

CLARK COMPANY

PRESENTS:



Estrella River Ranch

**7993 Estrella Road
Paso Robles, California**

LOCATION: This property is located at a curve on Estrella Road approximately 1.5 miles east of the intersection of River and Estrella Roads, Northeast of Paso Robles, California. It is in an unincorporated area of the inland area of San Luis Obispo County.

ACREAGE: 720± acres, zoned Agriculture
APN: 027-071-006, 027-191-012, 035

DESCRIPTION: Beautiful ranch with six separate certificated parcels, residence, shop, barn, reservoir and an irrigation system for the irrigable farmable land. This property has excellent vineyard and orchard potential.

RESIDENCE: The property is improved with a remodeled 2,486± sq. ft, four bedroom, two and a half bath home. It is constructed on a raised concrete foundation with stucco exterior and composition shingle roof and has been recently remodeled. There is a 260 sq. ft. enclosed breezeway to an attached 600 sq. ft. two car garage. The yard is nicely landscaped with a 15' x 36' heated pool.

SHOP/STORAGE: This is an irregularly shaped, 3,136 sq. ft. metal sided, open front wood and steel frame structure with a dirt floor and a metal roof.

BARN: This is a steel frame structure with a dirt floor, enclosed with metal siding on one side and one end, and a lean-to type cover over the feeding area in the corrals on the other side. The basic building is 60' x 100' with the lean-to being 30' x 100' for a total size of 9,000 sq. ft.

UTILITIES: The property has electricity and telephone service. Sewage treatment is provided by an on-site private system. Water supplies are from drilled wells, which are adequate for domestic and irrigation purposes at moderate depths.

IRRIGATION: The irrigation system includes two wells equipped with electric turbine pumps. The lower well near the farmstead and river, pumps into either a mainline or a small reservoir for distribution to the farmland along the river.

RESERVOIR: The reservoir holds an estimated 1 acre foot of water and is interconnected with the irrigation system. There is an electric booster pump at the reservoir to pump water into the mainline system.

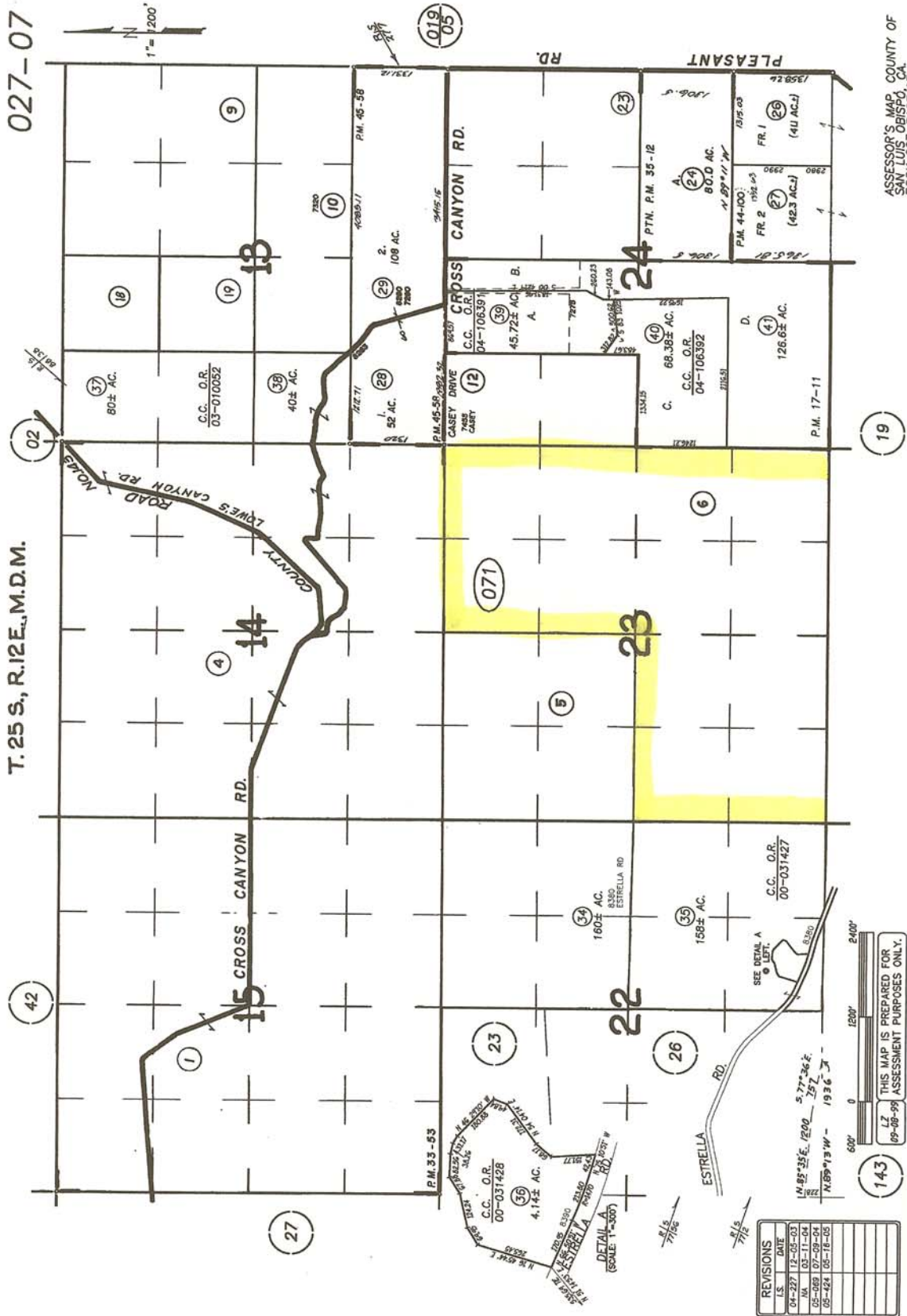
Price
\$9,000,000

SHOWN BY APPOINTMENT ONLY

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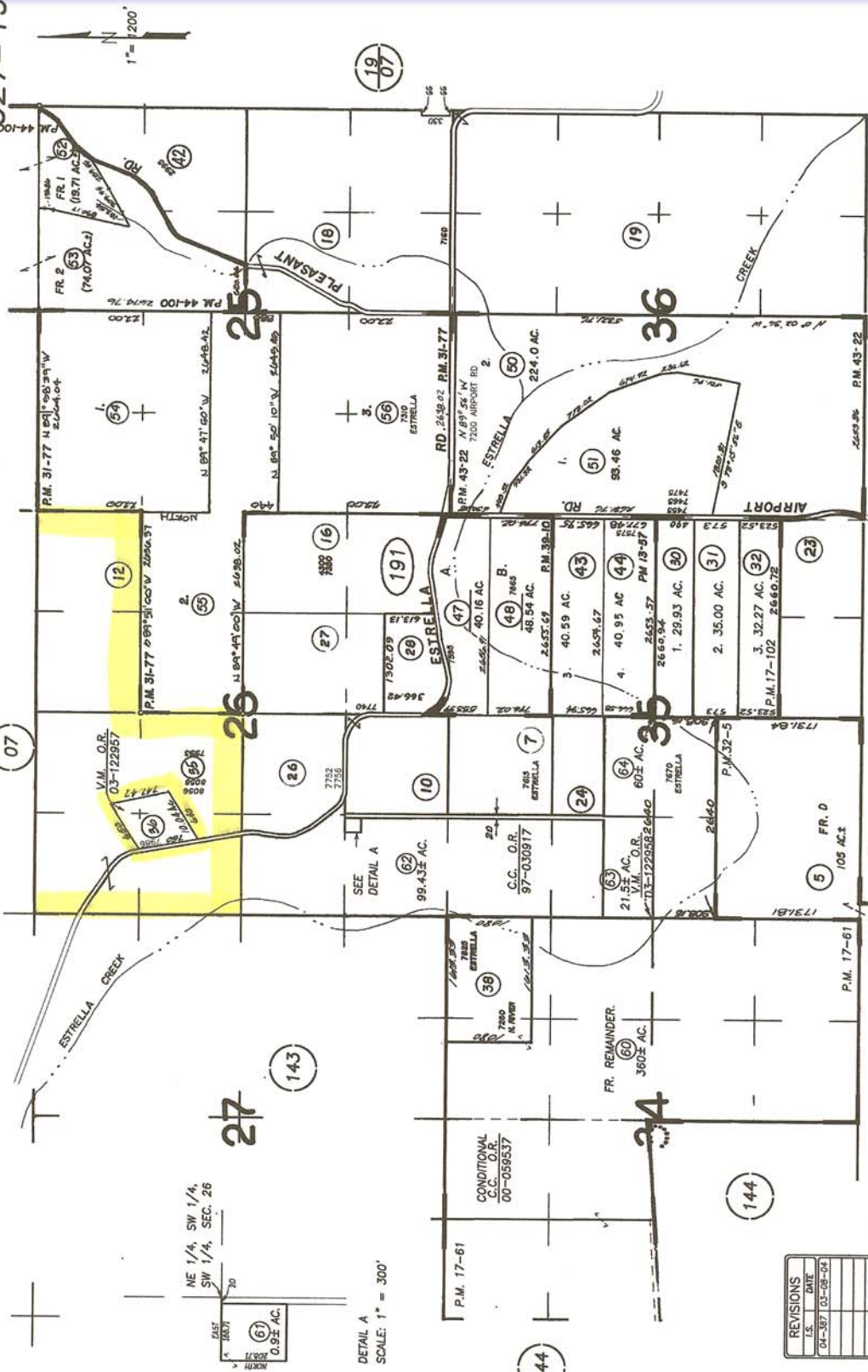
027-07

T. 25 S., R. 12 E., M.D.M.



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T. 25S.; R. 12E.; SECTIONS 25 to 27 & 34 to 36. M.D.B.&M.

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

REVISIONS	DATE
04-387	03-08-04

