

IRRIGATED 40 ACRE HORSE RANCH IN CALIFORNIA'S CENTRAL COAST TOWN OF PASO ROBLES



2125 Wellsona Road, Paso Robles, CA 93446

A.P.N. #026-183-028

Zoning and Land Use Elements

AG - Agriculture

AR - Airport Review Area

Community: Salinas Rural

Planning Area: Salinas

- **INSTALL ROOF MOUNTED PHOTOVOLTAIC SYSTEM-Status: Finaled 8-22-07**
- **DEPTH OF COMPLETED WELL: 418 FT.**
- **DEPTH OF STATIC WATER LEVEL: 174 FT.**
- **G.P.M.: 85+ AS PER WELL COMPLETION REPORT 10-12-07**



OVERVIEW: This spectacular property is just minutes from down town Paso Robles on a paved road, surrounded by large horse ranches, vineyards, gently rolling hills and even an amazing view of the Paso Robles coastal mountains and hillsides. The property includes an amazing 1,839 Sq. Ft. 3-bedroom, 2-bath home with mud/laundry room, and a beautiful granite counter kitchen, opening to the large living room and formal dining area. This open floor plan allows for views of your irrigated pastures, arenas/barns and a far view to the gorgeous Paso Hills. Walking out to the huge flag stone patio with over-sized trellis style system with outdoor fans, (which also provides the hidden base for the solar panels) you are immediately captivated by this lovely well landscaped area with mature trees and generous gardens; suitable for entertaining huge parties or quite evenings while enjoying the feel of a country club experience. There is a detached guest cottage with private bathroom and storage, a detached garage/workshop and a separate cold storage room, two huge barns, two arenas, a round pen, wash/grooming racks, a total of 19 pastures (12 are irrigated, but not all are planted), several with a combination of shelter and hay storage, plus a hay storage barn, riding trails, completely fenced and crossed fenced, a state of the art Solar System which allows the 80 GPM well to not only handle all the lighting and other electrical needs, but to irrigate pastures thru the hottest weather, with the highest bill being about \$225! There are two electric Entry Gates, one to the main home and one to the barn area, natural gas on the road and to the home and all utilities are underground.

This is absolute paradise and not only does it accommodate horses, but also sheep and other critters and is run on an organic basis with vegetable gardens, an orchard, and a Permaculture Garden has been started with Biodynamic Preparations.





THE MAIN HOME: Guests are immediately welcomed by the beautiful mature garden and pretty path to the Country style front porch. The home is a 3-bedroom, 2-bath level set custom triple wide designed by Silvercrest, complete with granite kitchen counters, top of the line fixtures & appliances, 6" floor molding with Custom Luxury Amtico flooring <http://www.amtico.com/> from the American Hardwoods Collection throughout the home. Amtico is gorgeous and extremely expensive commercial grade flooring which is beautiful, low maintenance and made to last.



THE FRONT DOOR AND VIEWS OF THE PATIO



THE LAUNDRY ROOM AND THE KITCHEN



The living room has a natural gas Green Smart by Travis Industries fireplace w/remote controlled fans. There is an open raised bar to the kitchen, high end window solar window coverings from Knights Interiors throughout. A large dining room and a good size laundry/mud room off the back patio. Beautiful fixtures are throughout, a large master bedroom with on suite bath as well as a walk-in-closet. All the rooms are flooded with natural light from all the windows with custom solar coverings with each room having walk in closets and ceiling fans. The floor plan has a natural functional flow which allows for large groups of people and wonderful family entertaining. The guest Cottage is just steps away from the main home with its own private bath, large closet and storage area.



THE MASTER BEDROOM WITH THE MASTER ON SUITE



THE OFFICE/GUEST BEDROOM AND GUEST BATH IN THE MAIN HOME

THE BARN'S AND ARENAS: Barn one is an approximately 2304 Sq. Ft. with 16-foot Raised Center Isle Breeze way, with end doors on each end. There is a grooming stall, a tack and feed room, skylights, rain gutters, auto light system, four 16 x 16 stalls with Dutch back doors and runs, Shoo Fly Mister System mats, auto water system and more.



Barn two is an approximately 1600 Sq. Ft. Shed row with an eight-foot posted overhang, consisting of three 12 x 12 stalls and one 12 x 16 stall with Dutch back doors to lighted runs, a 12 x 16 tack room and a 12 x 12 storage room all lighted, plus an outside hot and cold running water wash rack.

The Hay Barn holds 4 squeeze loads of hay and has rain gutters.

The largest arena is approximately 240 x 180 with 6 DG base and 3-inches of washed river sand (no dust) on top. Well drained and usable in the rain. A 3-inch water main to the barn allows for additional sprinkler or watering systems as required.



ONE OF THE STALLS, THE TACK ROOM AND THE COLD STORAGE ROOM

OTHER ITEMS: There is a cold storage room with concrete floor and an amazing functional antique 6 Glass Door Cooler with a newer refrigeration unit (perfect for wine storage), Whole House Fan for Guest Cottage and garage, 110 hot wire to some turn outs, surveyed back property line, two tractor storage garage, insulated workroom with concrete floor, Tankless Water Heater to main house, all utilities have been put underground and of course, the amazing solar system which virtually eliminates a electric bill!



THE PASTURES: There are 19 fenced pastures; 12 are irrigated, not all are planted, but those that are, are planted to Teff Grass and irrigated with pop-up underground irrigation system and some with risers; nearly all with shelters and auto water systems.



ROUND PEN, CORRALS AND ONE OF THE IRRIGATED PASTURES

FENCING: The entire property is fenced, the horse pastures and front of the property is oil field pipe with non-climb, and there are some variations of field fence in the outer pastures.

The property allows for privacy, working of horses on the back trails, a completely move-in beautiful home, barns and pastures, just waiting for your crew to move in and enjoy. All the hard work has been done!

All information based on public records or other information deemed to be reliable, but is NOT guaranteed. This is not intended as a solicitation of prospective buyers who already have an exclusive agency agreement with an Agent.