Ranch

74267 Cross Country Road
San Miguel, California

Description

Surrounded, as far as the eye can see, by mountains and valleys and brimming with abundant wildlife, BMT Ranch offers outstanding opportunity to purchase a working horse and alfalfa ranch in San Miguel's countryside. Encompassing 891± acres, this historic thoroughbred ranch is complemented by a main home, 2 guest cottages, a foreman's and multiple employee residences, numerous out buildings, barns, and equestrian facilities including a training track. Water is supplied by multiple wells.

Prior to being developed into a thoroughbred ranch, the land now known as BMT Ranch was a dry land grain and cattle ranch. In the mid-1960s the racnh was purchased by JC Dellinger and developed into Deerwood Stock Farms., which at its peak ran a couple hundred horses.

Acreage & Zoning

BMT Ranch is comprised of 891± acres (APN: 424-131,079-081, 086-088) and zoned Agriculture. The ranch includes 110± acres currently planted alfalfa including acreage suitable for potential irrigation, with the balance dedicated to the homestead, permanent pasture, and grazing land. The terrain is rolling to mountainous, with scattered oak trees, and abundant wildlife. The ground varies from alluvial bench near the creek bed to gently rolling hills suitable for grazing.

Water/Irrigation

Water is supplied through 4 irrigation wells and 2 domestic wells. The irrigation wells are all interconnected; three are powered with 125HP pumps and one with a 45HP pump. The Ranch also provides further opportunity for expansion of irrigation development.

Location

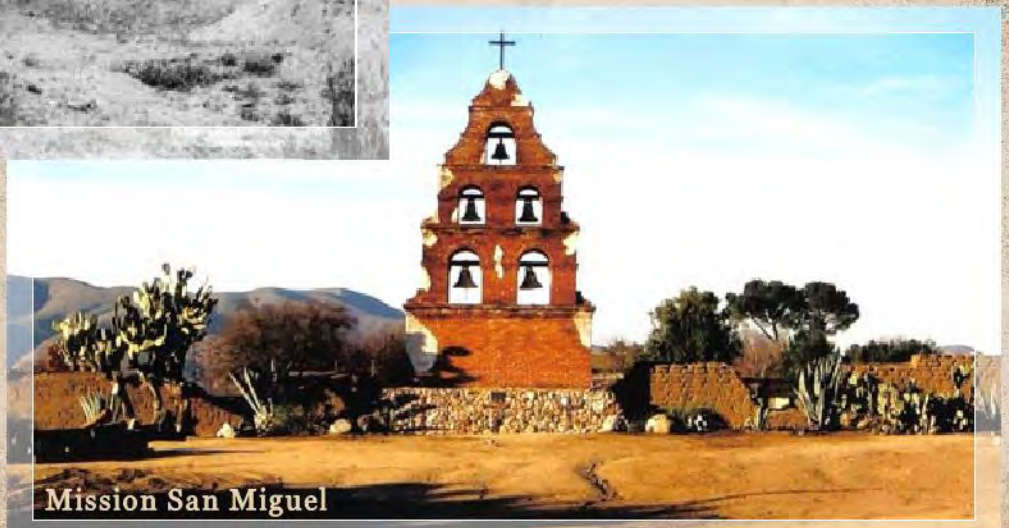
BMT Ranch is located in the rural countryside northeast of San Miguel, California, immediately north of the intersection of Cross Country Road and Vineyard Canyon Road, a 6 mile drive from downtown San Miguel and 20 miles west of the San Andreas fault. San Miguel is in Southern Monterey County, situated just 15 miles north of Paso Robles. The region of San Miguel in which BMT Ranch is located is a rolling mountainous area noted for cattle ranches, dry farming, vineyards, and rural home sites, surrounded by sparsely populated areas.

Climate & Rainfall

San Miguel has cool, mild winters, and hot summers. Average annual rainfall varies from 10 to 20 inches.

Locale & Local History

San Miguel 1889


Mission San Miguel

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 is positioned 10-miles north of the mid-point between Los Angeles and San Francisco. The Ranch is a short 15 minute drive from the Paso Robles Municipal Airport which offers Fuel & Line Services, Aircraft Maintenance, Air Charter, Hot Air Balloons, Restaurant and Ground Transportation. The airport also has a Jet Center and private hangars available for general aviation. Just 42 miles from the Ranch is San Luis Obispo County's Regional Airport, with commercial service daily to Los Angeles and San Francisco connecting to International flights. The San Luis Obispo Airport offers convenient access to and from the Central Coast. Residents and visitors have the choice of two commercial airlines with flights to Los Angeles, Phoenix, and San Francisco. The airport is also home to full service general aviation and corporate facilities.

Improvements

RESIDENCES: BMT Ranch is complemented with numerous residences. The retro-style main home was built in the 1960s and comprises 4700± square feet. It is made up of 3 bedrooms, an office, and 3.5 bathrooms. Amenities include a large lanai, stone fireplace, two nearby guest cottages, 2 attached 2-car garages, and a substantial covered front porch with panoramic views of the canyon and valley-great for entertaining. The foreman's residence comprises 1500± square feet and is made up of 3 bedrooms and 2 baths. There are also six small houses for workers.

BARN/OUTBUILDINGS: There are 2 large hay barns, 4 horse barns, pole barn, and several outbuildings.

EQUESTRIAN FACILITIES: BMT Ranch is fitted with 4 horse barns: one-11 stall breeding shed, one-12 stall Foaling Barn, one-27 stall turnout barn, and one-19 stall training barn. There are also 12 sand turn outs and a half-mile training track with chute.

FENCING/ROADS: The ranch is extensively fenced with wood fencing, including multiple fenced horse pens and pastures. A paved road extends from the ranch entrance to the main residence and dirt roads are intermingled throughout allowing access to the entire ranch.

UTILITIES: BMT Ranch utilizes a private septic system, bottled gas and developed electric.

Offered at $6,000,000

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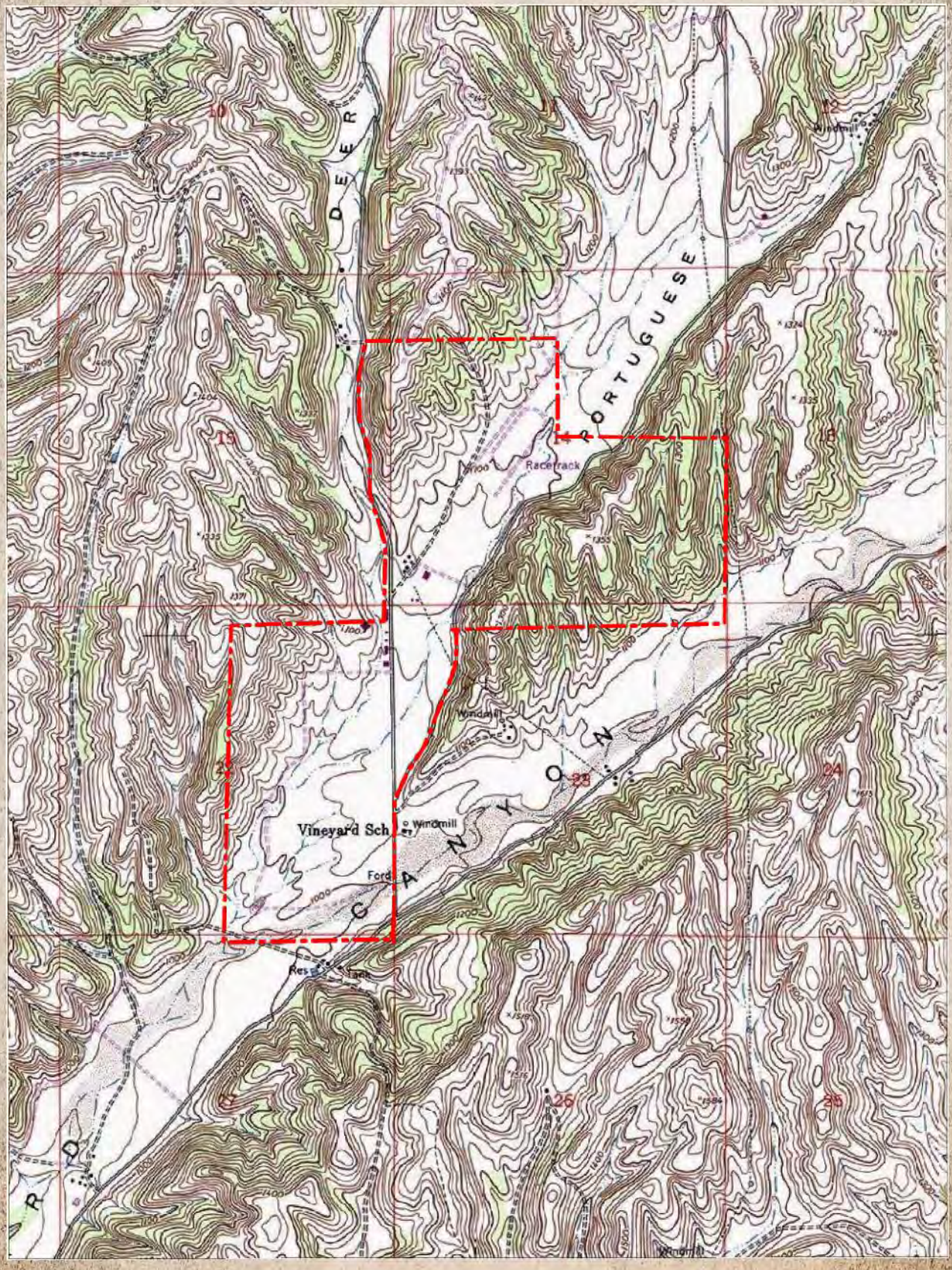

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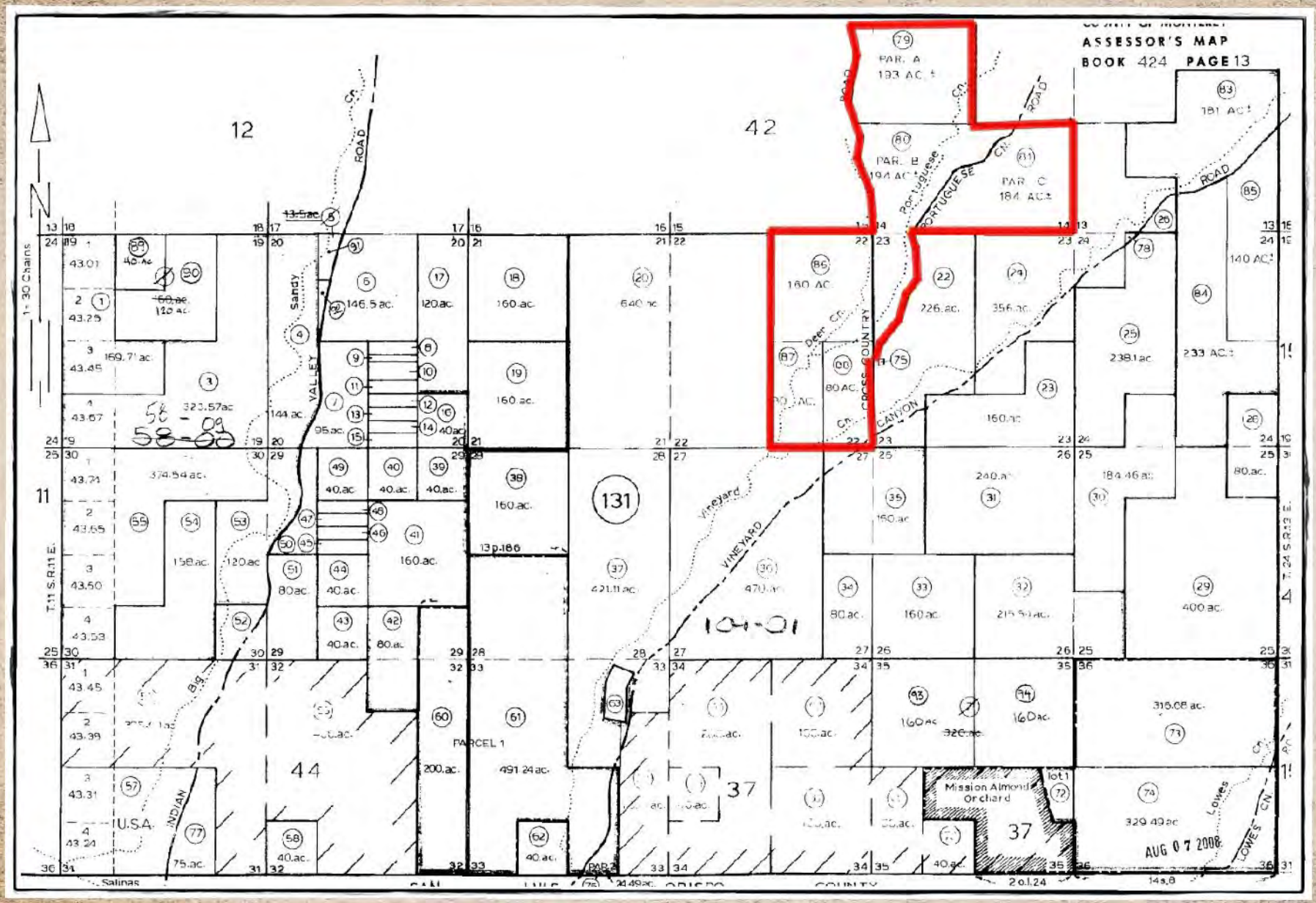

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BMT Ranch, Page 12

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