



Unique 56 +/- Acre Horse Ranch with
14 +/- Acre Income-Producing Pistachio Orchard
2425 Wellsona Road, Paso Robles, CA

Step away from town and into the dream. If you consider your horses a part of the family then this is your dream home! Uniquely designed with barns wrapping around the home to create a welcoming courtyard and equestrian facilities conveniently located just steps outside. The upper level of the home overlooks the beautiful courtyard and includes a sunroom, great room with wood floors, vaulted wood ceilings, river stone wood-burning fireplace, master bedroom with bath, guest room and $\frac{3}{4}$ bath. The kitchen features granite counters, custom pine cabinets, slate floors, double-oven and top-of-the-line appliances. The lower level of the home features two bedrooms, both with entrances to the outside, great for a B&B experience. Connected by a Jack-and-Jill $\frac{3}{4}$ bath, each of these lower-level bedrooms feature a window looking into the foaling stall for birth monitoring through the night! The breeze-way barns that surround the home contain over 25 stalls and two breeding stalls, wash rack, tack room, feed room, equipment barn, office, laundry and restroom. The property boasts 14 +/- acres of pistachios, 200+ fruit trees, 6 irrigated pastures, hay barn, irrigation pond, round pen and an arena. The 3 bedroom modular home on the property is perfect for caretaker or rental income. Next to J Lohr vineyards, this property fronts Wellsona Road and is a picturesque setting for farming & raising horses, llamas, sheep, chickens and even pink donkeys.

PROPERTY AMENITIES

- 56.64 +/- Acres
- 3243 +/- SF (combined, two homes)
- 14 +/- Acre Income-Producing Pistachio Orchard
- 6 Irrigated Pastures
- 200 + Fruit Trees Including Plum, Pear, Apricot & Apple
- Irrigation Pond
- 3 Dryland Pastures
- 72'x30' Hay Barn With Metal Roof
- Round Pen
- Arena
- Eucalyptus & Oak Trees
- Fenced & Cross-Fenced
- Covered Trailer Parking
- Locking Sheep House
- Propane Tank
- Water Storage Tank
- 500 ft. deep well
- Recently Painted Exterior

MAIN HOME

- 4 Bedroom, 3 bathrooms (¾ bathrooms)
- Covered Front Patio with Fans & Stamped Concrete
- Pergola With Mature Hanging Grape Vines
- Outdoor Adobe-Style Pizza Oven, BBQ & Sink
- Enclosed Sun Room with Skylights and Views
- Wood Floors Upstairs in Great Room & Bedrooms
- Slate Floors in Kitchen & Downstairs Bedrooms
- Vaulted Wood Ceilings in Great Room with Skylights
- Built-in Bookcases in Great Room
- Beautiful River Stone Wood-burning Fireplace
- Kitchen with Granite Counters & Back Splash
- Commercial Wolf Stove with 4-burners, Griddle & Grill
- Bosch Stainless Double-Oven, Bosch Stainless Dishwasher, GE Trash Compactor
- Custom Knotty Pine Cabinets with Built-in Desk
- Large Counter-top With Seating for Six
- Master Suite with His and Hers Closets, ¾ Bathroom with Double Sink Vanity
- Two Bedrooms Downstairs with Separate Entrances to Outside
- Downstairs Bedrooms Connected with Jack-and-Jill ¾ Bath
- Windows for Viewing Foaling Progress from Downstairs Bedrooms

MODULAR

- Double-Wide Modular with Addition (permits unknown)
- 3 bedrooms, 1 Bathroom (¾ bath)

HORSE FACILITIES

- Breezeway Pass Through in all Barns
- Uniquely Designed: U-Shaped to Surround Home With Barns
- East Wing – Eight 12x12 Stalls, 3 Large Stalls, Wash Room, Restroom, Tack Room, Feed Room, Hot-Walker & Laundry
- South Wing – 2 Foaling Stalls, 2 Large Stalls, Equipment Storage
- West Wing – 12 Stalls, Tool Room, Office, Breeding Stalls

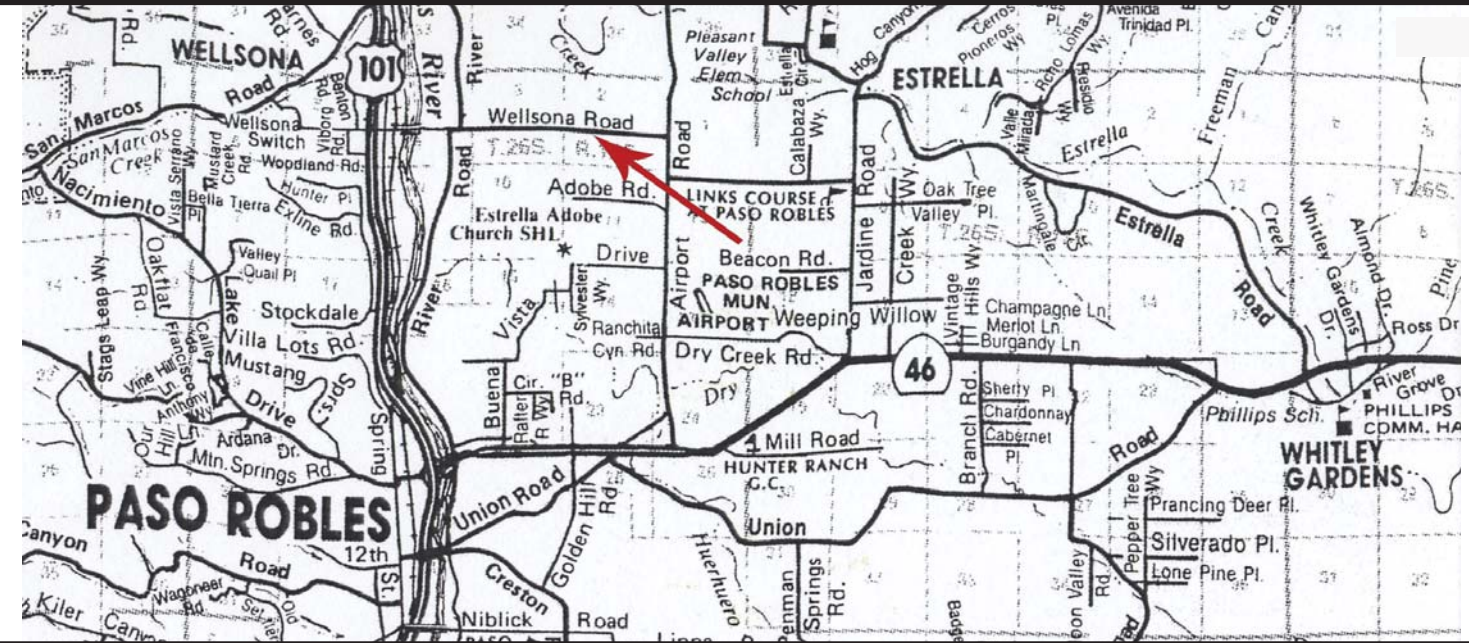
Offered at \$1,499,000 (NS17052990)

Shown by appointment only with Hugh Pitts BRE#00950235
805.235.9767, hugh@hughpitts.com

RE/MAX Parkside Real Estate, 711 12th Street, Paso Robles, California, 93446

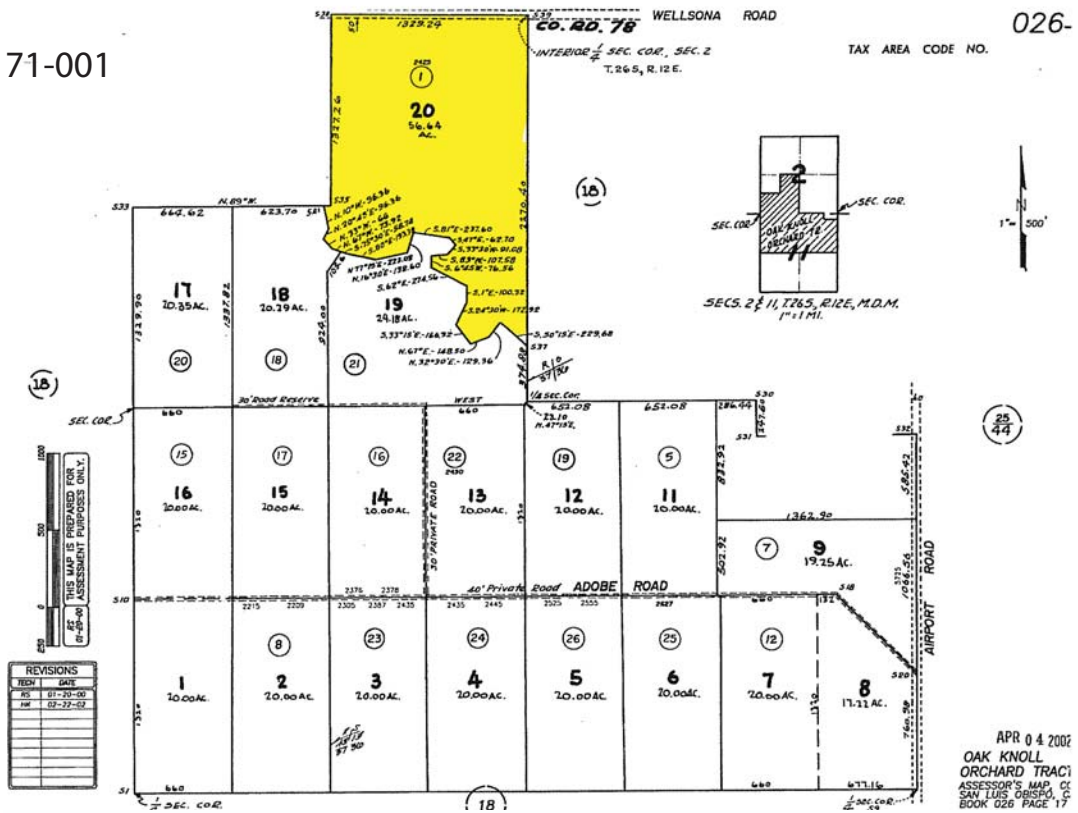
Each office independently owned and operated. The following information is deemed from reliable sources but is not guaranteed.
Buyer is strongly advised to perform their own due diligence regarding all claims made to this property.

~ Location Map ~



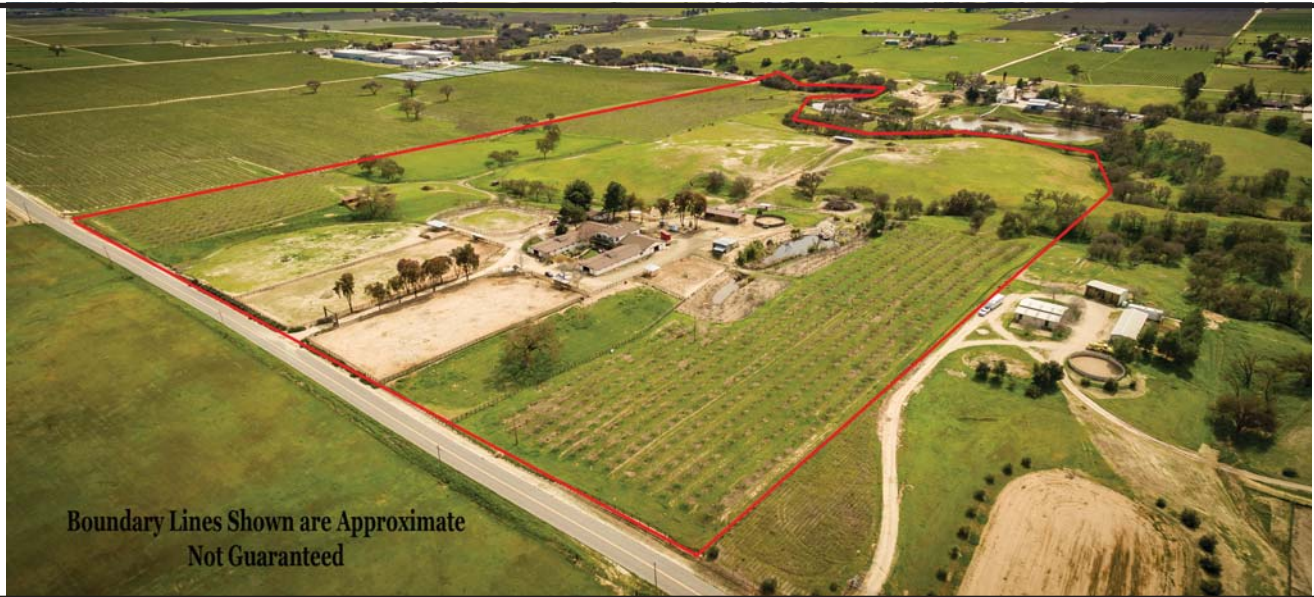
~ Parcel Map ~

APN: 026-171-001

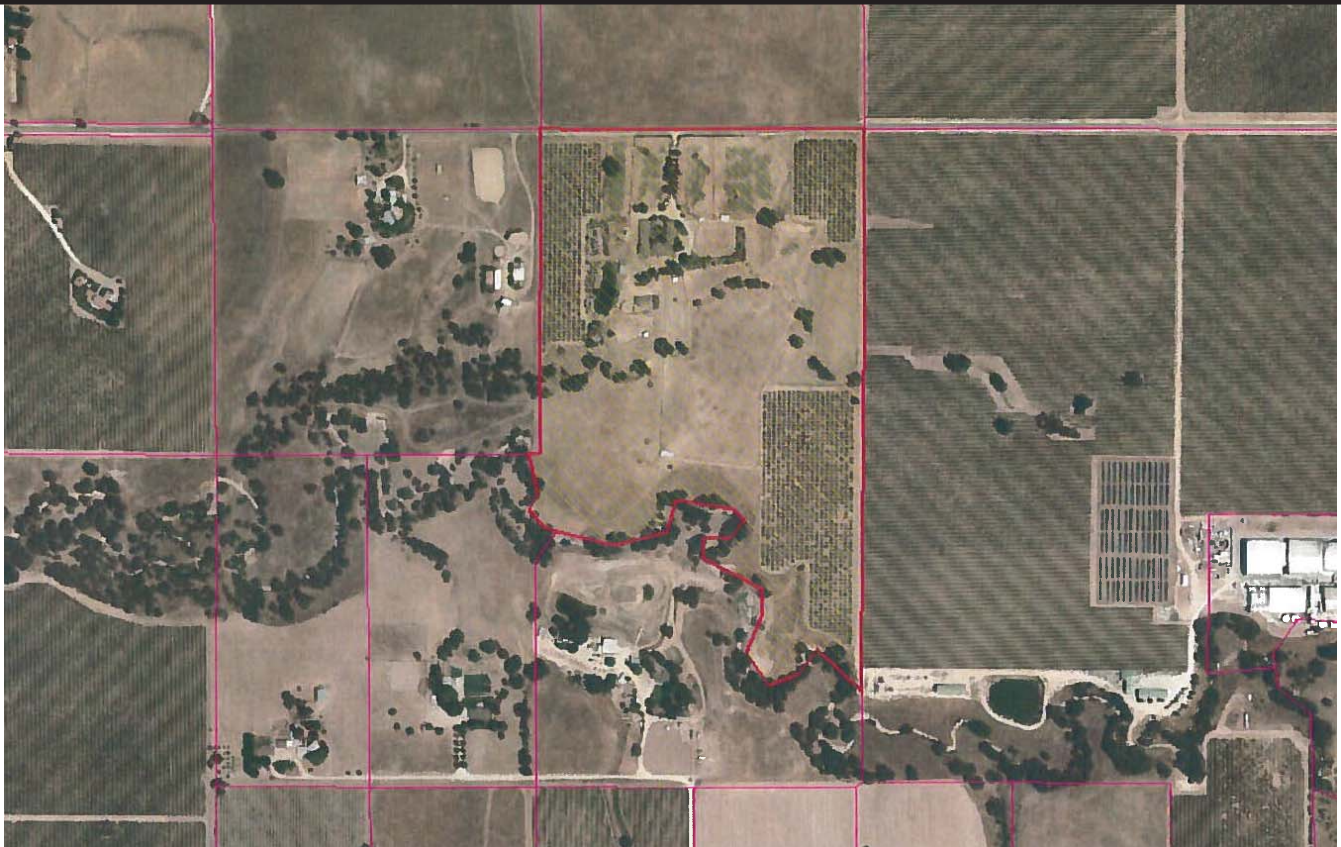


Boundary lines shown are approximate only.
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~ Aerial Photo ~

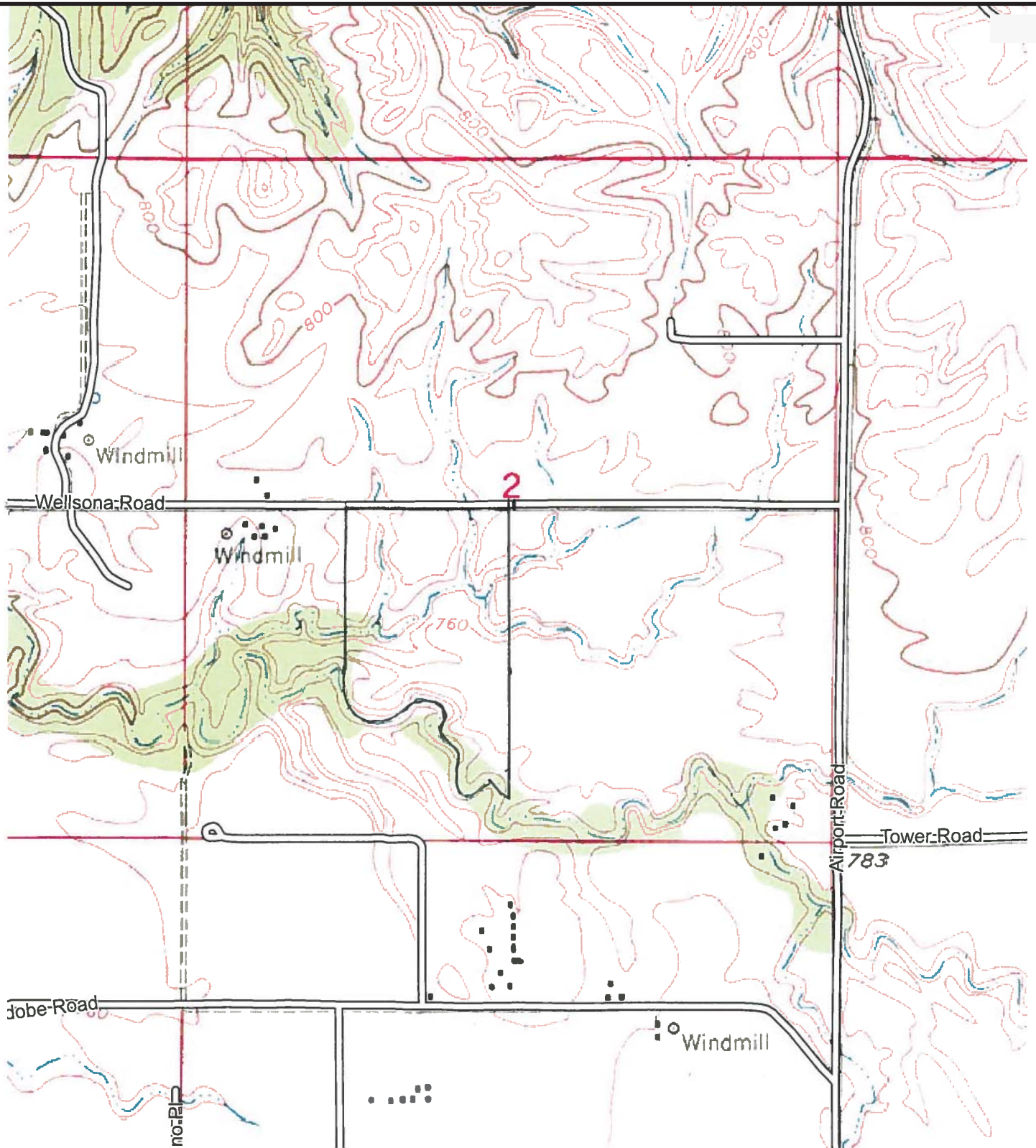


~ Aerial Map ~



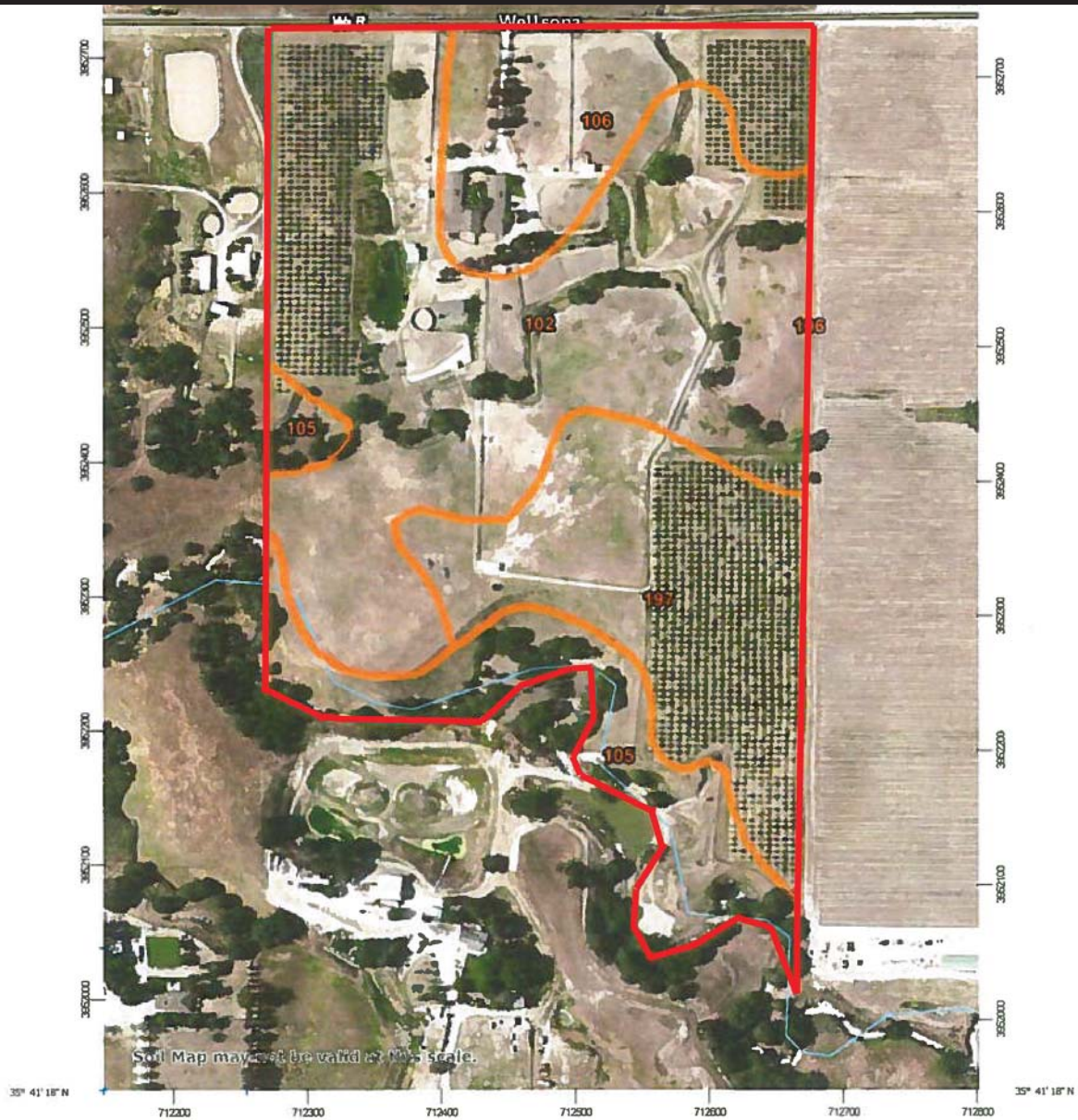
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~ Topography Map ~



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~ Soils Map ~



Map Unit Legend

San Luis Obispo County, California, Paso Robles Area (CA665)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
102	Arbuckle-Positas complex, 9 to 15 percent slopes	27.7	49.4%
105	Arbuckle-Positas complex, 50 to 75 percent slopes	8.0	14.2%
106	Arbuckle-San Ysidro complex, 2 to 9 percent slopes	8.1	14.4%
197	San Ysidro loam, 0 to 2 percent slopes, MLRA 14	12.3	22.0%
Totals for Area of Interest		56.0	100.0%

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