

VINEYARD HILL IRRIGATED GROUND

253± ACRES | \$4,500,000 | PASO ROBLES, CALIFORNIA



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VINEYARD HILL

~ IRRIGATED GROUND ~ 13625 Highway 46 East | Paso Robles, California 93446



Description

Vineyard Hill Irrigated Ground encompasses 253± acres comprised of 100± acres of irrigated farm, ground, 118± acres grazing land, a farm house, an employee house, barns and corrals.

There are presently 21± acres farmed in alfalfa north of the highway and 79± acres farmed in vegetables south of the highway. Both parcels have dedicated Caltrans access from the westbound lanes and the eastbound lanes.

Consisting of 4 legal parcels, Vineyard Hill Irrigated Ground Ranch is located approximately 12 miles east of Paso Robles on Highway 46, and offers abundant water supplied by two irrigation wells and one domestic well. The north parcel irrigation well produces approximately 600 gpm, off of a VF drive. The south parcel irrigation well produces approximately 1,200 gpm off of a turbine pump, driven on propane. Three phase power runs under the highway to the north parcel well.

Property not in Williamson Act. Potential commercial opportunity. Located in Paso Robles Ground Water Basin.

Seller is a licensed California Real Estate Broker.

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