

68718 VINEYARD CANYON ROAD, PARKFIELD, CA



APPROXIMATELY 208 ACRES

LOCATED AT THE CORNER OF VINEYARD CANYON ROAD AND BOTH SIDES OF SLACKS CANYON ROAD

APN: 423-161-088-000

ZONING: F/160

Simply amazing property located in the gorgeous and highly desirable Parkfield area. This property is for those looking for the perfect combination of a wonderful old country home (lovingly updated over time), amazing trophy oaks, at least one hundred acres of fenced and cross fenced pasture, plus amazing hunting in the hills. There is a custom gated entry, a 40 x 60 metal barn on concrete, horse barn, out buildings, fenced yard, pool and the wonderful lifestyle, only found in beautiful Parkfield.



The Home is approximately 1600+/- Sq., consisting of three nice size bedrooms, a bath with



tub/shower, new toilet and new granite counter. There is a small office and a 2nd bath with a shower, toilet and the sink located just around the corner. There is a large combination laundry/mudroom/general storage room, off the kitchen and leading to the back yard area, which is fenced for critters and to keep pigs out.

The home is light and airy with gorgeous views from every window. The Owners have, or will have replaced all the windows with new double paned windows, prior to close of escrow.

The kitchen is a huge old farm-house style kitchen, perfect for enjoying family and friends. New gorgeous Pergo flooring, as well as a stainless range-oven, add to the charm of this kitchen; making for wonderful gathering place.



The living room is spacious and open with many windows and a new fully functional wood burning fireplace. The front porch is in need of some TLC, but leads to the pool area with covered patio. The pool has a new filter but the pool needs to be replastered.



The bedrooms are all large enough to accommodate a king size bed, and the main bath has been updated. The Sellers have also added a new Heat/Ac System, new Pergo Flooring, new electrical panel, the fireplace was completely rebuilt inside and out, automatic sprinkler system and pig fencing for



the lawns. And they have run electric to all out building, with the exception of the barn.



The Large 40x60 foot fully insulated Metal Shop was completed in 2004. It is on a concrete floor, with electrical, 14 foot automatic roll up door, overhead lighting plus skylights and a man door.



There is a two-car garage with automatic door opener, new electric, and includes shelving, work bench and lighting. In addition, there is an 8 x 10 metal storage building on a concrete slab at the barn. The Horse Shoer Shack has been carefully rebuilt, has electric and a concrete floor; the actual age is unknown.



The property is fenced on one side with approximately one mile of three-rail PVC Fence, with the balance in wire and t-post.

The purchase price includes all ranch equipment, tractor, mower, etc. (total equipment list to be provided) as well as all the furnishings in the home, with the exception being, personal items; Again, a list will be provided.

The wildlife includes more pigs than one can count, deer, quail, turkeys, bob cat, etc. etc. There is a seasonal creek thru a portion of the property and it is all accessible from a paved county maintained road.

The Well last tested at approx. 23 GPM with a one-HP pump, and there is a 12,000 gallon water storage tank which gravity feeds to the house.

This little piece of heaven is only 25 minutes from the quaint town of Paso Robles with its upscale dining and wine tasting, and another 30 minutes to the coast. Conveniently located half way between San Francisco and Los Angeles and only one hour west of Interstate 5.

512 +/- Acres are also for sale, just across the road. Please see MLS#179775 for additional information.

Information deemed reliable but not verified. Any reference to measurements of any kind is an approximation only. No warranties are expressed or implied and the BUYER IS FULLY RESPONSIBLE FOR VERIFYING ANY AND ALL INFORMATION.