



Central Coast Range Private Retreat

4550 Noble Lane

Templeton, California

Escape to this very picturesque and rare private valley retreat between Paso Robles and Cambria on California's scenic Central Coast. With coastal climate influence, rainfall averages 35+ inches per year. This 514.80 +/- acre ranch features grassy meadows, three ponds, a seasonal creek and acres of wooded hillsides. Located in the York Mountain wine region called York Mountain AVA, approximately 77+/- acres suitable for vineyard planting. The property boasts a 4500 +/- sf. main residence with 3 bedrooms, 4 bathrooms and a downstairs bonus room/exercise room with dumbwaiter & sauna. Also included are two detached guest suites with private bathrooms and 1820 +/- sf. caretaker residence with 3 bedrooms and 2 baths. Other amenities include a redwood hay barn, work sheds, feed/equipment sheds, aircraft hangar and a small non-permitted and 1500 +/- ft. paved landing strip. With eight legal certificates of compliance, this property would be an ideal corporate retreat or private family compound.

LOCATION

Halfway between Los Angeles and San Francisco on California's Central Coast.
6.5 Miles West of Templeton, 8.5 Miles SW of Downtown Paso Robles, 3.25 Miles West of Intersection at Vineyard Drive and HWY 46W. Main gate is 2 miles N of the York Mountain Road turnoff at HWY 46W.

APN'S

- 014-211-005, 80.57 Acres
- 014-211-006, 80.21 Acres
- 014-241-001, 306.86 Acres
- 014-261-023, 51.26 Acres

(SLO County Assessor's map size estimate is 518.90 +/- gross acres but appraisal MBS land survey size estimate of 514.80 +/- acres is assumed to be correct.)

ZONING

Agriculture (AG) and Rural Lands (RL) ~ Not Subject to Ag Preserve Contract

PROPERTY AMENITIES

- 514.80 +/- Acres
- 4544 +/- SF Custom-Built Main Residence - 1st Floor 3427 +/- SF, Basement 1117 +/- SF (Basement Permits Unknown)
- 1821 +/- SF Manager's Residence – 1st Floor 985 +/- SF, Basement 836 +/- SF (Basement Permits Unknown)
- 773 +/- combined SF Guest Units
- Garage and Carports
- Hangar
- Woodshop
- Feeder Barn
- Equipment Shed
- Older Hay Barn
- 1500 +/- Linear-Foot-Long, Non-Permitted Landing Strip

VINEYARD POTENTIAL

- Sloping to Steep Terrain
- Two Large Blocks of Land Total 77 +/- Acres with Potential for Vineyard Planting
- 66 +/- Additional Scattered Acres May be Planted with Steep Terrain and Dense Trees
- York Mountain AVA Region

WATER

- Two Drilled and Cased Wells
- Four Horizontal Wells
- One Spring
- Two Rain-Fed Reservoirs

Offered at \$5,495,000 (NS17210198)

Presented by:

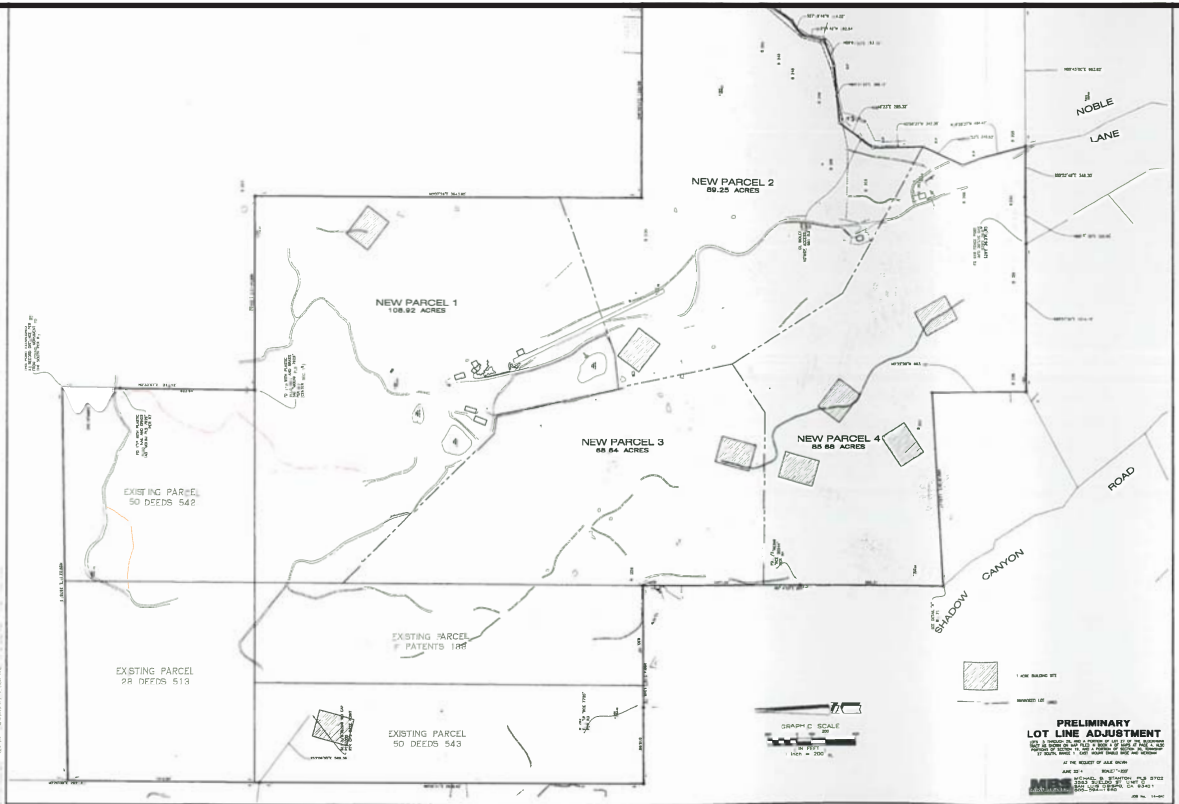
Hugh Pitts & Kerry Mormann
BRE#00950235/BRE#00598625

Hugh Pitts, 805.235.9767, hugh@hughpitts.com
RE/MAX Parkside Real Estate, 711 12th Street, Paso Robles, California, 93446
Each office independently owned and operated.

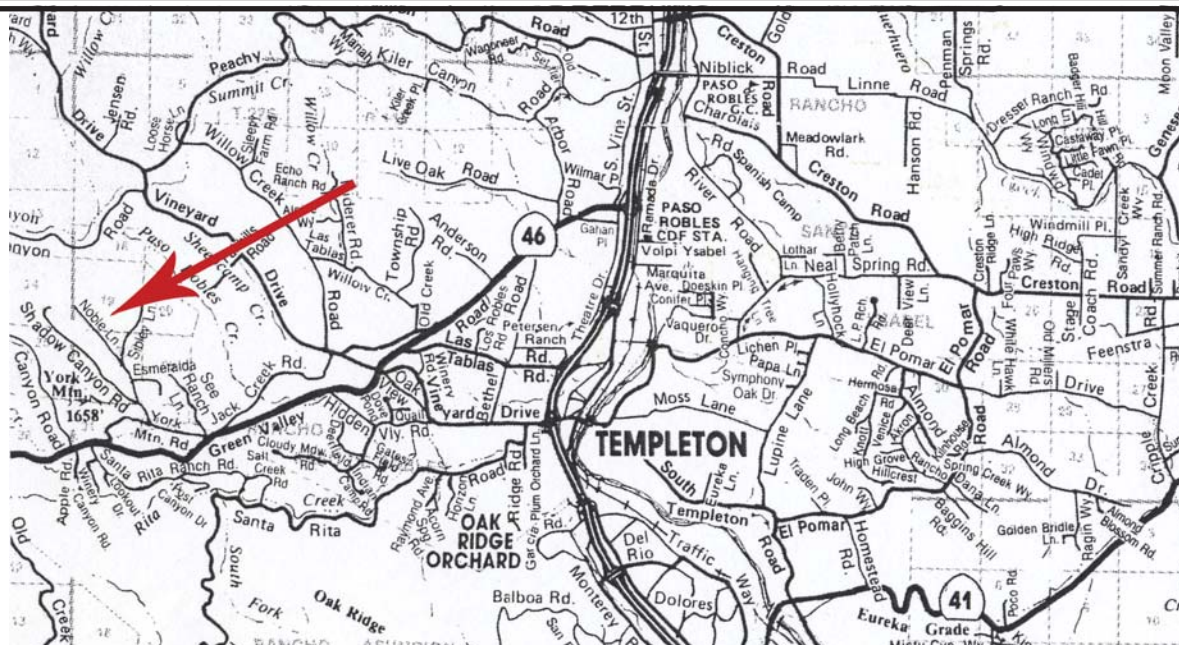
Kerry Mormann, 805.969.5026, kerrym@coastalranch.com
Berkshire Hathaway Home Service, 1170 Coast Village Road, Santa Barbara, California, 93108
The following information is deemed from reliable sources but is not guaranteed.

Sources include information obtained from Schenberger, Taylor, McCormick & Jecker Inc. Appraisal dated February 24, 2016.
Buyer is strongly advised to perform their own due diligence regarding all claims made to this property.

~ Parcel Map ~

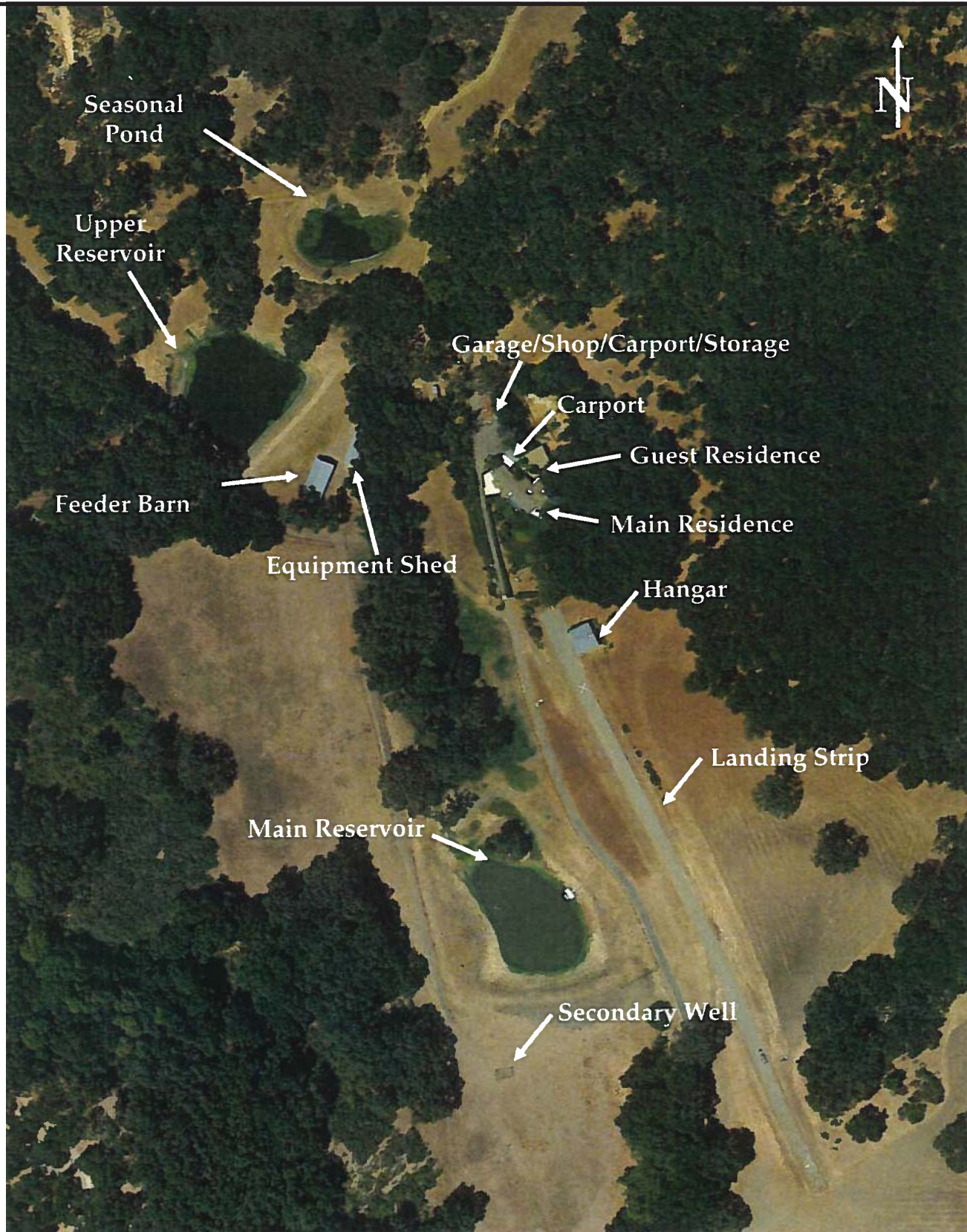


~ Location Map ~



Boundary lines shown are approximate only.
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 Maps courtesy of Schenberger, Taylor, McCormick Jecker Inc.

~ Layout Map ~



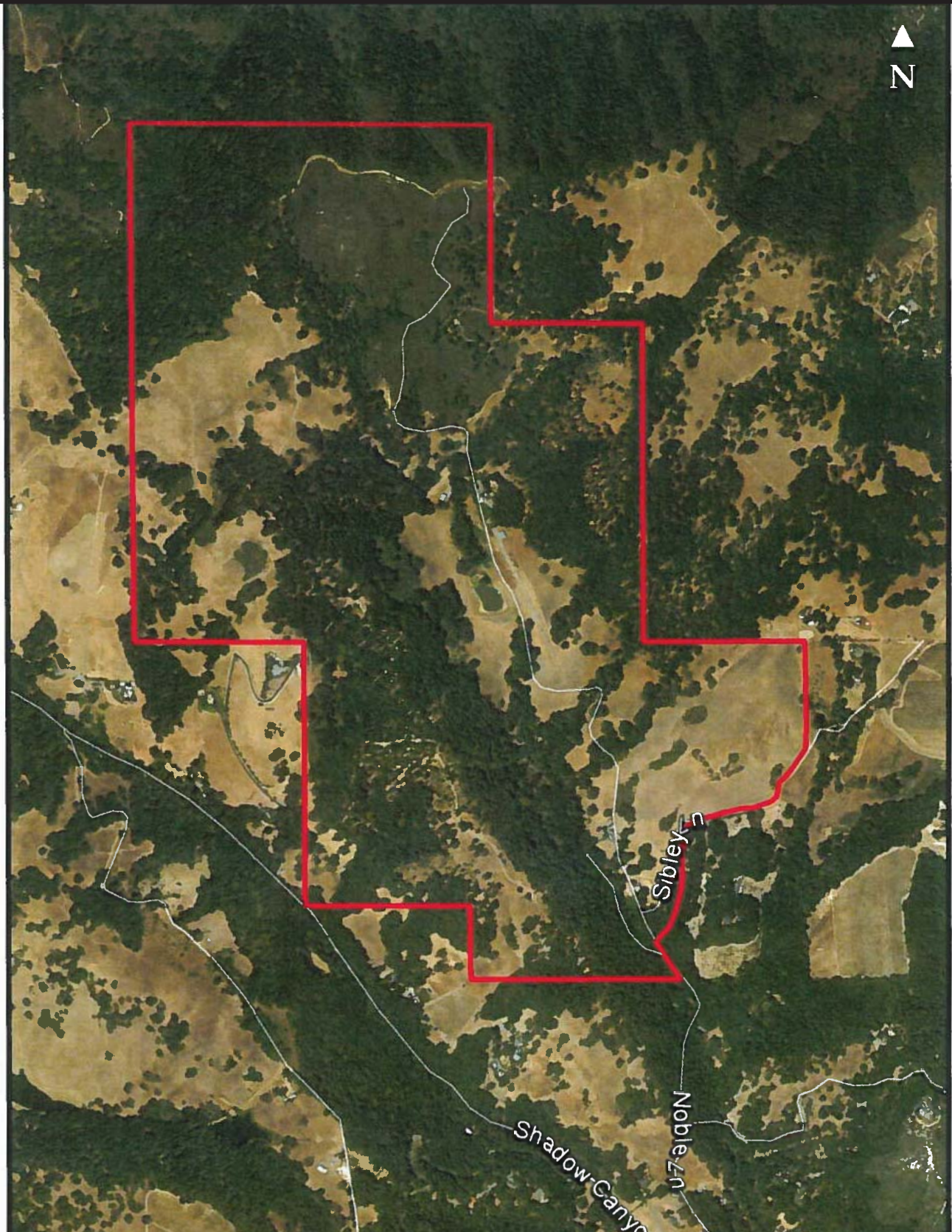
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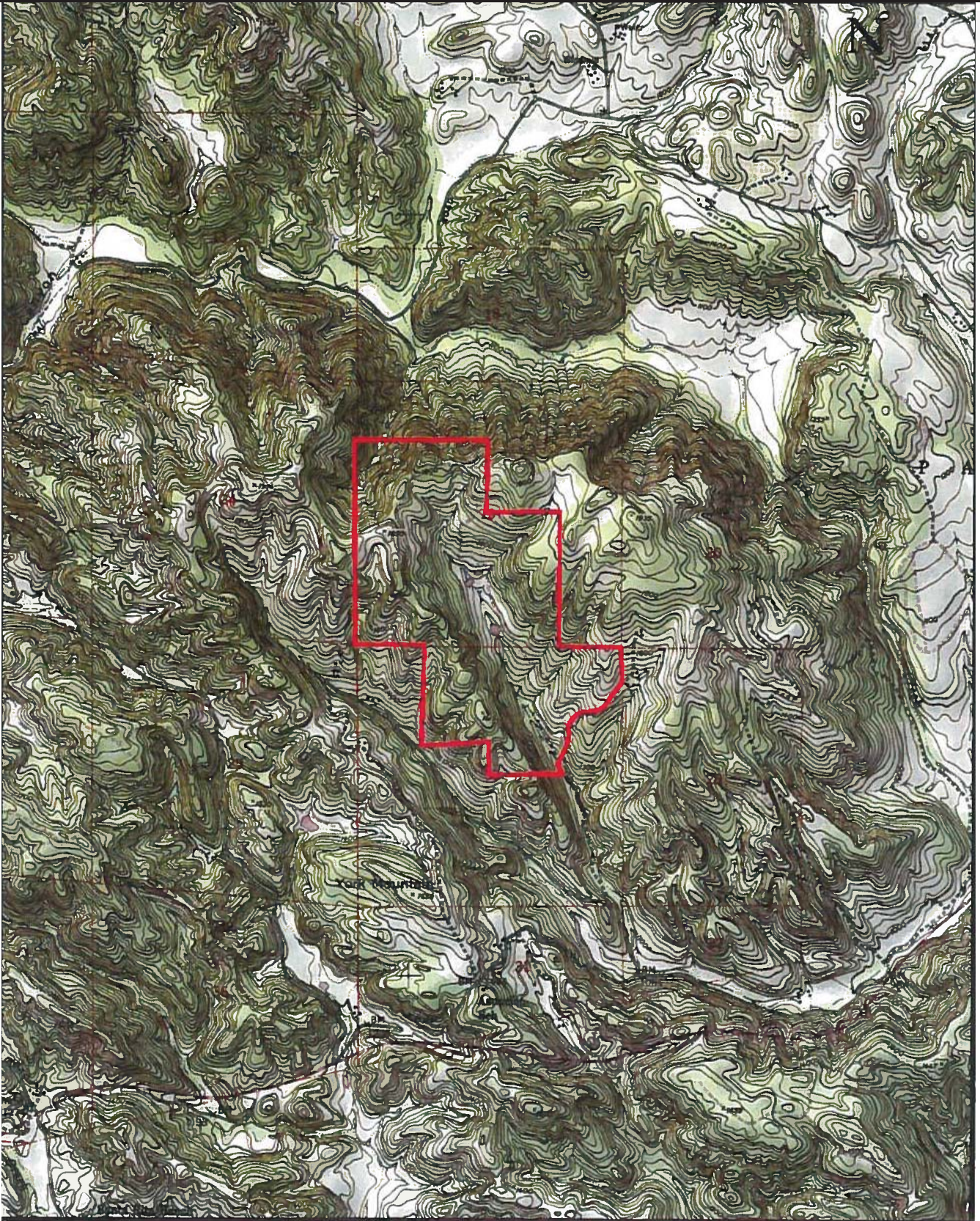
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~ Aerial Map ~



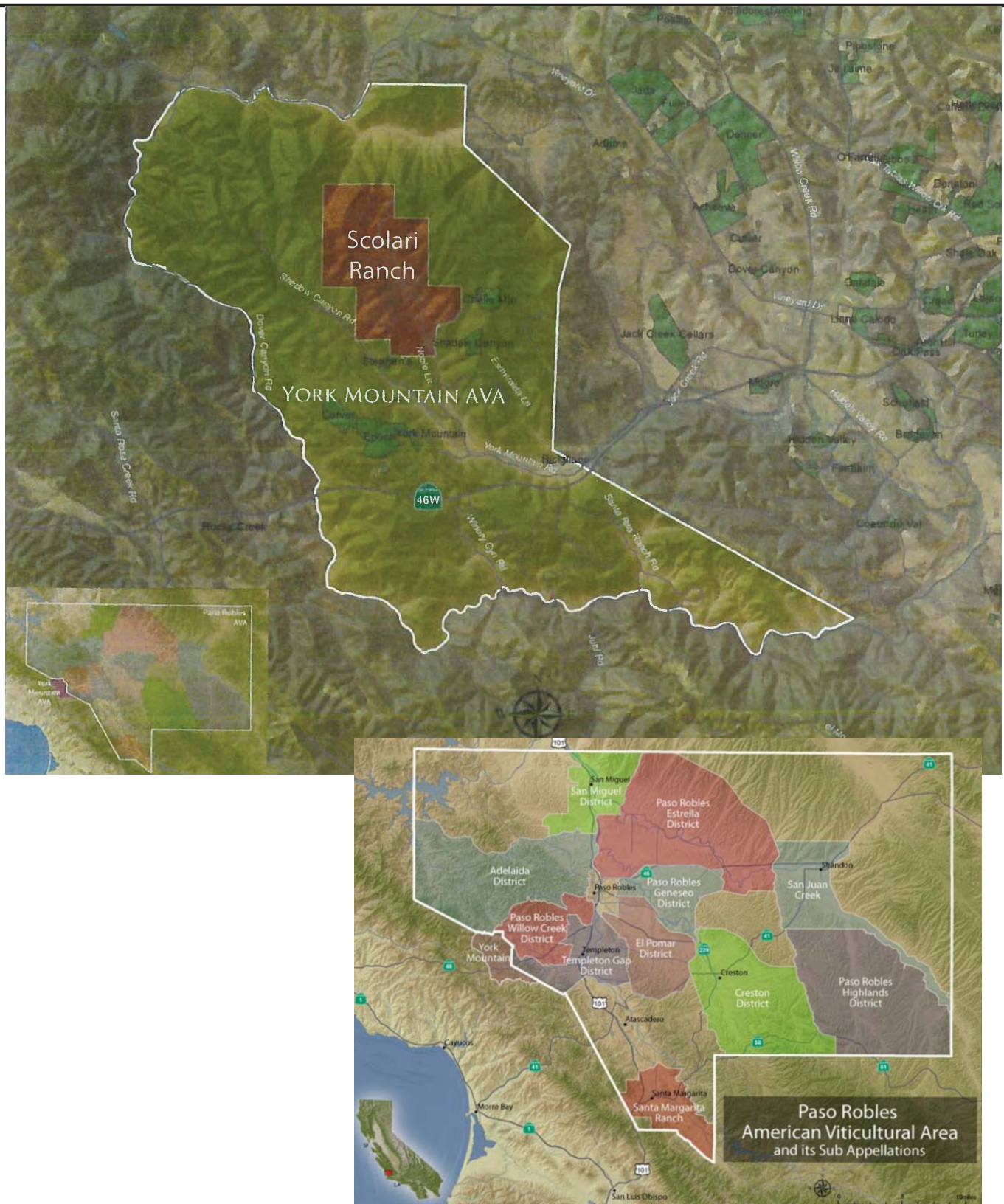
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~ Topography Map ~



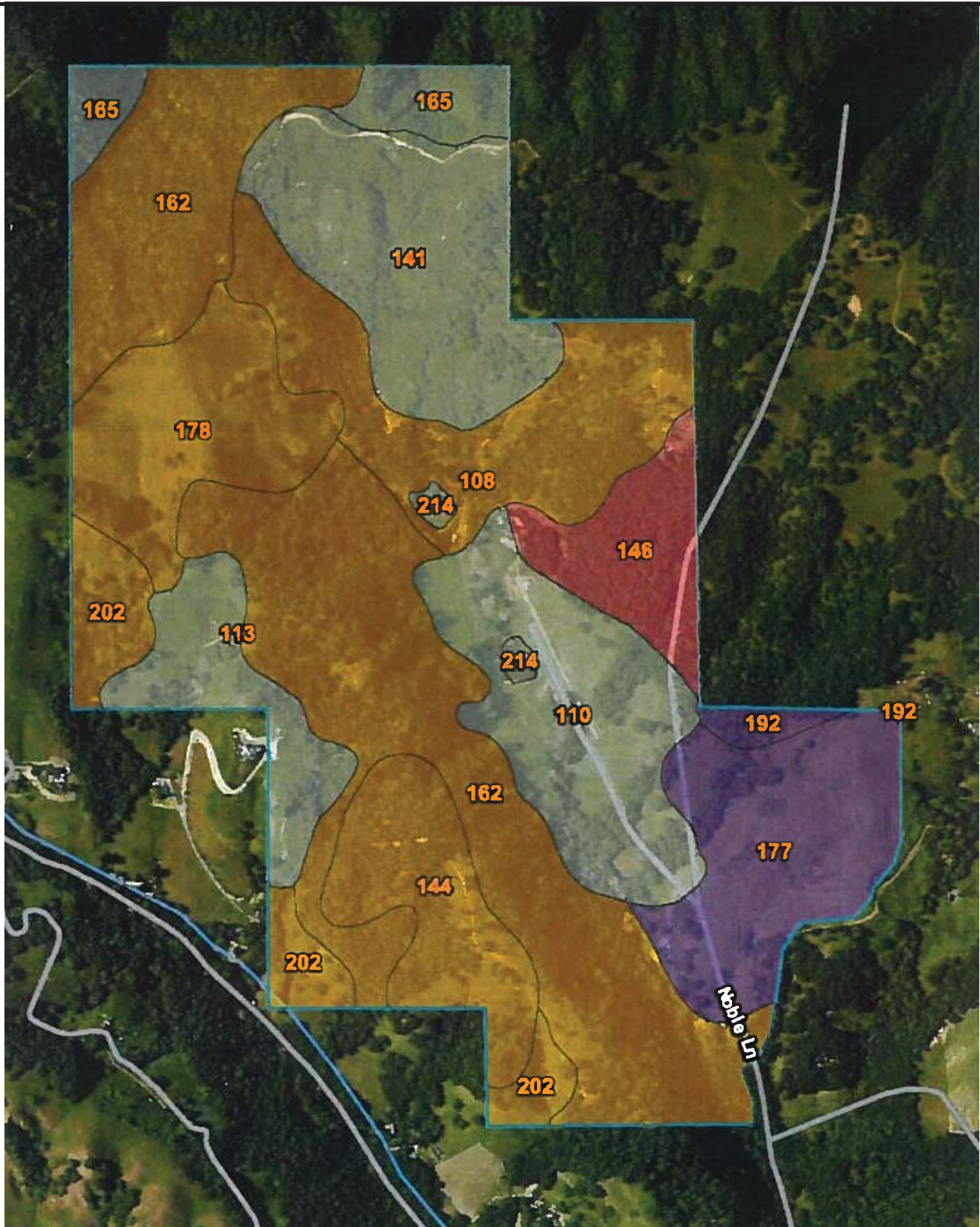
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~ AVA Maps ~



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~ Soils Map ~



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Map courtesy of Schenberger, Taylor, McCormick Jecker Inc. & USDA.gov

~ Soils Map Key ~

California Revised Storie Index (CA)— Summary by Map Unit — San Luis Obispo County, California, Paso Robles Area (CA665)					
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
108	Arnold-San Andreas complex, 30 to 75 percent slopes	Grade Four - Poor	Arnold (30%)	51.8	9.9%
			San Andreas (20%)		
110	Ayar and Diablo soils, 15 to 30 percent slopes	Not Applicable for Storie Index	Unnamed, similar to Ayar silty clay (20%)	53.1	10.2%
			Unnamed, similar to Diablo soil (5%)		
			Zakme, clay (5%)		
			Unnamed, similar to Ayar silt loam (5%)		
			Cropley, clay (5%)		
			Unnamed, deep gullies (1%)		
			Los Osos, clay loam (1%)		
			Unnamed, land slips (1%)		
			Nacimiento, silty clay loam (1%)		
			Balcom, loam (1%)		
113	Balcom-Calleguas complex, 50 to 75 percent slopes	Not Applicable for Storie Index	Unnamed, similar to the Calleguas soil (10%)	24.8	4.8%
			Badland (10%)		
			Nacimiento, silty clay loam (10%)		
			Dibble, clay loam (5%)		
			Los Osos, clay loam (1%)		
			Rock outcrop (1%)		
			Linne, shaly clay loam (1%)		
			Calodo, clay loam (1%)		
			Unnamed, slopes of 30 to 50 percent (1%)		

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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
141	Gaviota-Rock outcrop complex, 30 to 75 percent slopes	Not Applicable for Storie Index	Rock outcrop (20%)	56.5	10.8%
			Cieneba, coarse sandy loam (15%)		
			San Andreas, sandy loam (10%)		
			Dibble, clay loam (5%)		
			McMullin, gravelly loam (2%)		
			Lompico, loam (1%)		
			Unnamed, slopes of 15 to 30 percent (1%)		
			Shimmon, loam (1%)		
144	Gazos shaly clay loam, 9 to 30 percent slopes	Grade Four - Poor	Gazos (80%)	31.9	6.1%
146	Gilroy-Rock outcrop complex, 30 to 50 percent slopes	Grade Five - Very Poor	Gilroy (50%)	22.7	4.4%
162	Lompico-McMullin complex, 50 to 75 percent slopes	Grade Four - Poor	Lompico (30%)	147.7	28.4%
165	McMullin-Rock outcrop complex, 50 to 75 percent slopes	Not Applicable for Storie Index	Rock outcrop (20%)	15.5	3.0%
			Shimmon, loam (10%)		
			Lompico, loam (10%)		
			Henneke, very cobbly clay loam (5%)		
			Gilroy, gravelly loam (1%)		
			Montara, clay loam (1%)		
			Unnamed, slopes of 30 to 50 percent (1%)		
			Gaviota, sandy loam (1%)		
			Millsholm, clay loam (1%)		
177	Nacimiento-Ayar complex, 9 to 30 percent slopes	Grade Three - Fair	Nacimiento (35%)	47.9	9.2%
			Ayar (30%)		

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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
178	Nacimiento-Ayar complex, 30 to 50 percent slopes	Grade Four - Poor	Nacimiento (35%)	40.4	7.8%
			Ayar (30%)		
192	San Andreas sandy loam, 15 to 30 percent slopes	Grade Three - Fair	San Andreas (80%)	3.8	0.7%
202	Shimmon loam, 30 to 50 percent slopes	Grade Four - Poor	Shimmon (80%)	22.2	4.3%
214	WATER	Not Applicable for Storie Index	Water (100%)	2.3	0.4%
Totals for Area of Interest				520.7	100.0%

Description

The Storie Index is a soil rating based on soil properties that govern a soil's potential for cultivated agriculture in California.

The Storie Index assesses the productivity of a soil from the following four characteristics: Factor A, degree of soil profile development; factor B, texture of the surface layer; factor C, slope; and factor X, manageable features, including drainage, microrelief, fertility, acidity, erosion, and salt content. A score ranging from 0 to 100 percent is determined for each factor, and the scores are then multiplied together to derive an index rating.

For simplification, Storie Index ratings have been combined into six grade classes as follows: Grade 1 (excellent), 100 to 80; grade 2 (good), 79 to 60; grade 3 (fair), 59 to 40; grade 4 (poor), 39 to 20; grade 5 (very poor), 19 to 10; and grade 6 (nonagricultural), less than 10.

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

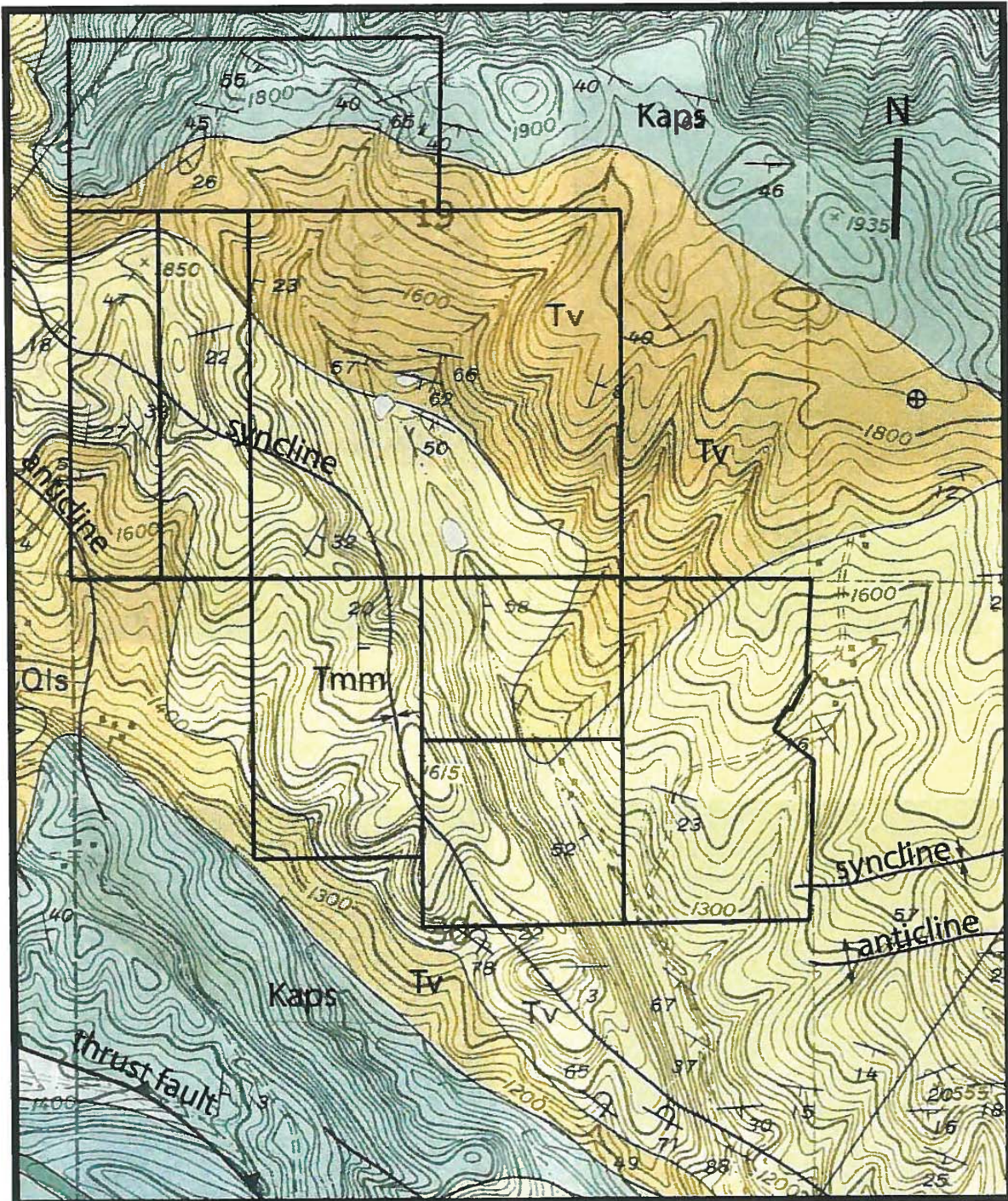
Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

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Map courtesy of Schenberger, Taylor, McCormick Jecker Inc. & USDA.gov

~ Geologic Map ~



Source: Selders, V. M., 1982, Geologic Map of an Area Near York Mountain, San Luis Obispo County, California

Explanation

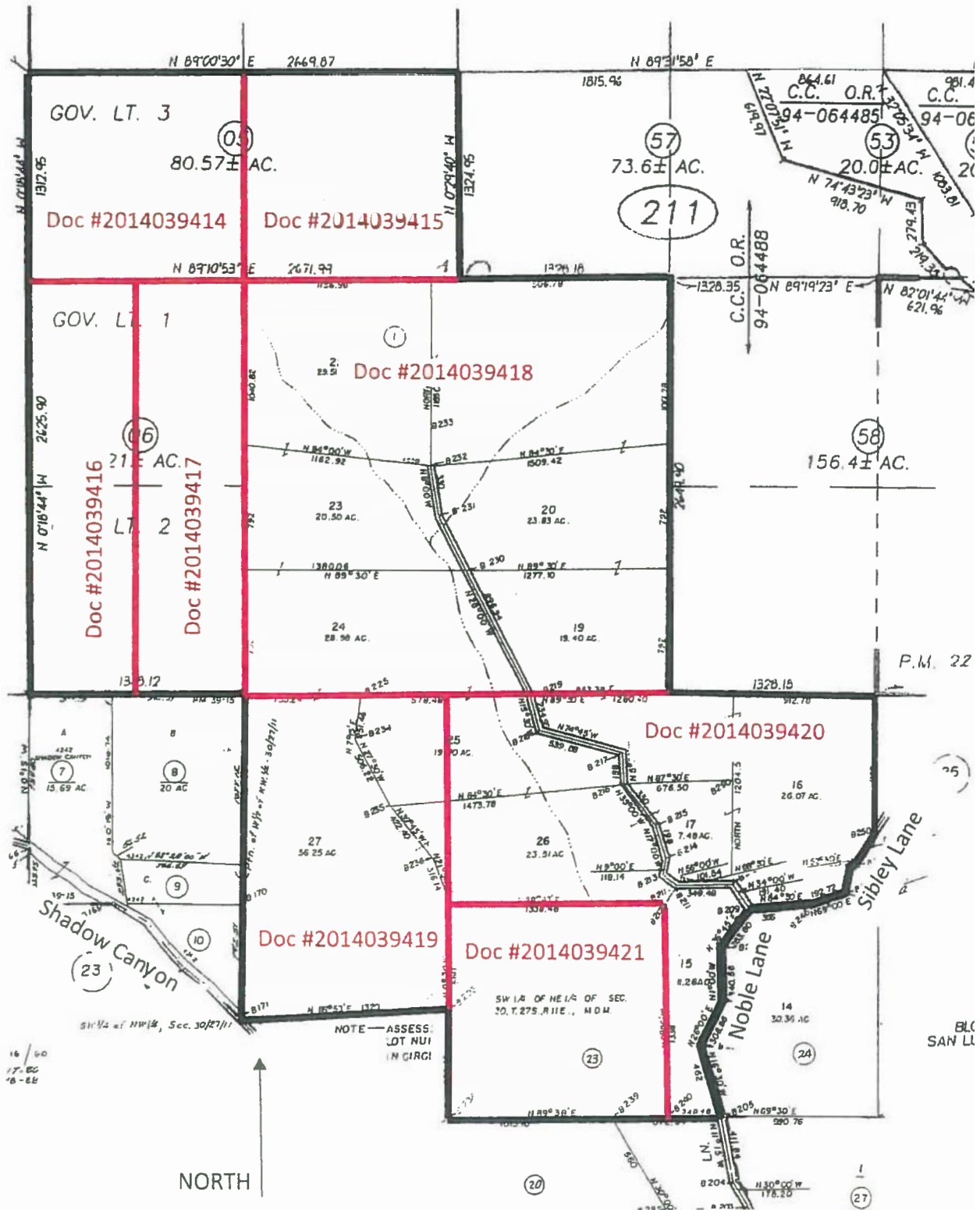
- Tmm Monterey Formation (calcareous shales)
- Tv Vaqueros Formation (fossiliferous sandstone)
- Kaps Atascadero Formation (pebbly sandstone and shale)

Scale
1"=1000'

Figure 2
Geologic Map
Scolari Ranch
Cleath-Harris Geologists

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~ Certificates of Compliance ~



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