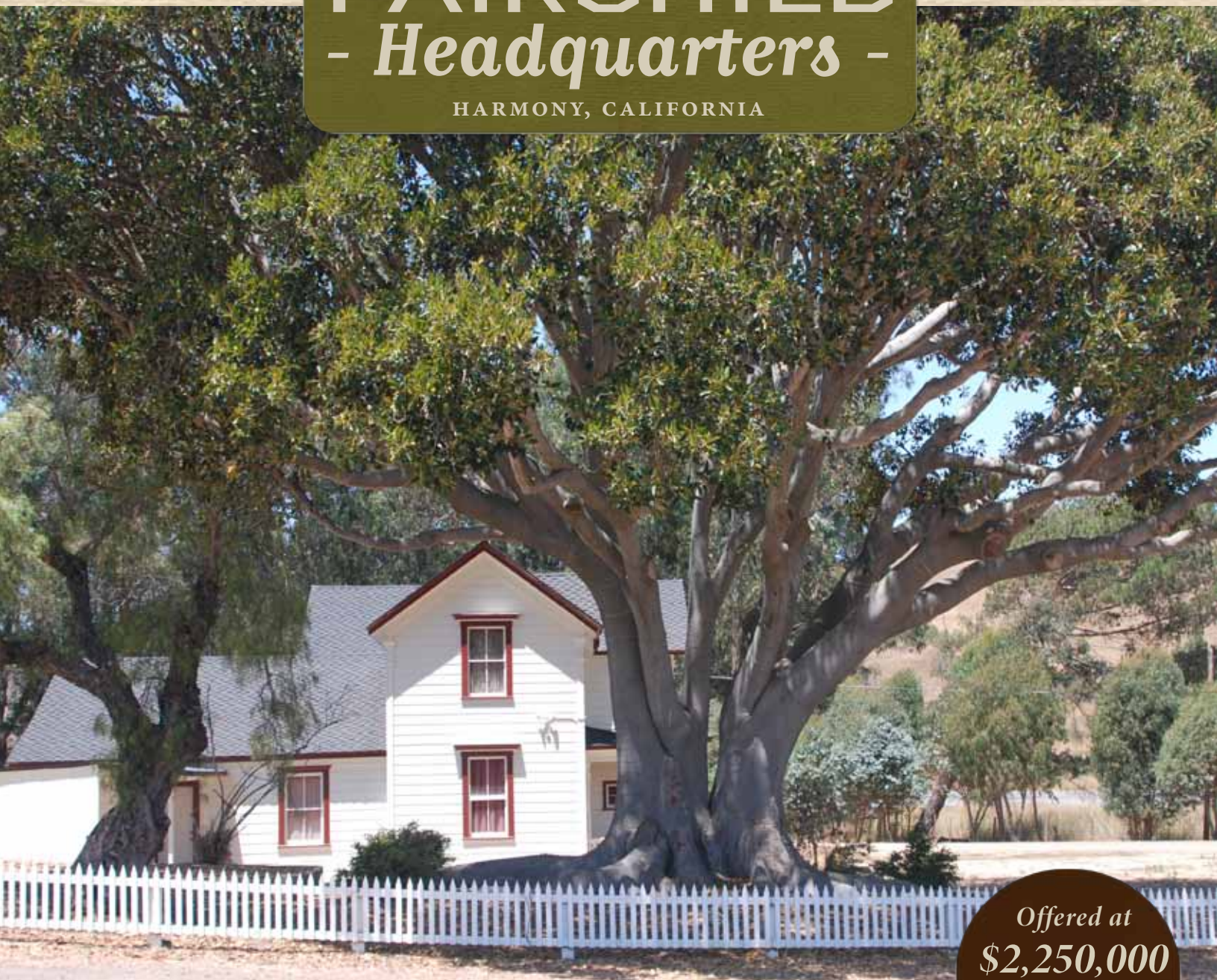


OLD FAIRCHILD - Headquarters -

HARMONY, CALIFORNIA



Offered at
\$2,250,000



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OLD FAIRCHILD

- **Headquarters** - 4010 Alapay Ranch Way | Harmony, California 93435



Description

Embraced by groves of 100-year old eucalyptus trees and entrancing ocean air, Old Fairchild Headquarters is comprised of 34± acres abounding with potential. Currently utilized as grazing land, and complemented by a stunning 2-story, turn of the 20th Century Victorian home and just one-mile from of the dazzling Pacific Ocean, Old Fairchild Headquarters boasts opportunity for development into a coastal Bed & Breakfast, Tasting Room, or seaside retreat.



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Location

Old Fairchild Headquarters is situated at 4010 Alapay Ranch Way near Harmony, California, on the west side of Highway One, positioned just one mile east of the Pacific Ocean and about 6 miles from the coastal communities of Cayucos and Cambria. Recently opened to the public, the nearby Harmony Headlands State Park is a 750 acre spread of native flora and fauna with walking trails meandering from Highway 101 to the ocean bluffs. Approximately, 20 miles southeast is San Luis Obispo County Regional Airport, with commercial service daily to Los Angeles, San Francisco, and Phoenix connecting to international flights.

Harmony is an unincorporated community located in San Luis Obispo County, California. Originating in the late 19th century, the town of Harmony began as a dairy settlement started by Swiss immigrants. Officially founded in 1869 around several dairy ranches and a creamery, the operation changed hands continually due to various rivalries. Eventually these contentions led to a murder and in 1907, the owners and local ranchers agreed to call off their feud and name the town “Harmony” to signify their truce.

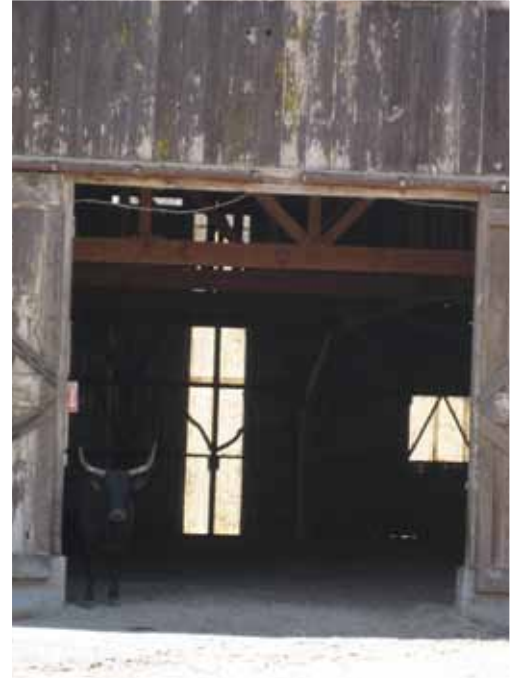


OLD FAIRCHILD

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Improvements

Old Fairchild Headquarters is improved with a main home, caretaker's cottage, outbuildings, sheds, two barns and a small set of livestock working corrals.



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The three bedroom, one bath 1470± square foot, two-story Victorian farmhouse was built in 1886 and was the main residence for a larger ranch. Surrounded by a white picket fence, the main home is picturesque on the outside but in need of interior repair. Behind the main home is the one bedroom, one bath 788± square foot caretaker's cottage which was renovated in 1992. All rural utilities—electric, phone, bottled gas, and septic—are available on site.

There are also numerous outbuildings and sheds, and 2 barns comprised of over 2,000± square feet, one of which was renovated in 2008. Additionally there is a small set of livestock corrals, which was recently added, a wrought iron entry gate, cattle guard and gravel drive. Old Fairchild Headquarters is perimeter and cross fenced.



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Acreage & Zoning

With rolling open plains and elevation ranging from 100 to 320 feet above sea level, the 34± acre Old Fairchild Headquarters is zoned Agriculture and is not in the Ag Preserve. While specific questions regarding allowable uses should be directed to San Luis Obispo County, generally this zoning permits growing and processing agricultural crops, residences, and accessory agricultural structures. Approximate annual taxes are \$560.



APN: 046-081-012



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Water is supplied via seasonal creeks and one well that is pressure system pumped to a 5,000 gallon holding tank by a submersible pump.

Water

Typical of Mediterranean climates, Old Fairchild Headquarters experiences an average high temperature of 64°F year-round. In the evenings and early mornings, temperatures drop to the low 40's and 50's. During the rainy season (November through April) average precipitation is 2.5inches per month.

Climate & Rainfall



Offered at: \$2,250,000

Price

*THE ENCLOSED INFORMATION HAS BEEN OBTAINED FROM SOURCES THAT WE DEEM RELIABLE;
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