

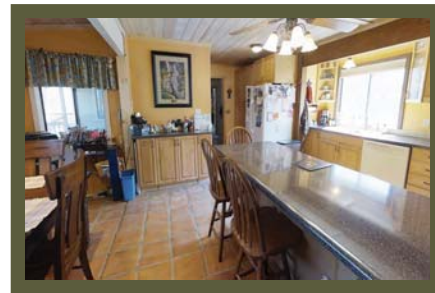


**75420 Ranchita Avenue, San Miguel**

## Investment Opportunity Knocks

Very private 30 +/- acres with 1434 +/- sf. country fixer-upper home. Multiple outbuildings include 240 +/- sf. shop, tool shed, sea train container, and partially remodeled detached guest unit. Great potential for equestrian property with pipe corrals, round pen, hog pen and older pole barn. Fenced garden available to plant home-grown produce. Portions of the home are built unpermitted. Bring your checkbook and imagination.

Cash only, as-is sale. Potential abounds at an excellent price!



Reduced to

**\$319,000**

MLS# NS17135533



711 12th Street, Paso Robles, CA 93446

For Additional Information, Contact:

**Hugh Pitts** Lic#00950235

Office: (805) 591-5226 Cell: (805) 235-9767

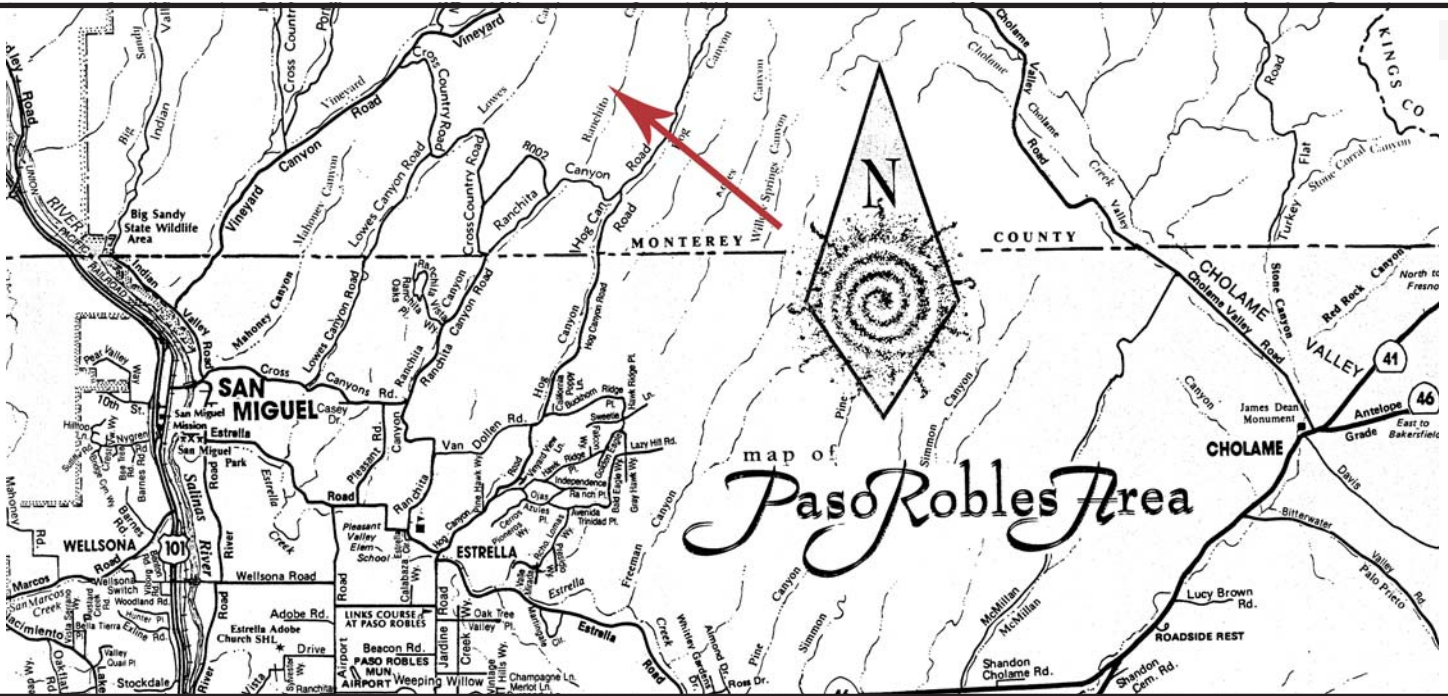
Visit My Website at: [www.HughPitts.com](http://www.HughPitts.com)

(805) 239-3310

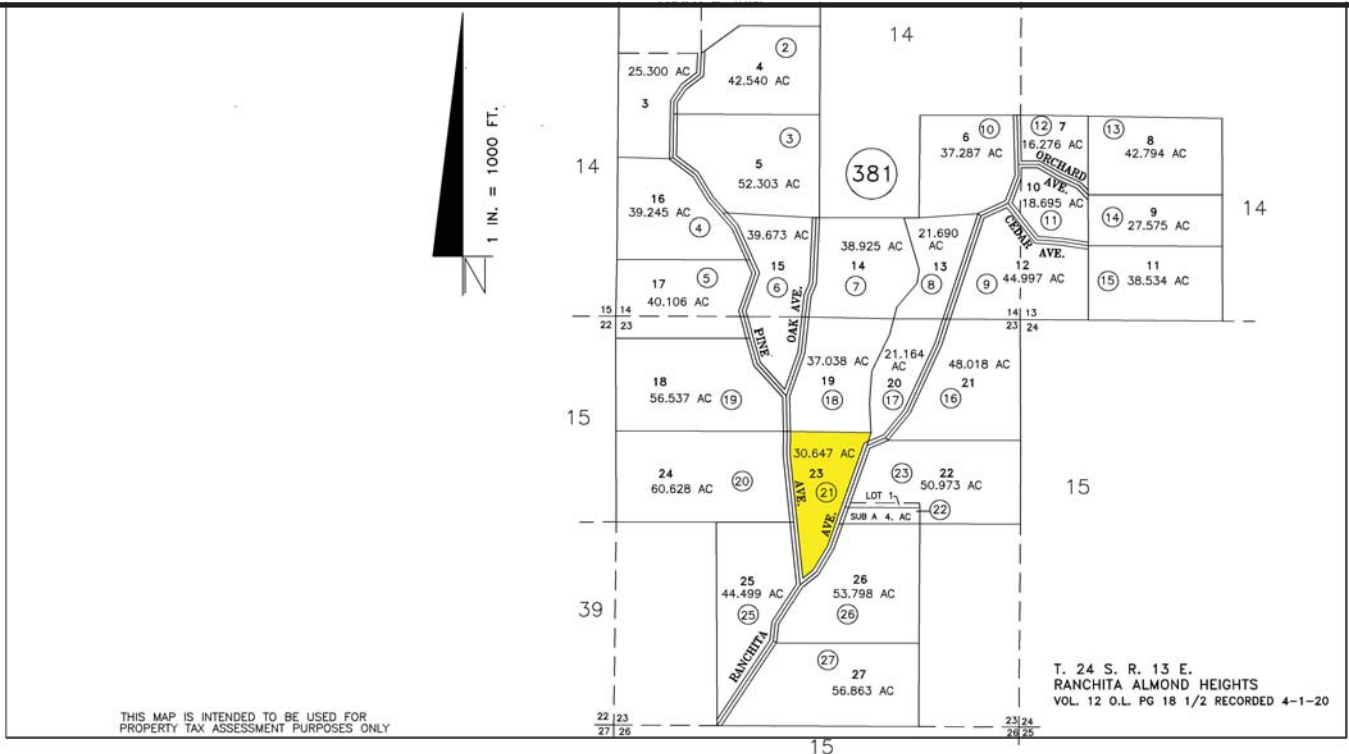
fax (805) 239-3513

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# ~ Location Map ~



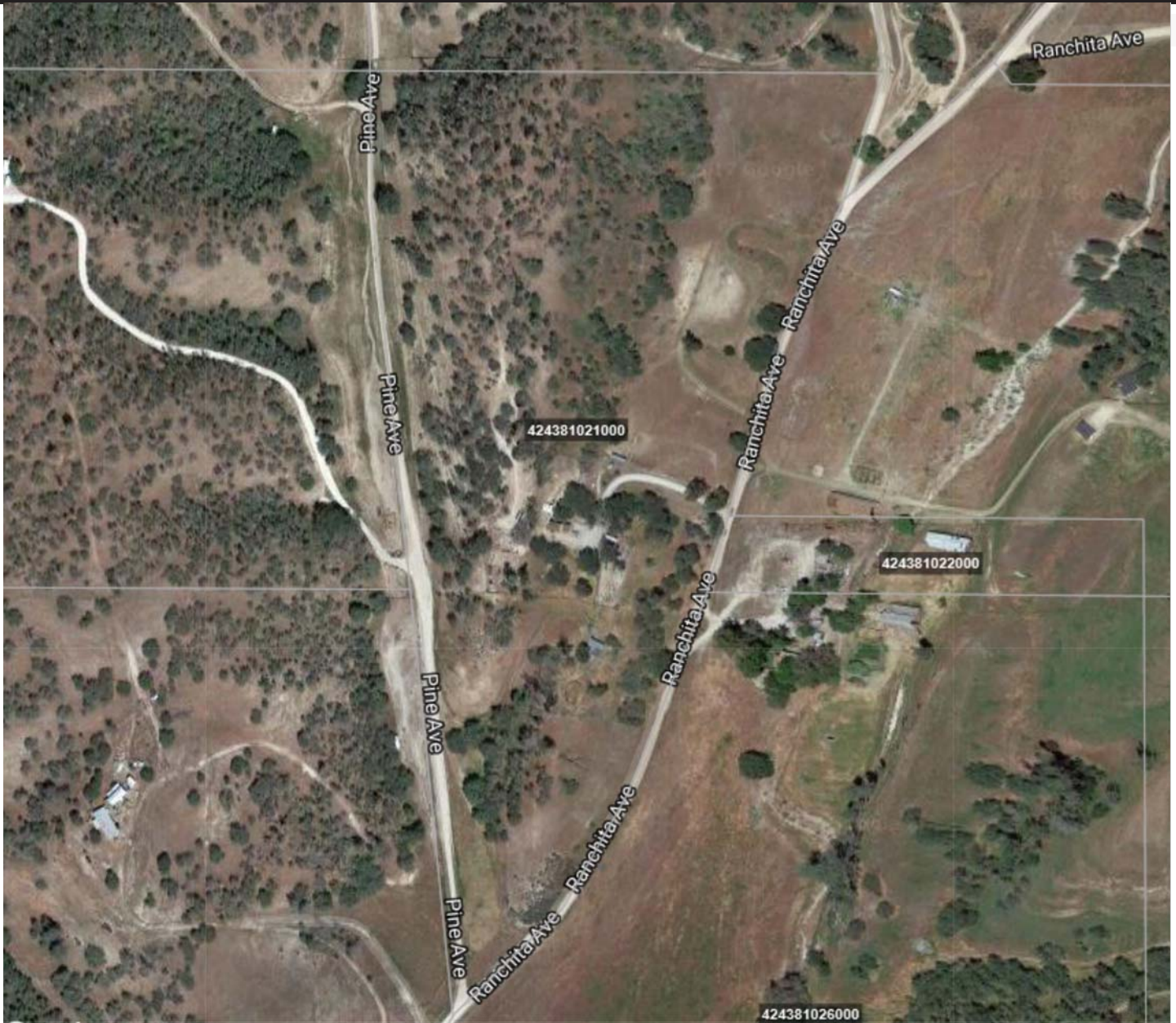
# ~ APN Map ~



Boundary lines shown are approximate only.  
Information is deemed from reliable sources, but is not guaranteed.



# ~ Aerial Map ~



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