

TWIST RANCH

**9625 Creston Road
Paso Robles, California**



**Presented By:
CLARK COMPANY
Pete Clark**

(805) 238-7110

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Description

This very usable 175±-acre ranchland with great home sites, is divided into two parcels, and is being offered in its entirety or Parcel Three individually. The Ranch is situated in an area of wine grapes and horse ranches.

Headquarters Parcel:

Includes three residences, several barns and numerous outbuildings.

Parcel Three:

This fertile 92.73±-acre parcel is bisected by Huer Huero Creek. Approximately 74± acres have been farmed to produce alfalfa, carrots, garlic seed and other irrigated crops. A new well has been drilled and tested at 200± gpm. There is a great building site within the building envelope which has 360° views of the surrounding valleys and hills.



Location

The Twist Ranch is located at 9625 Creston Road, Paso Robles, California, just nine miles east of downtown Paso Robles, at the intersection of Creston and Camp 8 Roads. Situated among lush, undulating, oak dotted hills and surrounded by green pastures and clear skies, Twist Ranch is amongst Paso Robles' most beautiful landscapes.



Acreage & Zoning

Entire Ranch: 175.24± acres

Parcel Three: 92.63± acres

Parcel Three of Parcel Map CO 04-0349

APN: 035-101-063, 064

Zoning: Agriculture



Production

The projected income on the Twist Ranch for 2011 is as follows:

Livestock rent will be approximately \$2000.

Hay is now being baled, so tonnage is pending. Depending on the intensification of farming on the 92 acre parcel and what crops one would grow, rent is estimated at around \$8,000 on Parcel Three. Interest in ground for lease and vegetables now being grown in the surrounding area offer many options for future use.



Guest Residence



Caretaker's Residence

Improvements

Twist Ranch is improved with a pole barn, large shop and 3 residences: Main Residence, Guest Residence, and Caretaker's Residence. The two-story main home comprises 3,000± square feet, has four bedrooms and two bathrooms. The two bedroom, one bath guest house is 1,000 square feet. The caretaker's residence is 2,700 square feet and consists of four bedroom, 1 3/4 bathrooms, a large family room and an open kitchen.





Price

**Entire Ranch:
\$2,600,000**

**Parcel Three:
\$860,000**

SHOWN BY APPOINTMENT ONLY

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For Orientation Purposes Only
Not Guaranteed for Accuracy

Creston Rd

Camp 8 Rd

Headquarters Parcel

Parcel Three

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