TWIST RANCH

9625 Creston Road
Paso Robles, California

Presented By:
CLARK COMPANY
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Description

This very usable 254±-acre ranchland with great home sites, is divided into three parcels, and is being offered in its entirety or Parcels One and/or Three individually. The Ranch is situated in an area of wine grapes and horse ranches.

Headquarters Parcel:
Includes three residences, several barns and numerous outbuildings.

Parcel One:
Located on the west side of Creston and Camp 8 Roads. 30± acres of 6th leaf vineyard with 20± acres of Cabernet Sauvignon and 10± acres of Syrah. 20± acres of permanent pasture with underground mainline. There are two wells: one 25 hp submersible pumping 200± gpm and one 75 hp pumping 550± gpm. This is a beautiful parcel with great views of the surrounding valleys and hillsides dotted with oak trees.

Parcel Three:
This very usable parcel is bisected by Huer Huero Creek. Approximately 74± acres have been farmed to produce alfalfa, carrots, garlic seed and other irrigated crops. A new well has been drilled and tested at 200± gpm. There is a great building site within the building envelope which has 360° views of the surrounding valleys and hills.

Location

The Twist Ranch is located at 9625 Creston Road, Paso Robles, California, just nine miles east of downtown Paso Robles, at the intersection of Creston and Camp 8 Roads. Situated among lush, undulating, oak dotted hills and surrounded by green pastures and clear skies, Twist Ranch is amongst Paso Robles' most beautiful landscapes.

Acreage & Zoning

Entire Ranch: 254± acres
Parcel One: 81.73± acres
Parcel Three: 92.63± acres
Parcels One and Three of Parcel Map CO 04-0349

Zoning: Agriculture

Production

The projected income on the Twist Ranch for 2008 is as follows:

The vineyard is contracted for $900 per ton at 3.5 tons per acre yields approximately $94,500 gross income minus $1000 per acre for cultural costs, bringing the approximate net income to $64,500.

Livestock rent will be approximately $2000.

Hay is now being baled, so tonnage is pending. Depending on the intensification of farming on the 92 acre parcel and what crops one would grow, rent is estimated at around $600.00 on Parcel Three. Vegetables now being grown in the surrounding area and interest in ground for lease offers many options for future use.

Guest Residence

Caretaker's Residence

Improvements

Twist Ranch is improved with a pole barn, large shop and 3 residences: Main Residence, Guest Residence, and Caretaker's Residence. The two-story main home comprises 3,000± square feet, has four bedrooms and two bathrooms. The two bedroom, one bath guest house is 1,000 square feet. The caretaker's residence is 2,700 square feet and consists of four bedroom, 1 3/4 bathrooms, a large family room and an open kitchen.

Main Residence

Price

Parcel One:
$1,210,000

Parcel Three:
$860,000

Entire Ranch:
$3,950,000

SHOWN BY APPOINTMENT ONLY

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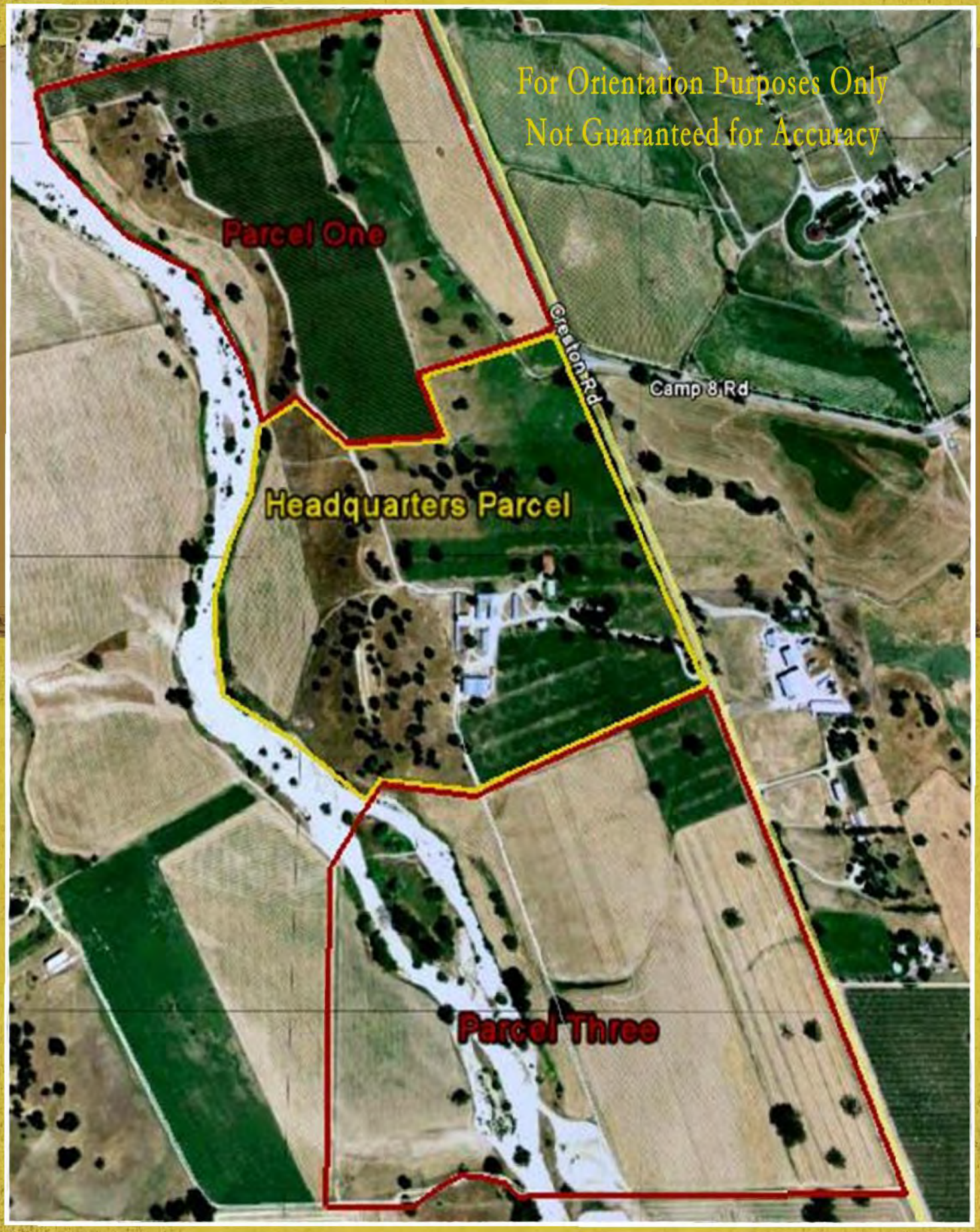
For Orientation Purposes Only
Not Guaranteed for Accuracy
Parcel One
Creston Rd
Camp 8 Rd
Headquarters Parcel
Parcel Three

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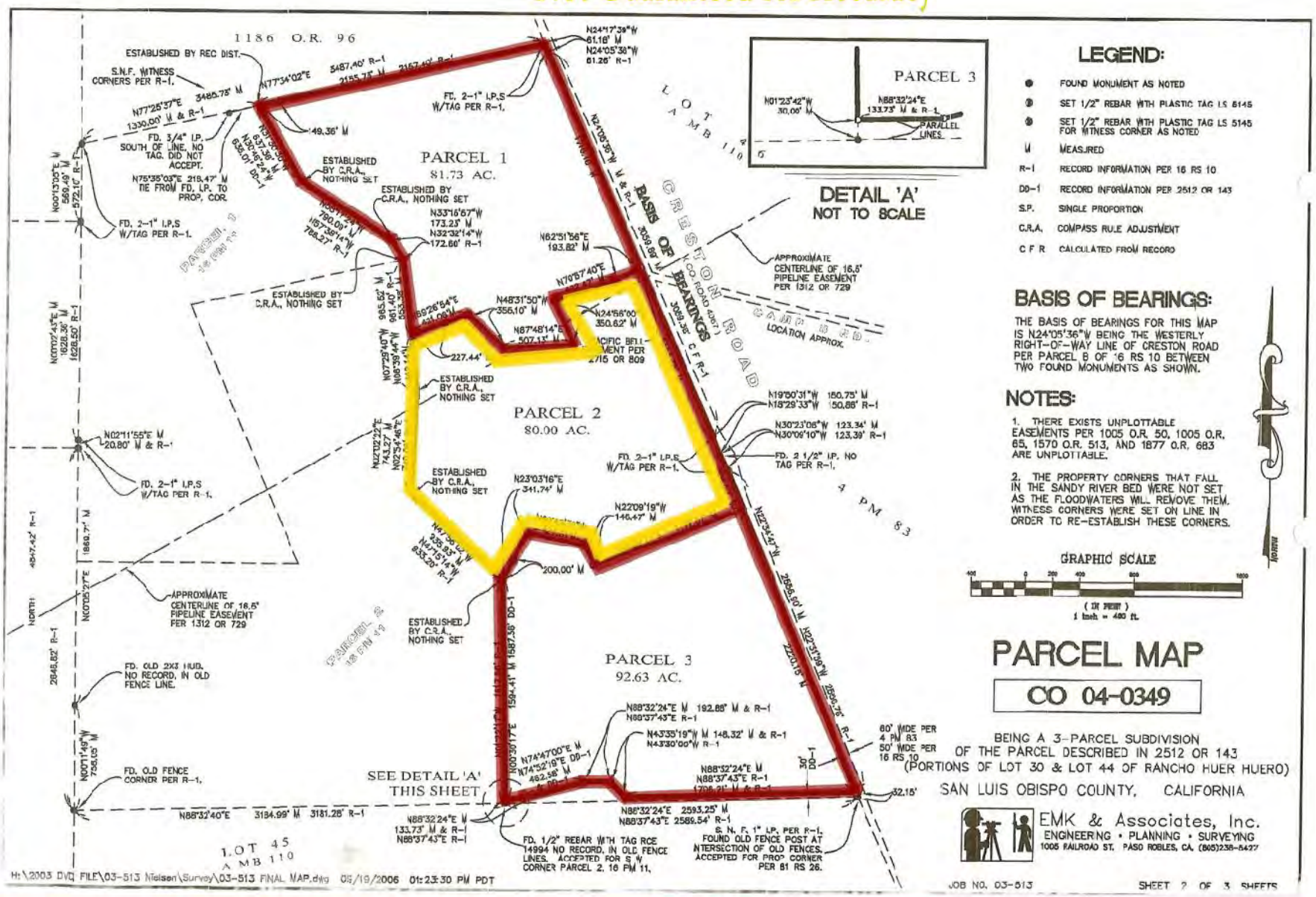

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