



Santa Rita Ranch

1,715 +/- Acres | Templeton, CA



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DRE# 01838294



Property Description

You gaze up at crisp, clear, blue skies with fluffy white clouds dancing overhead. You take a deep breath of fresh air as the warm sun shines upon your face and admire the vastness of rolling hills studded with mature oak trees. Off in the distance you can see Morro Bay Rock. The natural beauty of this ranch envelops you like a cozy blanket. Santa Rita Ranch, the best of all worlds . . . nearby modern conveniences, university town, easy access to the Pacific Ocean, small town ambience, tons of recreational activities, first class California wine country, over 200 wineries, eclectic dining options, peace, quiet, openness, and seclusion. Located in San Luis Obispo County, this 1715 acre ranch has three homes, a barn, tool shed, workshop, lake, multiple wells, springs, and can run 75-100 head of cattle year round. Just 10 miles to the town of Templeton, 17 miles to Paso Robles, and 14 miles to the coastal town of Cambria, you can easily reach modern amenities, the ocean, or stay home to enjoy your surroundings.



Highlights

- 1,715 +/- acres
- 3 homes
 - 2299 sq ft, 3 bedroom, 2 bathroom home
 - 3030 sq ft, 6 bedroom, 4 bathroom home
 - 1715 sq ft, 2 bedroom, 3 bathroom home
- Main home overlooks the lake
- 33 acre foot lake with largemouth bass, channel catfish, and bluegill
- 4 working wells, up to 7 gpm, as provided by owner
- Two seasonal creeks run through the property
- Multiple springs
- Workshop
- Barn with tack room
- Meat cooler
- Tool Shed
- 75-100 head of cattle, year round
- White flat stone rock quarry
- Vineyard potential
- Mediterranean climate with coastal influences

Size & Zoning

This 1,715 acre property consists of one parcel located in San Luis Obispo County.

APN	ACRES	ZONING
046-041-065	1,715	R-AG

The R-Ag zoning is considered Rural/ Agricultural. Please refer to the San Luis Obispo County Zoning Code, Title 17 for additional information on uses for this property. This property is not in the Williamson Act.

Current Property Taxes: \$73,949



Water

Water on this ranch is plentiful. 4 wells up to 7 gpm (as provided by the owner), seasonal creeks, springs, and a 33-acre foot lake make up with water resources for this property.



Cattle

75-100 pair can be run year round. Cattle handling facilities include: full functioning pens, squeeze chute, and a loading dock for cattle trucks. Fencing consists of barbed wire and the property has one large cross fence bisecting the property.



Recreational Activities

On 1,715 acres, biking, fishing, and off roading are definite options for recreational opportunities. Kayak to the center of your lake and cast a line, or take a dip to cool off. Take off on the many trails, steaming with sunlight from the forest canopy, to hike or horseback ride. For the birdwatchers: owls, hawks, warblers, hummingbirds, and puffins can be seen. Hunters can enjoy their pick from quail, dove, wild pigs, and deer.

Plan a day wine tasting. Nearby towns offer a plethora of wineries. Wine Enthusiasts named Paso Robles, the wine region of the year in 2013. San Antonio Lake and Lake Nacimiento are within an hours drive from the ranch. Start out your morning with a hot air balloon ride, then make your way to one of the many local farms for fresh produce and educational experiences, events, and gatherings. Franklin Hotsprings is located in Paso Robles and has therapeutic hot springs, 100 degree mineral water, boating, fishing and paintball.



About Templeton

Templeton is a small town in San Luis Obispo County. The population was 7674 at the 2010 US census. The Mediterranean climate is conducive to wine varietal farming and many, many wineries encompass the area from Templeton to Paso Robles. Templeton is home to Turley Cellars, one of the first winemakers to modify the fermentation process so that the alcohol content of the Zinfandels was higher than traditional Zinfandels, yet did not present itself as hot on the palate. Notable residents include: Josh Brolin (actor) and Sandy Koufax (Hall of Famer, Dodger Baseball player).



About Paso Robles

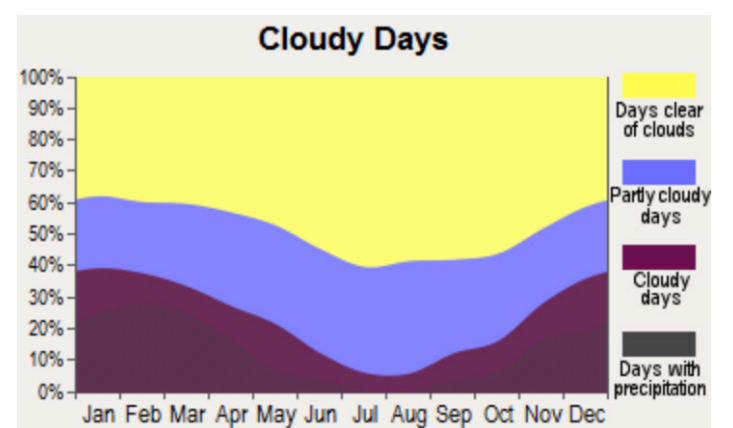
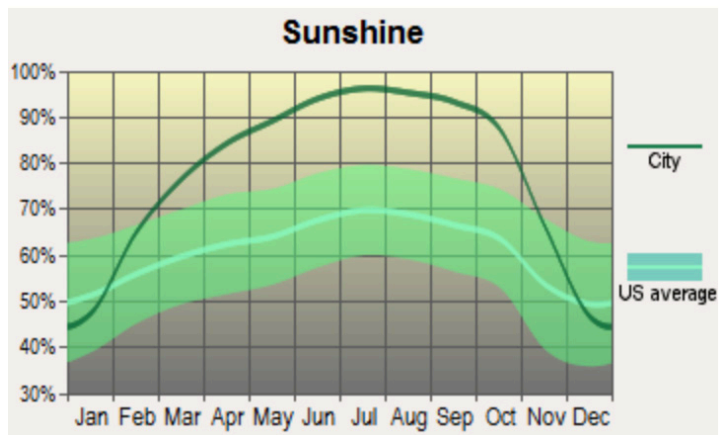
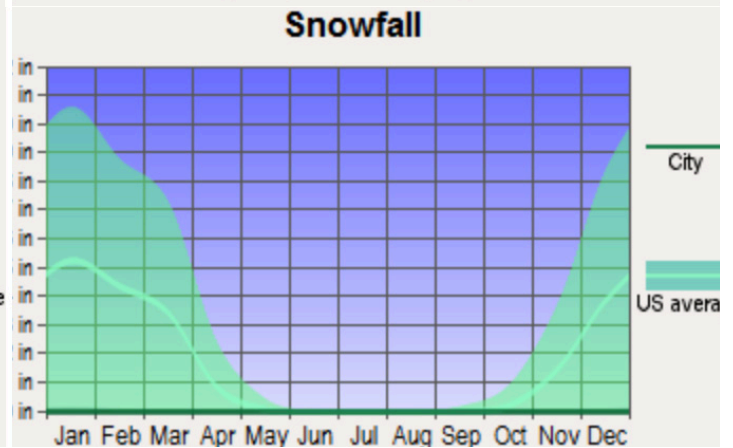
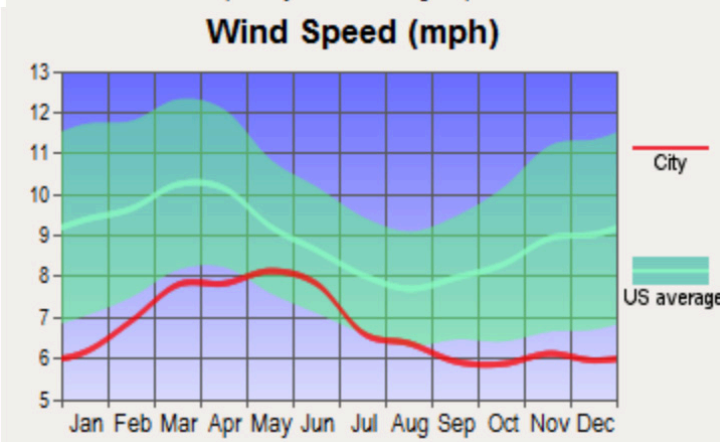
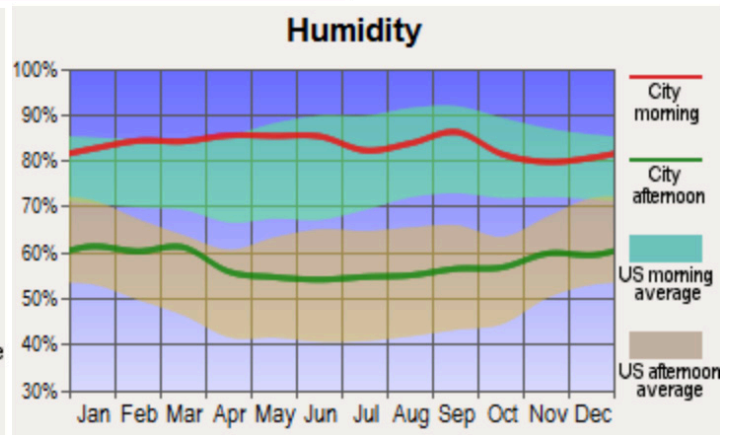
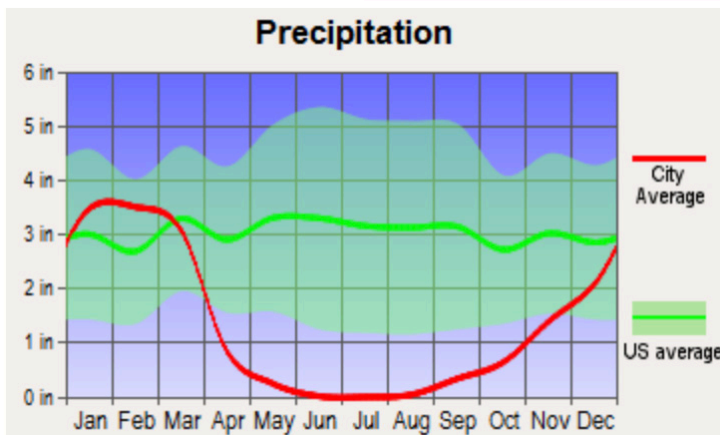
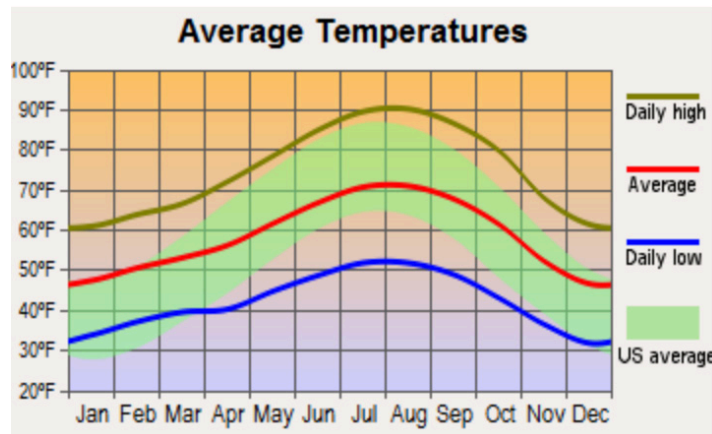
Located on the Salinas River, north of San Luis Obispo, Paso Robles is known for its hot springs, abundance of wineries, olive oil production, and almond orchards. Paso Robles is also known as the demarcation of where Northern California ends. The population was 29,793 as of the 2010 US census.

About San Luis Obispo County

San Luis Obispo County encompasses area along the Pacific Ocean between Los Angeles and the San Francisco Bay Area. The county seat is San Luis Obispo. The county is known for the California Polytechnic State University (Cal Poly), San Simeon (Hearst Castle), Cayucos, Morro Bay, and Mission San Luis Obispo de Tolosa (founded by Father Junipero Serra.) The population of the county was 269,637 as of the 2010 US census. Cal Poly, agriculture, and tourism are mainstays of the economy. San Luis Obispo County is the third largest producer of wine in California, surpassed only by Sonoma and Napa counties.

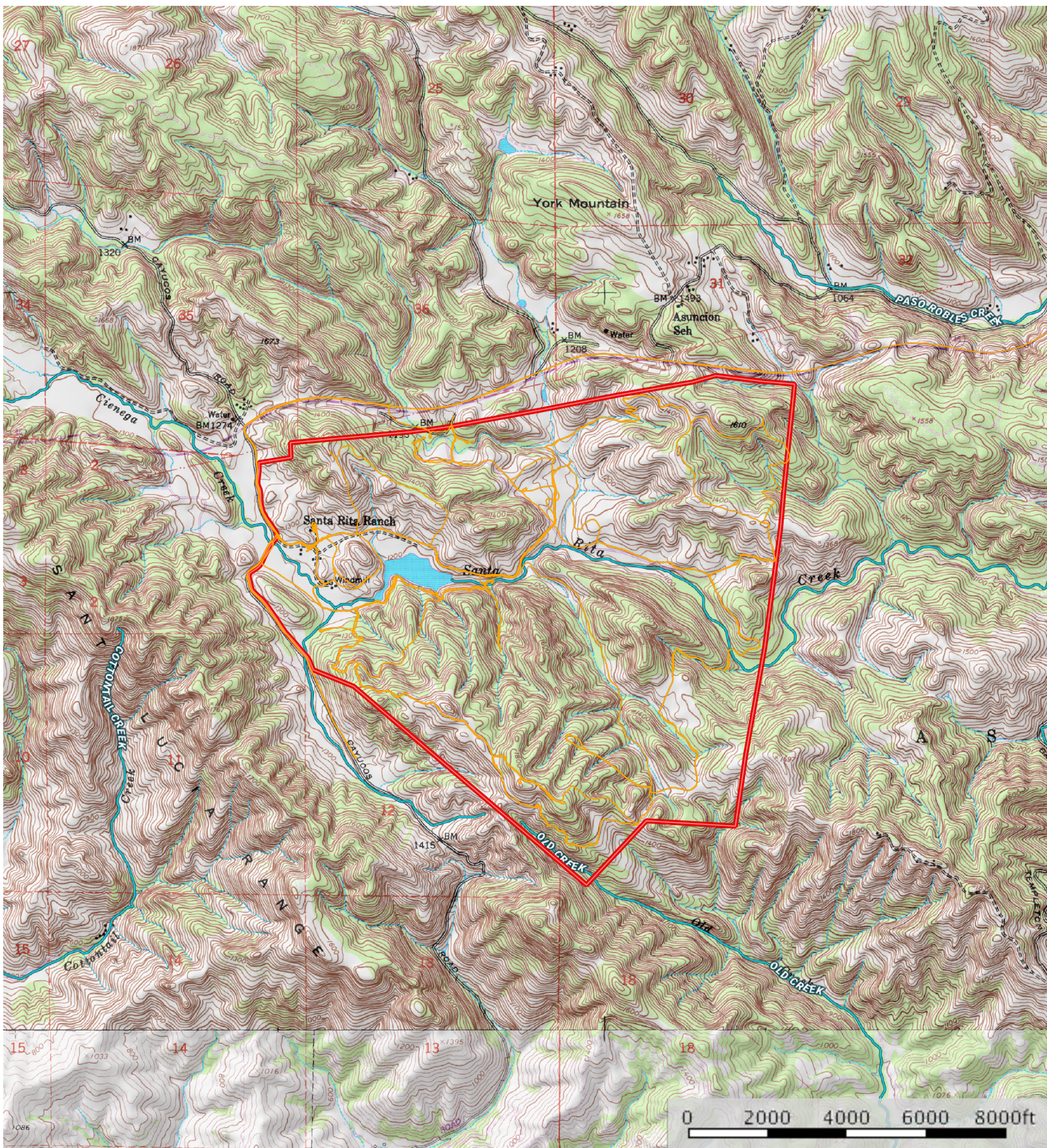


Weather





Tour Boundary





California Outdoor Properties, Inc and Sotheby's International Realty are pleased to have been selected as the Exclusive Agents for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. however, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., Sotheby's International Realty, and the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.

Co- Listed with Sotheby's International Realty, Mike Gardner



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