

Rose Ranch

5160 Indian Valley Road ♦ San Miguel, California



The one-of-a-kind Rose Ranch, with 13 certificated parcels, encompasses 1475± acres of rolling terrain with sweeping panoramic views. The land is comprised of a 15±-acre vineyard producing 7th Leaf Syrah, 180± acres of flat farm land, with the oak-dotted balance made up of the homestead and grazing land.



Rose Ranch is also a remarkable, recreational property. Deer, pig, elk, quail, and dove wildlife are plentiful and present abundant hunting opportunities. The ranch also offers many meadows and hills, trails and seasonal springs to be explored on foot, bike, horseback or recreational vehicle. The beautiful rolling hills offer terrific access throughout the ranch.

CLARK COMPANY

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DRE# 00656930

1475± acres

MLS# 167167





Rose Ranch is situated at 5160 Indian Valley Road in the rural countryside of northeast San Miguel, California, with the northeast corner of the ranch meeting at the intersection of Indian Valley Road and Hare Canyon Road. This portion of San Miguel is just 13 miles from downtown and 7 miles east of Highway 101. This sparsely populated area is a rolling mountainous region known for cattle ranches, dry farming, vineyards and rural home sites.



San Miguel is positioned 10-miles north of Paso Robles, mid-way between Los Angeles and San Francisco on State Highway 101. The Ranch is a 20-mile drive from the Paso Robles Municipal Airport which offers Fuel & Line Services, Air Charter, and Ground Transportation among other services including hot air balloon rides. The airport also has a Jet Center and private hangars available for general aviation. About 60 miles south of the Ranch is San Luis Obispo County Regional Airport, with commercial service daily to Los Angeles, San Francisco, and Phoenix connecting to International flights.

With a population of approximately 1,500, San Miguel is a small town in Central California's Wine Country, adjacent to Highway 101. The jewel of the town is the famous Mission San Miguel Arcangel founded by Franciscan Father Fermin Lasuen in 1797. The "town" of San Miguel, likely began with the Rios-Caldeonia Adobe, which was constructed in 1835. By 1871, a stagecoach ran daily from San Miguel to San Luis Obispo, and in 1886, Southern Pacific Railroad reached San Miguel. Shortly thereafter, the town was leveled by a disastrous fire, and the new town was rebuilt north of the Mission.



San Miguel's climate is warm during summer when temperatures tend to be in the 70s and cold during winter when temperatures tend to be in the 40s. The warmest month of the year is July with an average maximum temperature of 93.90 degrees Fahrenheit, while the coldest month of the year is December with an average minimum temperature of 33.30 degrees Fahrenheit.

The annual average precipitation in the community of San Miguel is 13.08 inches. California's current drought has made for below-average rainfall in the past three years. however, the 2010 rainfall has been above average.



Water is supplied through three wells. The 15± acre vineyard is irrigated through a 400± gpm well on drip irrigation system. The beautiful rolling hills offer terrific access throughout the ranch

The circa 1930's home is 2 bedroom, 2 bath with a country kitchen, two gas fireplaces, a nice patio and a large porch. There is also a sizeable work shop, a rustic, 3000 square foot barn, and numerous out buildings.

APN: 423-133-017 thru 021,
023, 024, 052



Entire Ranch: \$3,900,000

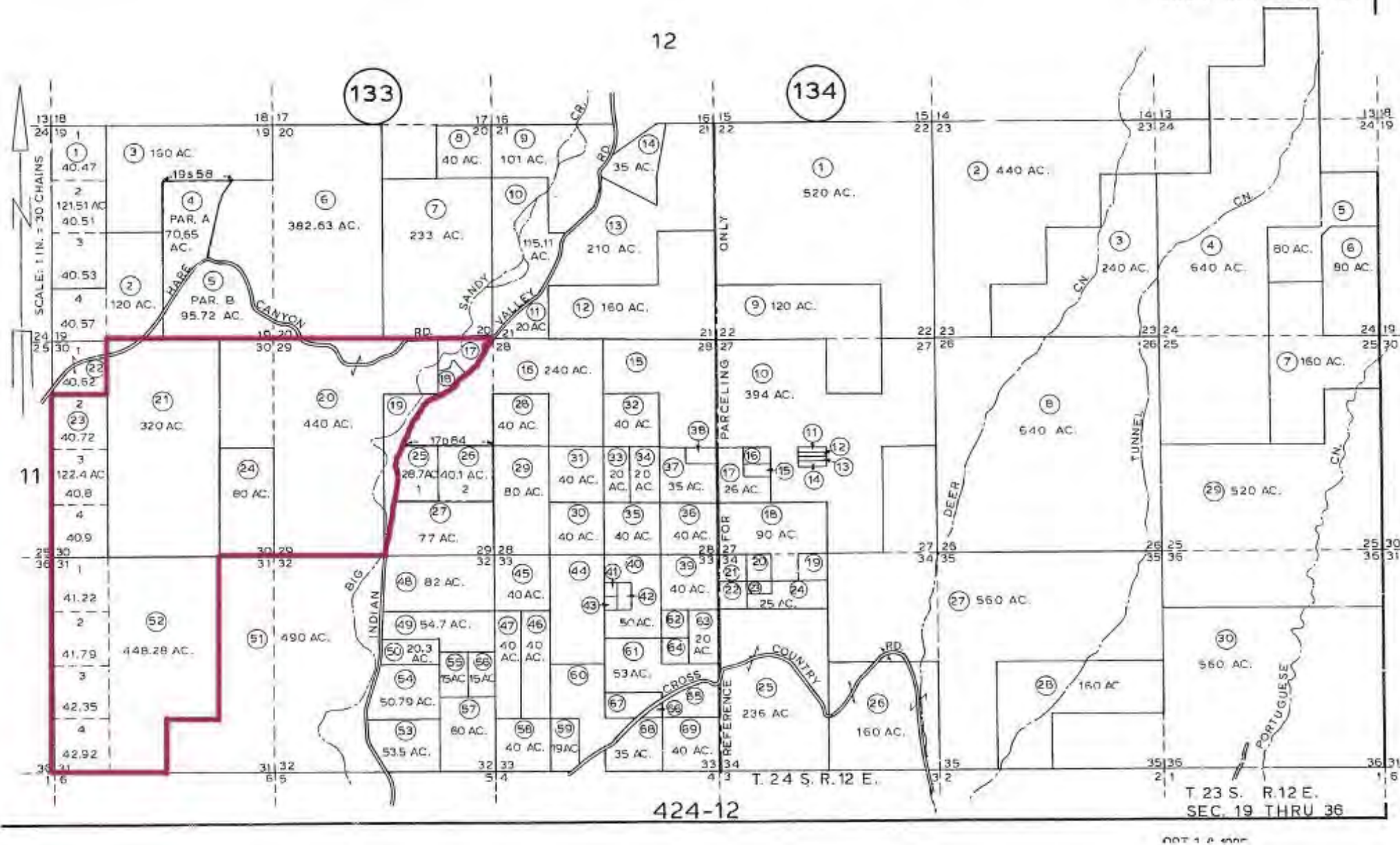
***Front Ranch (Eastern 585± acres):
\$2,700,000***

***Back Ranch (Western 890± acres):
\$2,200,000***

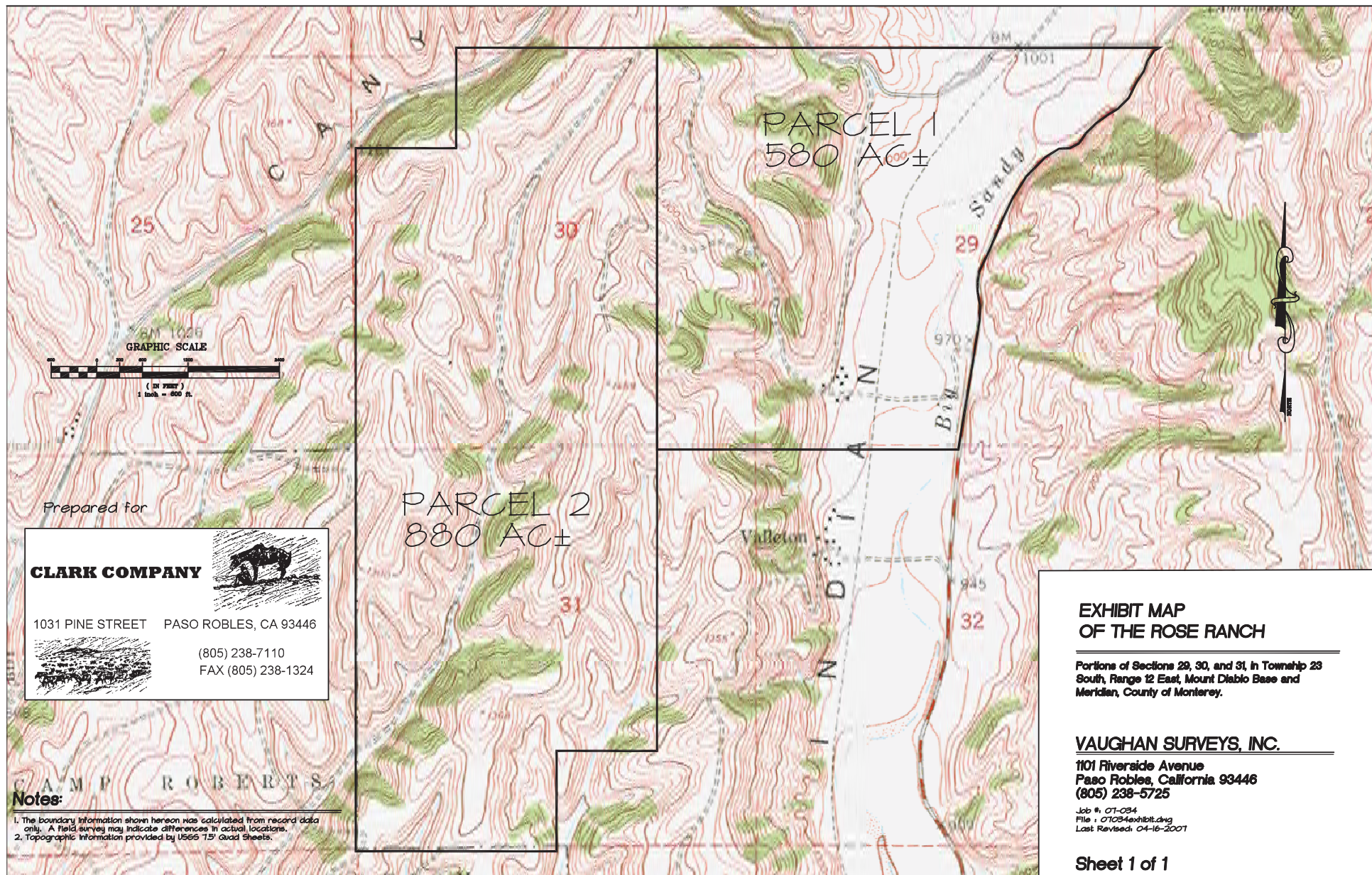
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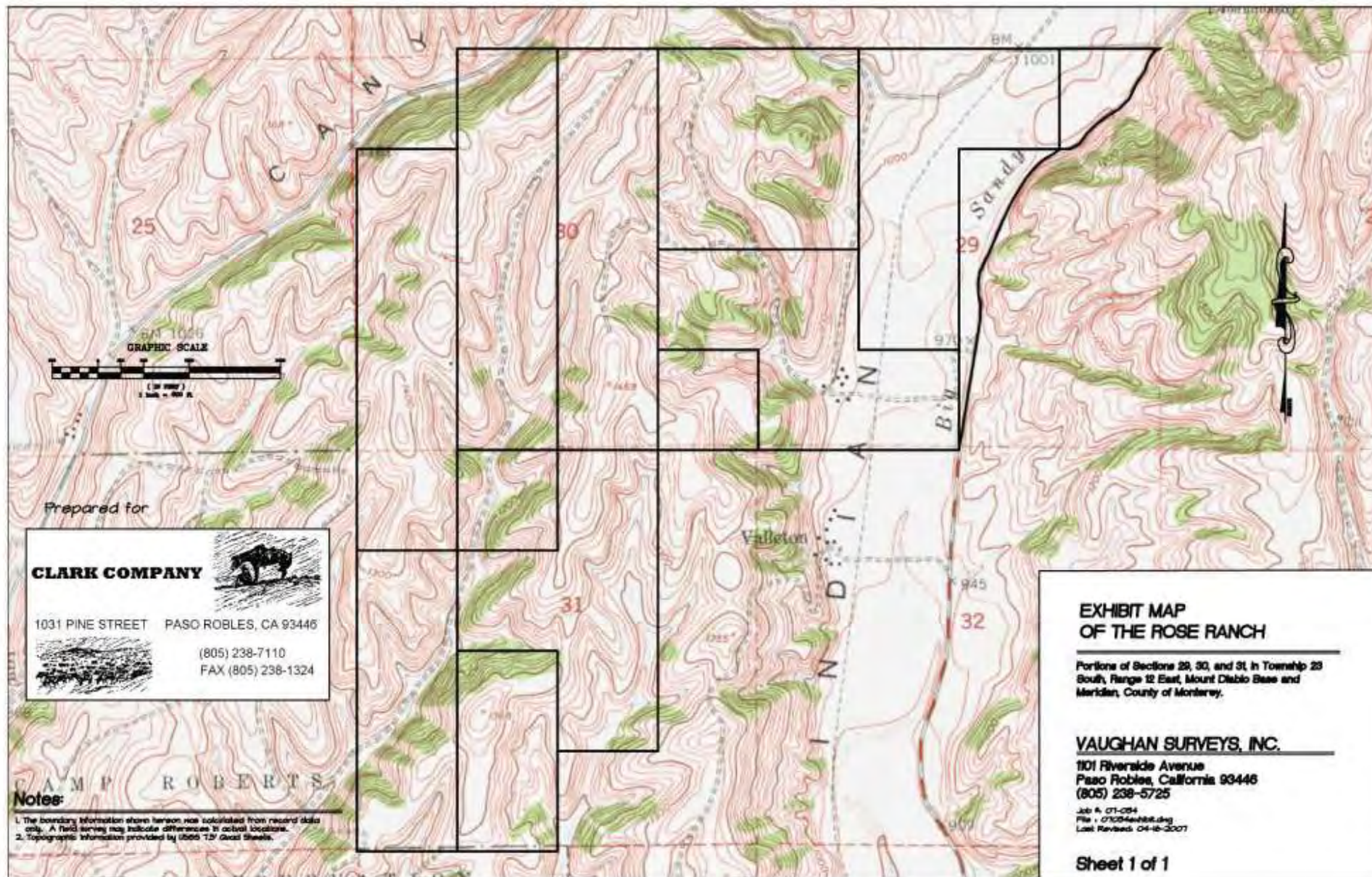
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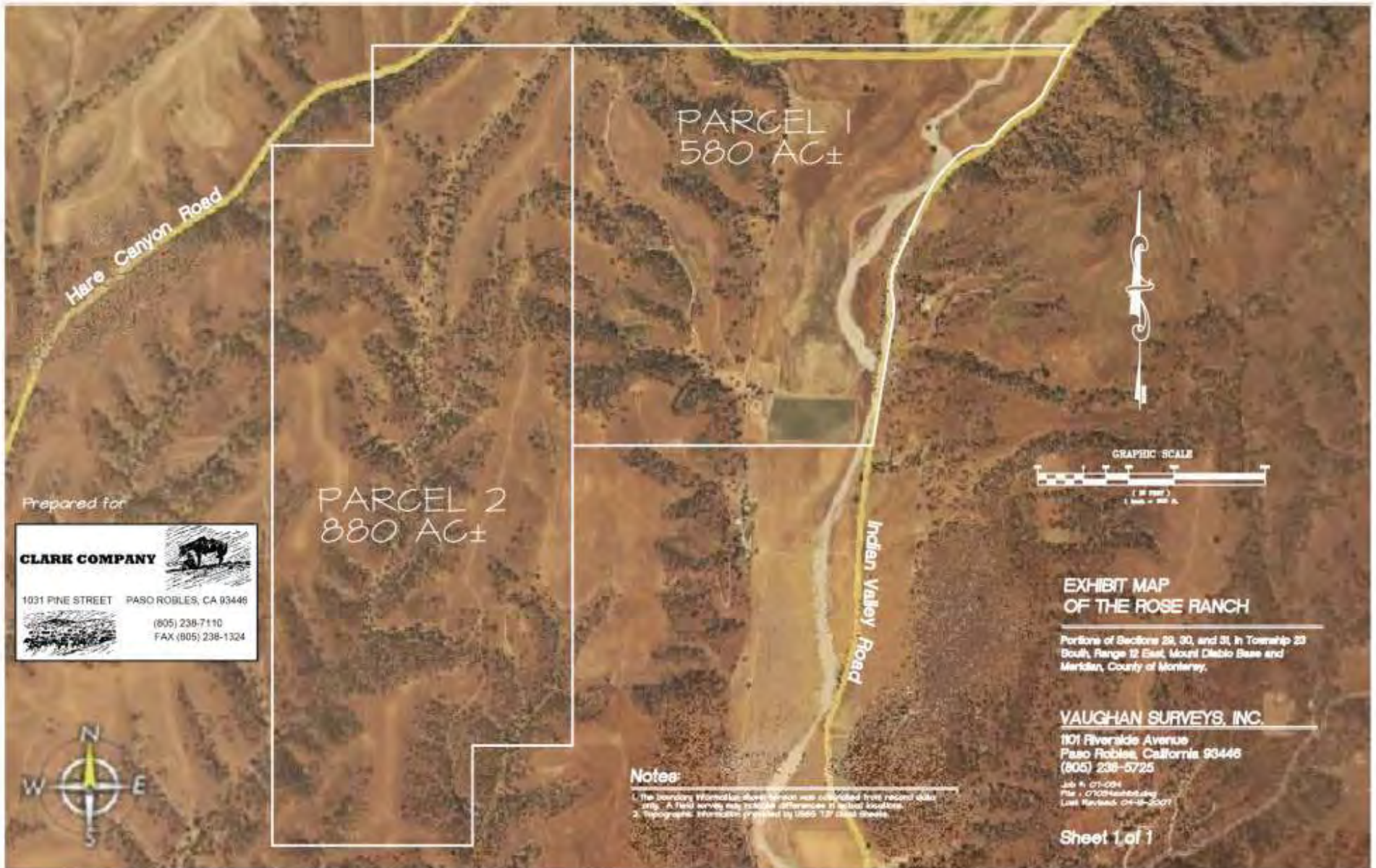
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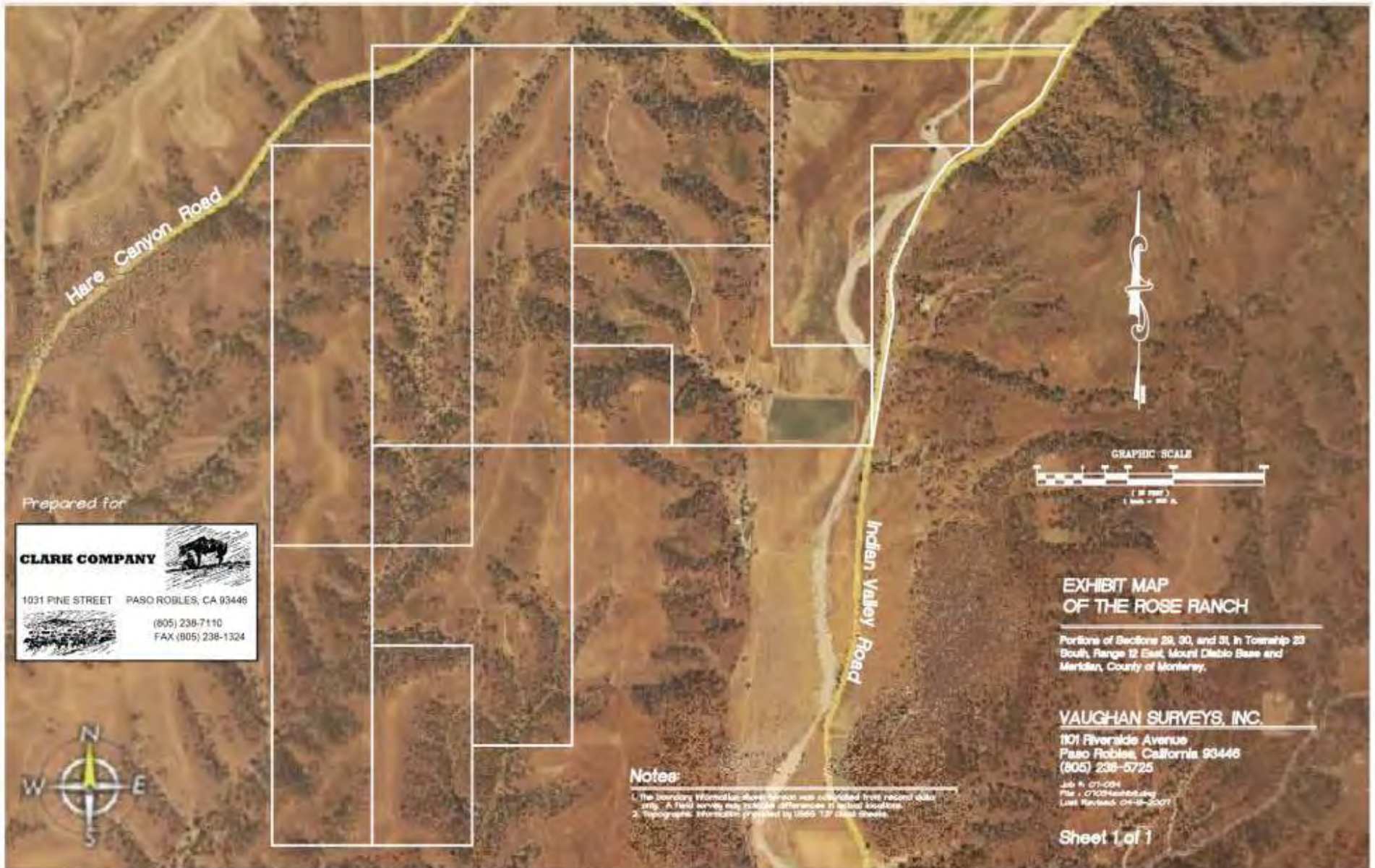
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