

WATERS CALF CANYON RANCH

191± ACRES | \$1,700,000 | CRESTON, CALIFORNIA



**CLARK
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RANCH REAL ESTATE

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~ RANCH ~

970 Calf Canyon Highway | Creston, California 93432



Overview

Waters Calf Canyon Ranch is striking, 191± acre property improved with a beautiful 3,416± square foot residence, outbuildings and shops.

The picturesque main residence is a two-story, 3-bedroom, 3-bathroom Tudor-style home with an attached garage. Offering abundant water supplied via 3 wells, Waters Calf Canyon Ranch is not in the Paso Robles Ground Basin.

Offering the tax advantages of Williamson Act Contract, Waters Calf Canyon Ranch is ideal for use as a cattle ranch or recreational retreat and offers potential for vineyard development.



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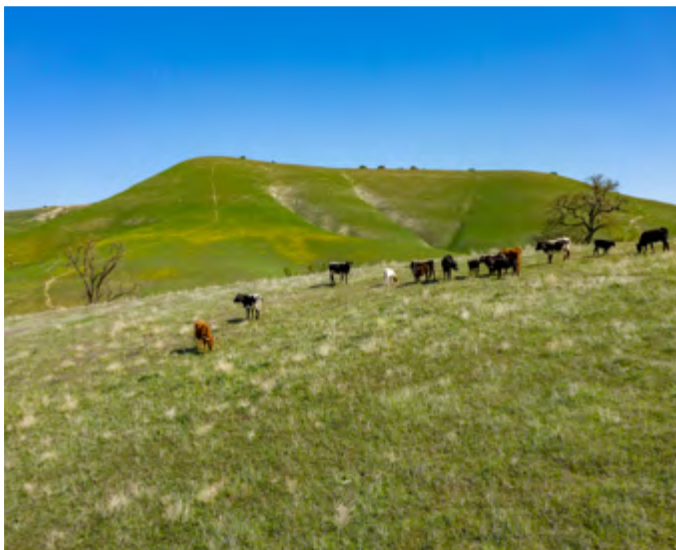
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The Facts



- 191.80± acres
- APN 037-391-053
- Improvements include 3,416± square foot main residence with 3 bedrooms and 3 bathrooms plus attached 814± square foot garage, 2,000± square foot shop with 1,000± square foot covered carport, and oil-pipe fencing
- Three wells: one domestic well producing 14.2gpm and two ag wells producing 60gpm and 75 gpm respectively
- 5-million gallon lined reservoir with large booster pump and six sand filters at the site
- 20± acres previously planted blueberries, potential for vineyard development
- Currently utilized for recreational retreat and cattle grazing

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