

40-ACRE TOP OF THE LINE HORSE/CATTLE FACILITY WITH QUALITY CUSTOM CONTEMPORARY HOME AND POOL

Parkfield Area of Southern Monterey County



68824 Parkfield-Coalinga Road, San Miguel (Parkfield), CA 93451-9771

APN: 423-173-001-000

County Use Code: Rural Improved 11+ Ac

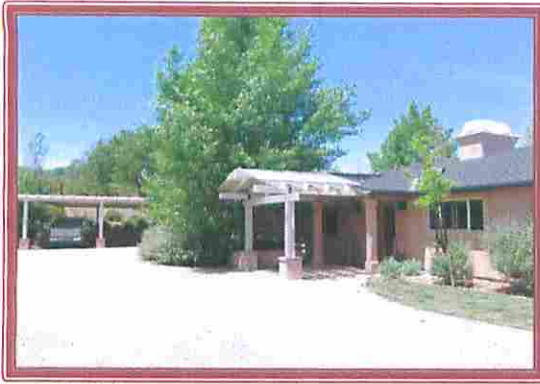
Total Acres: 40

Residence Sq. Ft: Approx. 1890 Sq. Ft. ~ Built: 2000

COMMENTARY:

This is a Horse Enthusiasts dream ranch, priced well below market value and offering top of the line barns, fencing, gates and arenas, plus a custom designed and built completely private contemporary home with in-ground pool perched on the hilltop and amazing views. The entrance to this lovely ranch features a gorgeous custom designed and forged double gate by Harlan Brown and a lovely tree lined drive.





THE RESIDENCE: A single story stucco home completely fenced and crossed fenced in oil field pipe and non-climb wire with another custom gate at the top of the hill to keep your pets in and the wildlife out. The open floor plan, with huge floor to nearly the ceiling glass walls and sliders provides views from every area of the home. The patios and porches are all shaded with a no maintenance trellis/arbor system on all four sides of the home as well as the raised terrace which is adjacent to the in-ground pool w/ rollup cover and all the equipment



needed for proper pool maintenance. The beautiful raised metal sconce lighting around the home is custom designed and forged by Harlan Brown.

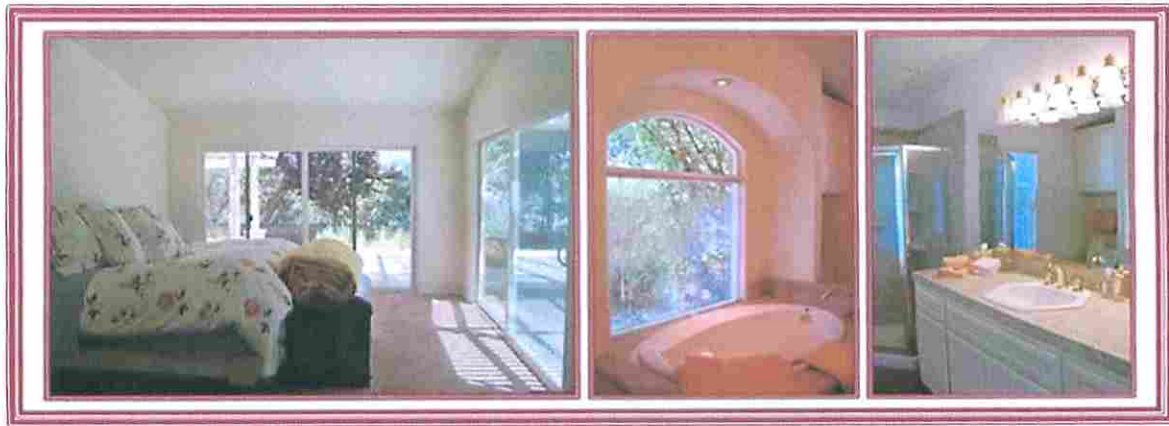
The kitchen with large center island is done in attractive tile flooring and counters, with a propane stove/oven dishwasher, refrigerator, microwave, disposal and trash compactor. The kitchen opens to a large and comfortable great room, with new Royal Oak Laminate wood flooring. A custom designed and built wood burning raised hearth fireplace faced in unique rock, with a one of a kind custom designed and built mantel by Harlan Brown. A wall of glass windows and sliders open to the covered patio and lawn area with magnificent landscaping, mature trees and unparalleled views.



Built as a three-bedroom, two-bath, (one bedroom is currently used as an office with a Custom built in desk, Custom bookshelves, workstation and storage. The office/guest room opens to a fully finished over-sized two car garage with laundry area, work bench, storage, utilities, water softener, phone and views! There is another separately fenced dog yard with lush grass and landscaping as well as a doggie door. Adjacent to the garage is a large covered 3-car carport.



The lovely guest bath is between the two guest bedrooms and offers an appealingly tiled counter, tiled tub shower surround and attractive fixtures. The second guest room features a large mirrored closet with huge glass doors and windows looking out to the covered patio and lush lawn and landscaping.



Located on the other side of the home is the master suite with a large walk-in-closet with built in storage, a lovely on-suite bath with pleasing tile counters and floors, gorgeous fixtures, a separate shower and an enjoyable garden soaking tub with marvelous views. The large master suite is surrounded with huge glass windows and sliders opening to a stunning arbor/trellis cover patio area plus a lovely lawn, beautiful landscaping and mature trees for shade plus huge views. Just down from this area is an amazing potting shed with tables, raised bed planters, shade cloth, sink and irrigation (both Mist and Drip) plus a gorgeous Rose Garden. All the necessities for any home gardener's desires.



In addition to the many covered patios and lawn areas, there is a completely fenced in pool area with a custom designed in-ground pool with decking, a raised covered terrace, beautiful landscaping and once again, just unbelievable views. There is a pool cover and all the equipment is nicely hidden behind custom walls.



In addition to the custom designed exterior light sconces, there is a great deal of exterior lighting including motion sensor lighting.

THE HORSE FACILITIES:

The entire property is fenced and cross fenced in Welded Oil Field Pipe wrapped with 2x4 Non climb wire.



The Main Barn is a Custom Designed and Built FCP/Clovis Steel Raised 16-foot Center Isle Breezeway with 11 stalls, a feed/utility Room, and a Tack Room. The barn has a 24-foot Posted overhang with two welded pipe tie bars, each with Custom made Linear mats. There is also a covered concrete wash rack, with hot and cold running water. All of the stalls have custom made 16 x 36 linear rubber stall mats, sliding doors w/blanket bars, automatic waterers, feed doors w/feed racks and tubs, paddocks and lighting. Three of the stalls can be closed off to the runs, providing completely enclosed 12 x 24 stalls.



The Hay Storage with concrete flooring at the end of the main barn can hold approx. 46 tons of hay, has access on two sides for both truck and trailer loads of hay plus squeeze, as well as level trailer parking and room for the larger rigs to park for gatherings. There is a tremendous amount of high end interior and exterior lighting and electric outlets throughout the barns and outside areas. The barn has a complete rain gutter system and the area in and around the barn is completely graded with outstanding drainage.



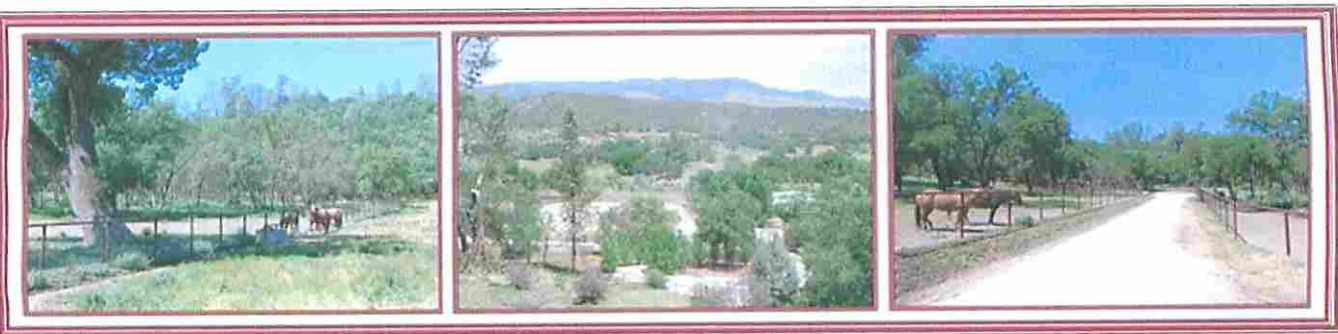


The Second Barn is a FCP Clovis 16-foot raised center isle breezeway barn with four 16 x 36 stalls w/paddocks, a bathroom and also a laundry room. There is a large pasture area off this barn. The Barn septic system is separate from the home septic system.



Additional facilities include:

- ✓ Six Custom Oil Field Pipe with non-climb pastures with Shelters and Stock Tanks.
- ✓ Custom 70' Round Pen with overhead sprinkler and sand footing
- ✓ Custom Oil Field Pipe 100' x 400' Arena, currently set up for roping. Irrigated, stubbed out for lighting and sand footing. Graded with excellent drainage.
- ✓ 5 Larger Oil Field Pipe with non-climb Pastures with 250 gallon stock tanks. These pastures are currently in native grass but could easily be converted to permanent pasture.
- ✓ All Pasture Gates are Custom Bull Gates.
- ✓ There are additional areas for heavy equipment storage, covered arena or additional home sites.
- ✓ As a bonus, there is use of the adjacent ranch's 70 mile equestrian trail system through agreement with neighbor.
- ✓ Easements include Utility, Scenic Corridor through Seasonal Creek bed and a 120 acre adjacent property easement in favor of subject property



THE WELL: Original test at 100 GPM, protected by fencing from livestock but with easy access. There is a 10,000 gallon storage tank at the top of the property with easy access for equipment or extra parking; a new well pump was installed in November of 2011.

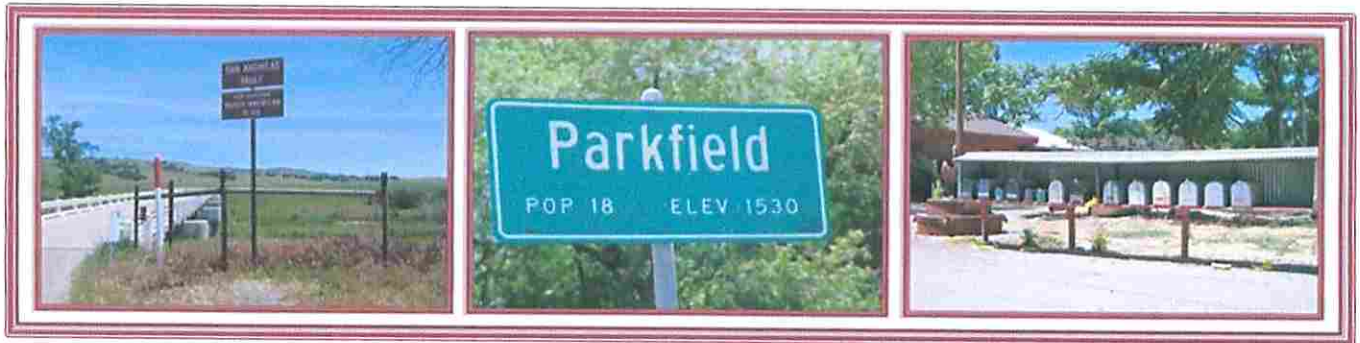
There are fire hydrants and hoses with nozzles adjacent to the house and barn.

There is a 4" main line from the well to the storage tank with underground Utilities in the same trench.

To sum up; this is simply a one of a kind property, which could not be replaced for well over three times the initial cost to build. The thought of design, organization and placement of all facilities, as well as leaving open space is obvious. The quality of the facility and home is superior and the tranquility and beauty of the entire area is nothing short of spectacular.

A BIT OF INFORMATION ON THE AREA:

Parkfield is an extremely unique little town with a population of about 18, surrounded by large 20 to 40 thousand acre ranches with a cute little motel and café as well as a one room school house and the USGS and Cal Fire stations.



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