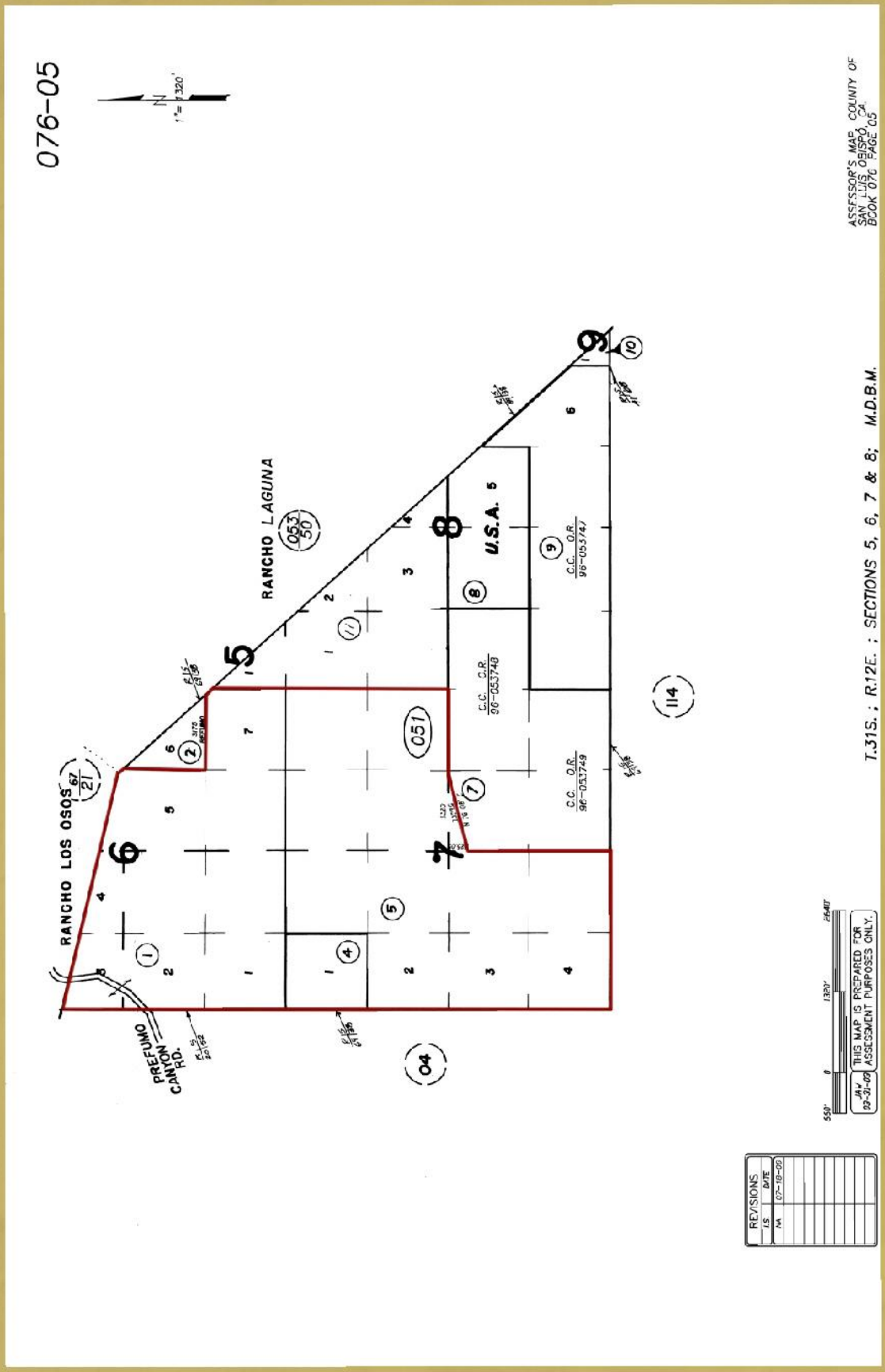
This Map is for Orientation Purposes Only
Not Guaranteed for Accuracy



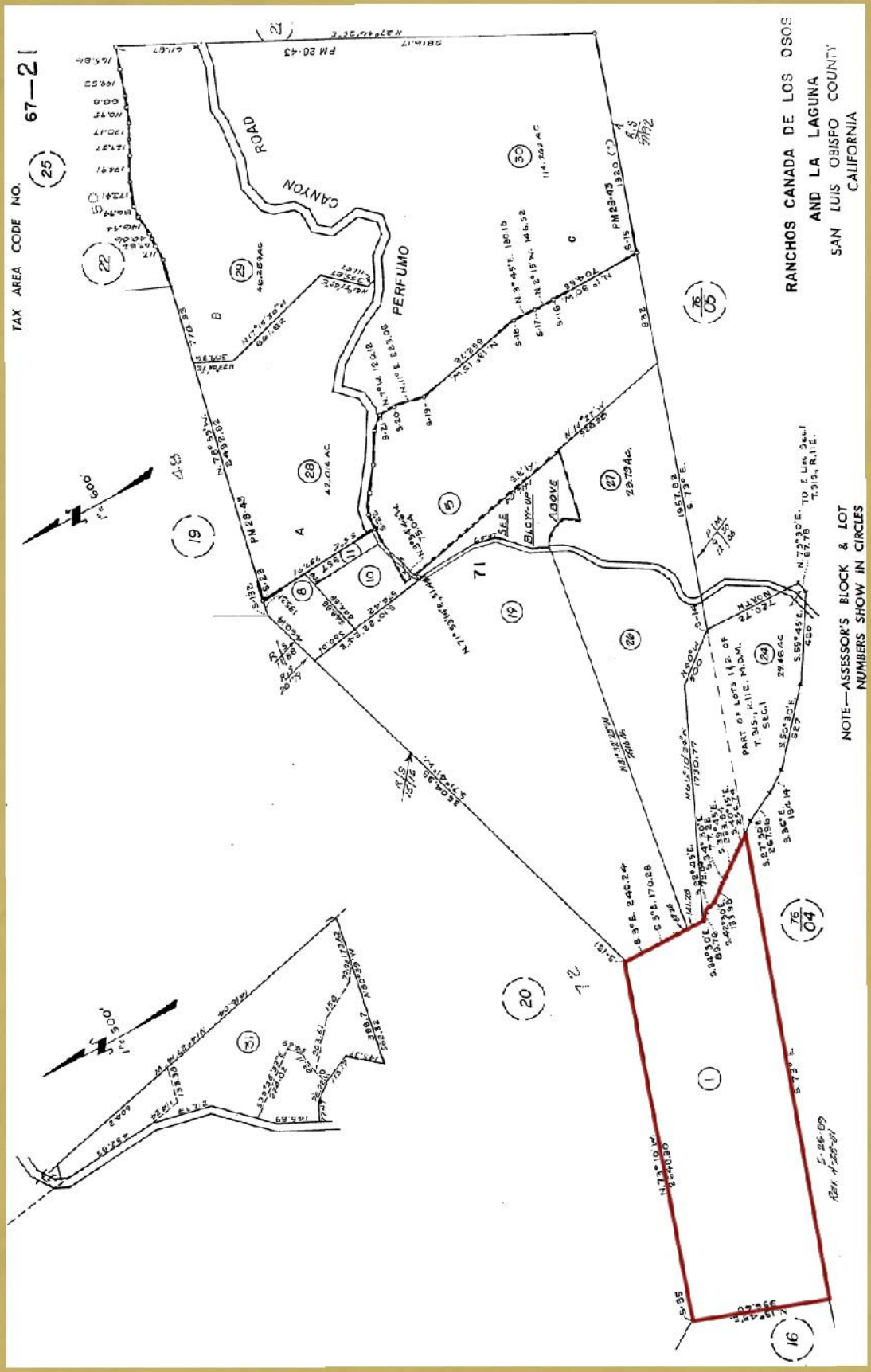
This Map is for Orientation Purposes Only
Not Guaranteed for Accuracy



This Map is for Orientation Purposes Only
Not Guaranteed for Accuracy



This Map is for Orientation Purposes Only
Not Guaranteed for Accuracy



This Map is for Orientation Purposes Only
Not Guaranteed for Accuracy

THE ENCLOSED INFORMATION HAS BEEN OBTAINED FROM SOURCES THAT WE DEEM RELIABLE; HOWEVER, IT IS NOT GUARANTEED AND IS SUBMITTED SUBJECT TO CORRECTIONS, ERRORS, PRIOR SALE, CHANGE OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE.

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
DRE# 00656930