

## 7865 AIRPORT ROAD, PASO ROBLES, CA 93446

**APN:** 027-191-048

**LOT SIZE:** APPROXIMATELY 48.54 ACRES

**FLAGS:** KIT FOX MITIGATION AREA; PRGWB RESTRICTIONS

**SCHOOL DISTRICT:** ESTRELLA PASO ROBLES UNION

**COMMUNITY AND PLANNING AREA:** NORTH COUNTY PLANNING AREA, SALINAS RIVER SUB AREA NORTH COUNTY PLANNING AREA, SALINAS RIVER SUB AREA

**ASSESSOR USAGE CODES:** SFR W/SEC 41-80 AC (Primary); MOBILE HOME AS SECONDARY

**EMERGENCY RESPONSE ZONE(S) (MINUTES TO RESPOND):** 15 - 20

**ZONING AND LAND USE ELEMENTS:** AG - AGRICULTURE; AR - AIRPORT REVIEW AREA; FH - FLOOD HAZARD



**VIEW OF THE ROUND PEN AND  
EXISTING HOMES & BUILDINGS**

## **THE WELLS:**

Well #1: The domestic well pump test is dated September of 2000, and indicates it produced 100 GPM. The 25 HP pump is set at 273 feet, the casing is 8" and it is believed the well depth is 360 feet. We have requested the original Well Drillers Log from the State of California; however they do not have it in their files. There is a 5000 Gallon Holding Tank which needs repair or replacement.

Well #2: Located along the Estrella River. Drilled in March of 2007, and as per attached report produced 70 GPM with a blow test. Static water Level is indicated to be 23 feet.

In addition, attached is a copy of the State Water Resources Control Board acknowledgement of the existence and authorization for the diversion of water from several wells along Estrella Creek, and will include the #2 well noted above per the Seller. It is unclear at this time if the use and conditions of this License are exempt from the PREGWB regulations. The seller pays the \$180.00 annual fee for this license. The application ID is A017077. The Direct Diversion Rate is 0.63 Cubic Feet per second with no collection to storage. This is approximately 5 acre feet per month. The Seller thinks the license allows for diversion from April through October, which is the usage period he reported sourcing water from the domestic well as a substitute source. The Seller has been reporting 2 acre feet usage per month from mid-April to mid-October for irrigating the existing orchard and Gojis.



**CURRENT DRIVEWAY AND DETACHED GARAGE**



**MAIN HOME, SHOP AND THE ORIGINAL ROCK FENCE**

**MAIN RESIDENCE:** Approximately 1,400 Sq. Ft. 2-Bedroom, 2 1/4 Bath, and an Office; with a fenced yard. The house is in the middle of being updated; the living Room has a vaulted ceiling great wood stove, newer flooring, an amazing sliding rail barn type door which leads to the office and powder room (which has a new toilet and vanity). Most of the windows have been updated; and most of the light fixtures, ceiling fans and interior paint are newer. A very cute and cozy home, which would not take much to finish and could be a great place to live while you build your main home. There are no known permits for this home as it was most likely built in the late 1920's and room additions have been made over the years.





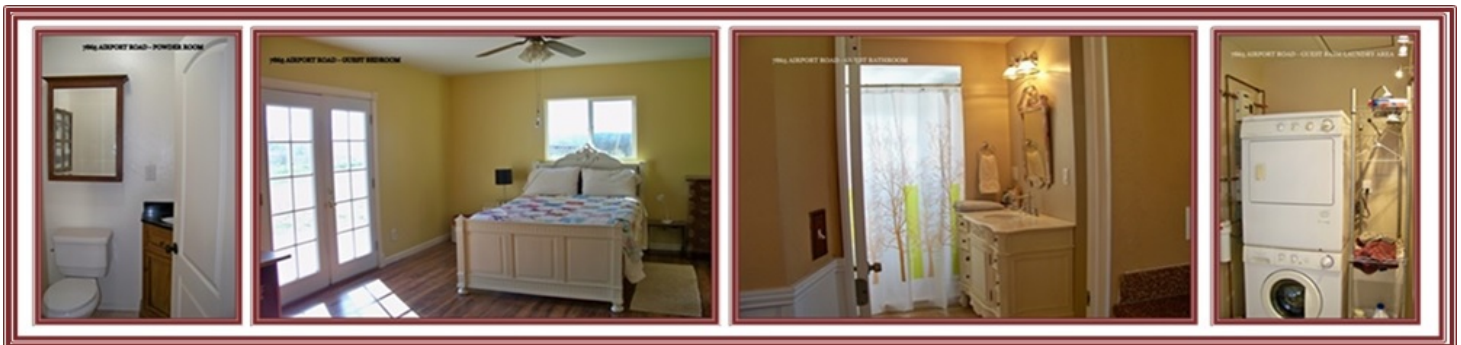
**MAIN HOME KITCHEN**



**MAIN HOME LIVING ROOM AND OFFICE**



**MAIN HOME MASTER BEDROOM WITH ON-SUITE**



**MAIN HOME POWDER ROOM, GUEST BEDROOM & GUEST BATHROOM WITH LAUNDRY AREA**



**MOBILE HOME AND VINYL FENCED PASTURE**



**MOBILE HOME FRONT DECK, KITCHEN AND BATHROOM**

**SECOND RESIDENCE:** A 1972 Manufactured Home which has a stick built addition, and has recently been updated. The actual Square footage is approximately 1,040 Sq. Ft. The flooring has been updated throughout the home. The kitchen has Silestone countertops, faux copper backsplash, and a deep sink with a garbage disposal; there is also a dishwasher and a microwave.

There are vaulted tongue & grove pine ceilings in the Living Room and Master Bedroom Suite with master bathroom on-suite. There is also a laundry area in the Master Bathroom.

The home has Central propane heat (6 years Old) and the Central A/C unit is about 4 years old, there is also a wood burning type stove, which runs on propane.

The exterior was updated in 2009 to T1-11; and the owner recently added new front and rear decks (according to the Assessor's Office the front deck is 232 sq. ft. & rear deck is 56 sq. ft.). There are no permits for this on file and the mobile has not been placed on a 433A Foundation. A portion of the roof was replaced about 4 years ago with Composition roof shingles, and a portion was done around 2008 with metal. The mobile home is to be sold in its "as is" condition with no actual value provided. The tenant of the mobile home also has use of two very large vinyl fenced pastures each with a shelter plus hay storage. The mobile home is currently rented at \$1,300.00 per month.

In addition to the two residences there is a Large Shop with Concrete Floor, 220, good lighting as well as a side room which could become a wine storage room or???

The detached two car garage appears to be original and has a concrete floor and great old doors.

There are several out buildings from the Dairy Days; their use at that time is unknown.

San Luis Obispo County Parcel information reflects the SFR as the Primary and Mobile Home as Secondary, however no record of permits with the exception of electric and septic repair.





**VIEW OF BREEZEWAY BARN, INSIDE THE BARN & ELECTRIC FLY SYSTEM FEED ROOM**



**VIEW OF METAL & DAIRY BARN, GROOM AREA WITH SINK & ONE OF THE BOARDED HORSES**



**LOCKED STORAGE ROOM OFF THE METAL BARN, INSIDE THE 80' X 160' METAL BARN PLUS COVERED EQUIPMENT STORAGE**

## **HORSE/RANCH FACILITIES:**

A huge fully covered and enclosed, Approximately 80 x 160 Sq. Ft. Metal Hay/Storage Barn is located just past the old milking barn. This Barn has a storage room, and covered overhang for equipment storage on the north side. The barn has been rented in the past to a hay dealer who still has several large hay trucks parked inside which will be removed along with other items belonging to that tenant.

The horse barn is a six stall concrete center isle breezeway barn with end doors, extra-large runs, a tack/feed room and a wash/grooming stall. Both tack/feed and grooming stalls have access to the side. There is tons of lighting and a fly system.

There is an unfinished sand dressage arena, and a large round pen, approximately 10m, with 18' x 12' panels with a 6' gate; the footing is approximately 6" to 8" of river sand from the back of the property.



**VARIOUS VIEWS OF THE DAIRY BARN**



**INSIDE THE DAIRY BARN, THE DAIRY BARN BATHROOM & THE HOT TUB (NEEDS WORK)**

### **OVERALL CHARACTERISTICS:**

The subject property is located in the beautiful Estrella/Airport Road area on the east side of Paso Robles. The Estrella River runs through a corner of this property allowing for great equestrian trail riding, hiking etc. The subject property is surrounded by lovely large homes on acreage as well as vineyards and a few wine tasting rooms and gorgeous rolling hills. There is an amazing amount of privacy and the wonderful feel of county life; however, this fantastic property is just a short distance to Paso Robles or San Miguel.

This property was once an operating dairy farm in the late 1920's. The Dairy Barn was once occupied and dressed in beautiful antiques with stylish interior design ... but very hot in the summer and quite cold in the winter! There are several rooms to the Dairy Barn, as well as an updated bath with shower. There may be 3-Phase power available, at the pole near the old Dairy Barn; contact P G & E for details on how to upgrade to the 3-Phase. The potential use for this amazing old building is endless, and it is truly a well preserved piece of history.

### **CURRENT AG. USES:**

Family Orchard consisting of approximately 46 trees; 8 Apple, 8 Peach, 8 Pear, 1 Pluot,

1 Prune, 4 Plum, 2 Nectarine, 6 Cherry, plus approximately 16 Grapevines (unknown variety)

South East Border has approximately 40 Apricot Trees and the North West Border has approximately 25 Pistachio Trees.

There is capacity for 1,000 Goji plants on drip irrigation. The Gojis are set with 10 rows of, 6' x 10', for 100 plants or 600' per row. About 50% of the Goji's have survived. (See Attached information on Goji's)





**VIEW FROM THE FUTURE BUILD SITE, THE PROPOSED NEW DRIVEWAY  
AND FRONT PASTURE LOOKING SOUTH**

The current Seller had originally planned to build the main home towards the back of the property (see attached aerial map) and add a private driveway to that residence on the southerly side of the property. He has set back the trees 14 feet from the property line in anticipation of this. The plan included several arenas, all in view of the main home, as well as a newer and improved Covered Arena. The existing main home was to be used as a residence for the trainer.



Information deemed reliable but not verified. Any reference to measurements of any kind is an approximation only. No warranties are expressed or implied and the BUYER IS FULLY RESPONSIBLE FOR VERIFYING ANY AND ALL INFORMATION. This is not intended as a solicitation of prospective buyers who already have an exclusive agency agreement with an Agent.