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...the opportunity to live in the heart of Wine Country...

*7660 North River Road
Paso Robles, California*





7660 North River Road is situated a few miles outside of the city of Paso Robles (just minutes from downtown) in a rural residential area surrounded by rolling terrain and undulating hills, with the Salinas River flowing along the rear property line. The 58.4± acres are improved with a beautiful mission-style home, comprehensive equestrian facilities, barn, rental home and irrigated farmland. The land is zoned Agriculture, with 43± acres presently utilized for growing alfalfa, but offer clay and sandy loam soil well-suited for wine grapes. Plentiful water is supplied by 4 wells—2 ag wells, 2 domestic wells—ample for most any use.



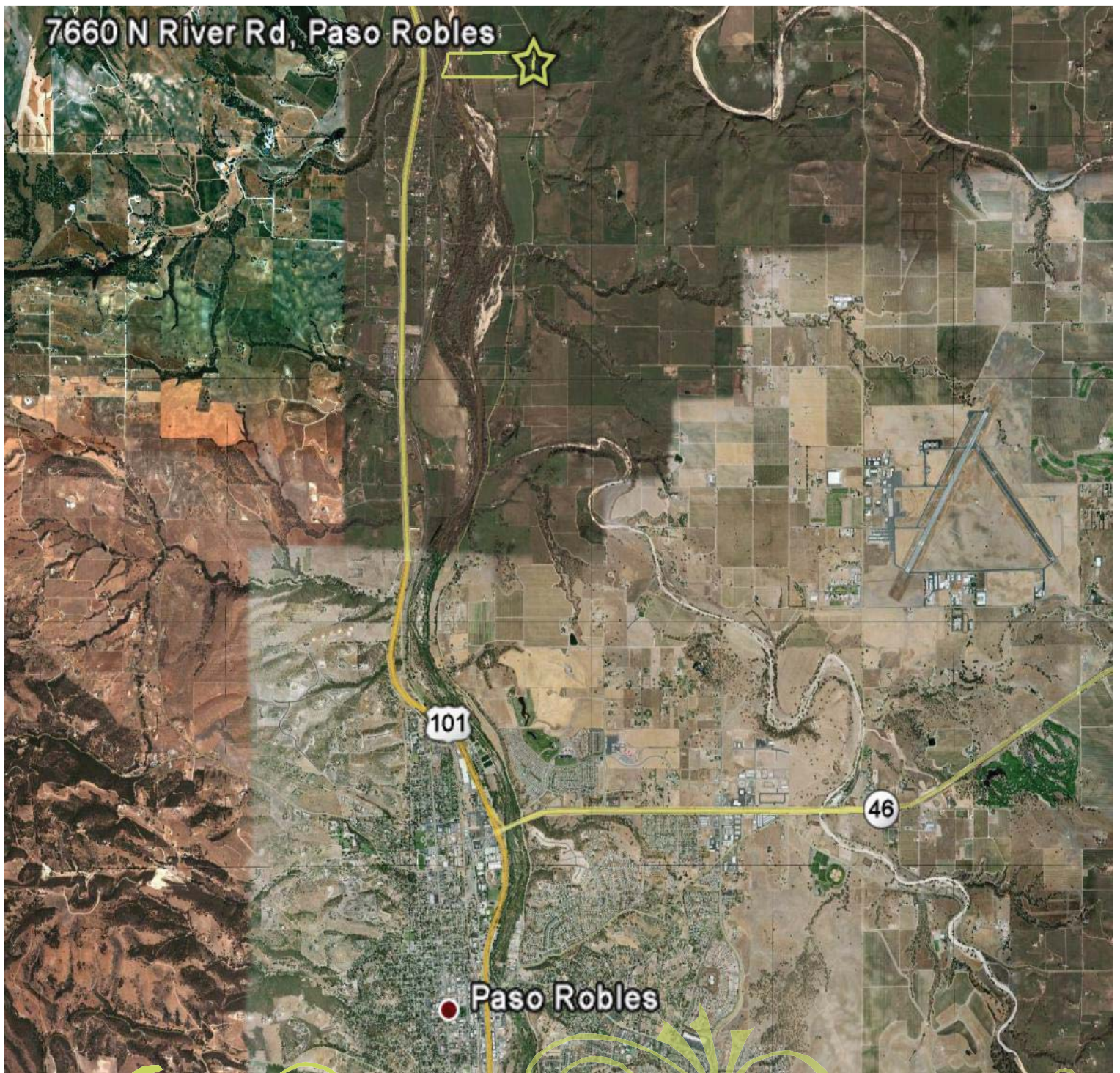
The 2,915 square foot home is comprised of 3 bedrooms, 2½ bathrooms and features a fireplace, covered porch, large courtyard, pool and spa. The large barn includes an office, tack room, 2 bathrooms and 15 horse stalls. There is also a 450 ton hay/pole barn, 160'x300' outdoor roping arena, and 120'x120' cutting pen, and 10 stall shed row barn. The Older mobile home produces \$9300 annual rental income.



APN's: 027-144-003 thru 006

Offered at \$1,850,000
Seller Financing Available

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