



F FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Cantinas Ranch

587.33 +/- Acres | San Luis Obispo County, CA

EXCLUSIVE PARTNER OF



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DRE# 01838294



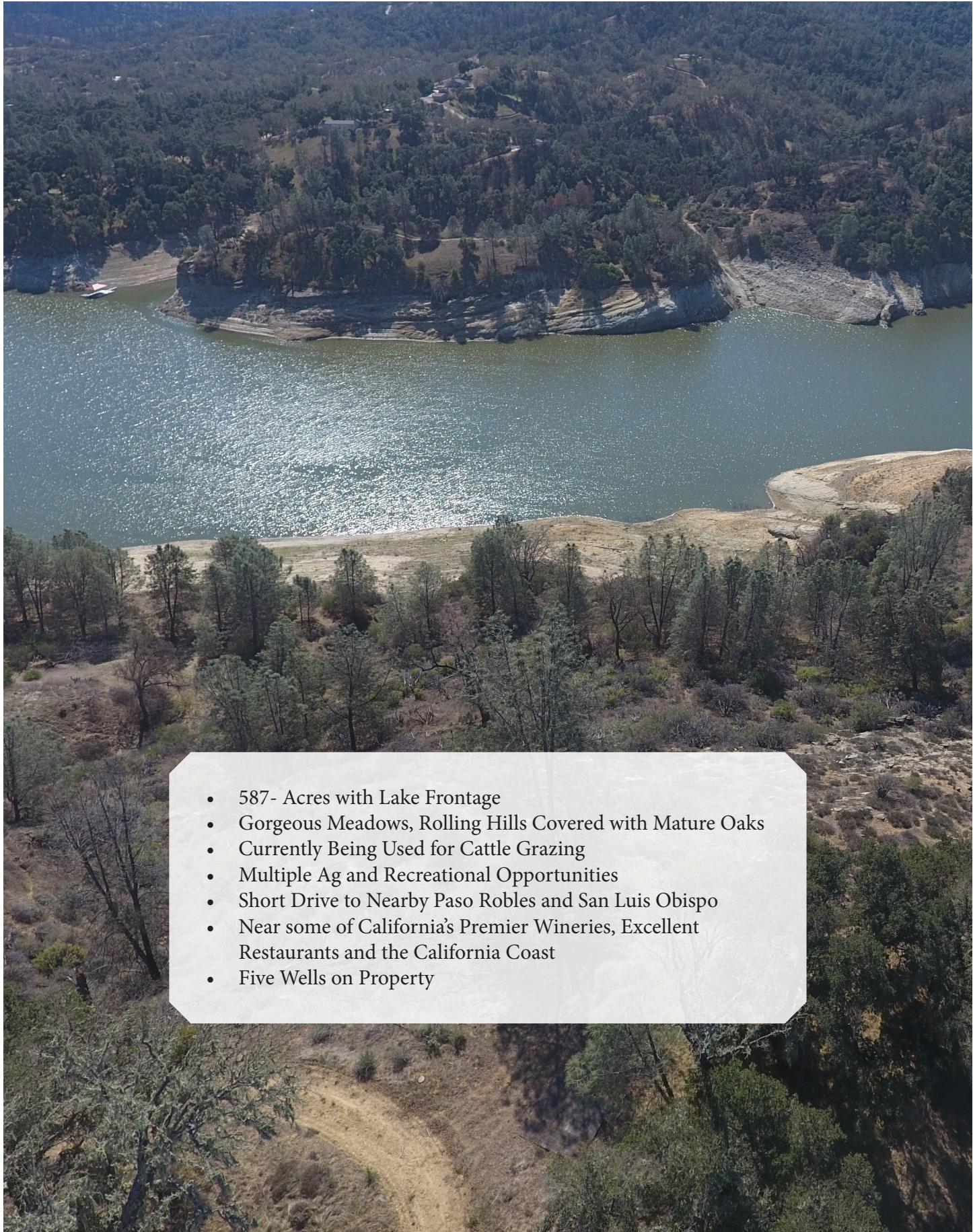
Introduction



The Cantinas Ranch bordering Lake Nacimiento offers 587 acres of that peace, tranquility and solitude we all need in today's world. With lake frontage, gorgeous meadows, rolling hills covered with mature Oaks, and beautiful lake and mountain views, one can't help but appreciate this unique properties' natural beauty. Because of its seclusion and year-round water, deer, wild pigs, quail, wild turkeys and other wildlife are often seen throughout the property. Rarely does lake frontage property like this become available that allows you to get away from it all while still being just a short drive to the modern conveniences of Paso Robles and San Luis Obispo offering some of California's premier wineries, excellent restaurants and the gorgeous California coastline. The ranch is currently being used for cattle grazing but could be used for multiple ag and recreational purposes. There are multiple sites to build your dream home and five wells already on the property. Centrally located three and a half hours from the Bay Area, two and a half hours from Santa Barbara and four hours from Los Angeles, the Cantinas Ranch can be the perfect residence or weekend getaway.



Highlights



- 587- Acres with Lake Frontage
- Gorgeous Meadows, Rolling Hills Covered with Mature Oaks
- Currently Being Used for Cattle Grazing
- Multiple Ag and Recreational Opportunities
- Short Drive to Nearby Paso Robles and San Luis Obispo
- Near some of California's Premier Wineries, Excellent Restaurants and the California Coast
- Five Wells on Property

Size & Zoning

This 587.33 +/- acre ranch consists of twelve parcels.

| <u>APN:</u> | <u>Acres:</u> | <u>Zoning:</u> |
|-------------|---------------|----------------|
| 080-011-011 | 80 | Rural Lands |
| 080-062-039 | 84.86 | Rural Lands |
| 080-062-023 | 90.8 | Rural Lands |
| 080-062-038 | 119.62 | Rural Lands |
| 012-211-059 | 60 | Rural Lands |
| 012-211-058 | 50 | Rural Lands |
| 012-211-057 | 51 | Rural Lands |
| 080-062-034 | 11.85 | Rural Lands |
| 080-062-019 | 5 | Rural Lands |
| 080-062-020 | 5 | Rural Lands |
| 080-062-022 | 20 | Rural Lands |
| 080-062-024 | 9.2 | Rural Lands |



Recreational Activities

On 587-acres, biking, fishing, and off-roading are definite options for recreational opportunities. Kayak to the center of the lake and cast a line, or take dip to cool off. Take off through the property to hike or horseback ride. For the birdwatchers: owls, hawks, warblers, hummingbird, and puffins can be seen. Hunters can enjoy their pick from quail, dove, wild pigs, deer, and tule elk.



Plan a day wine tasting. Nearby towns offer a plethora of wineries. Wine Enthusiast named Paso Robles, the wine region of the year in 2013. 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 education experiences, events, and gatherings. Franklin Hotsprings is located in Paso Robles and has a therapeutic hot springs, 100 degree mineral water, boating, fishing and... paintball.



Location



About Bradley, CA

The town of Bradley is located on the Salinas River in Monterey County. The population was 93 according to the 2010 US Census. Bradley has a warm, summer, Mediterranean climate. Nearby popular cities include Paso Robles, Morro Bay, & San Luis Obispo.

About Paso Robles, CA

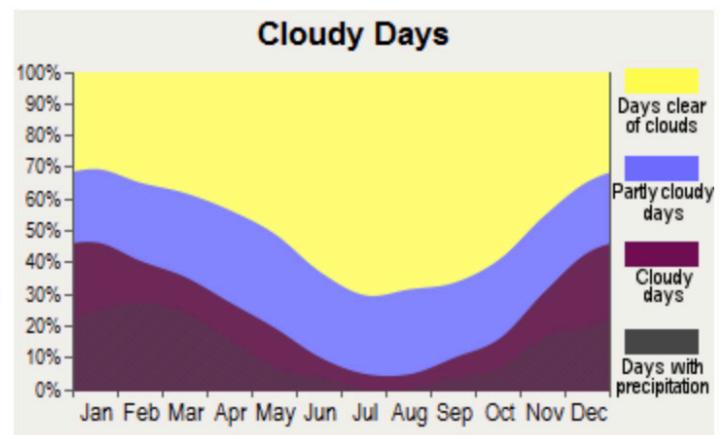
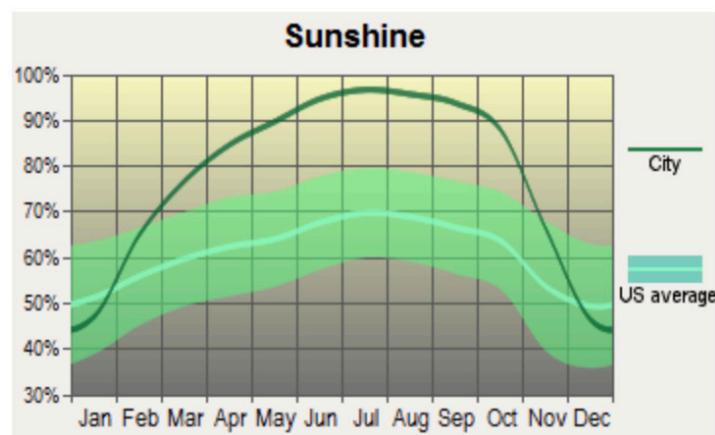
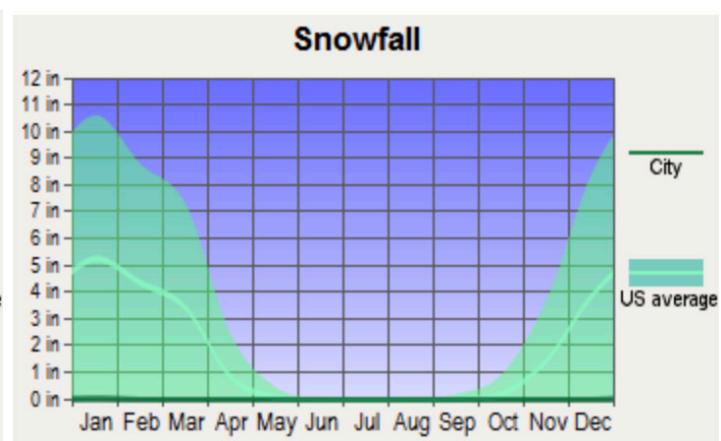
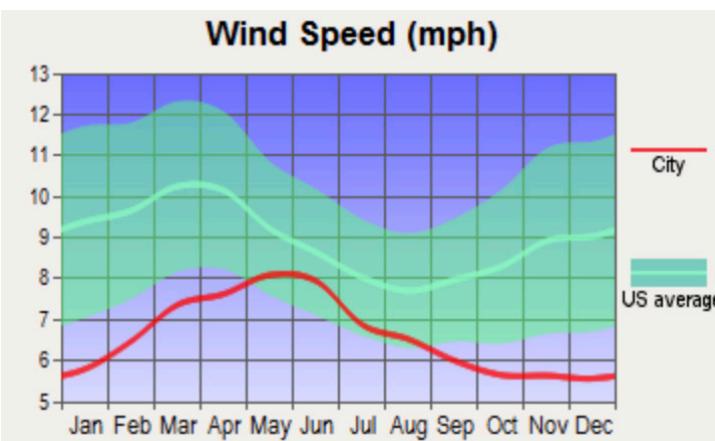
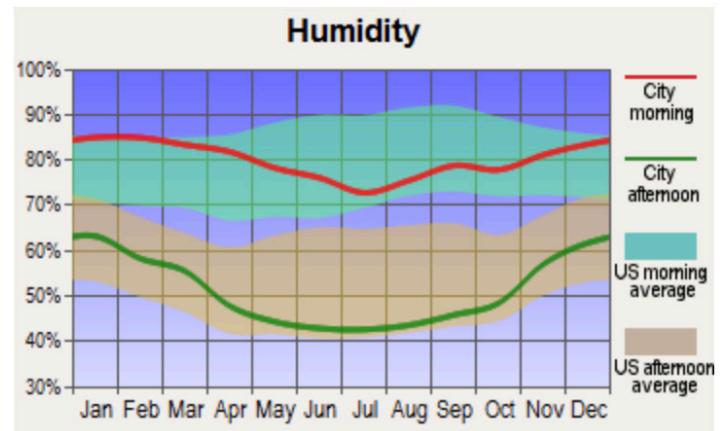
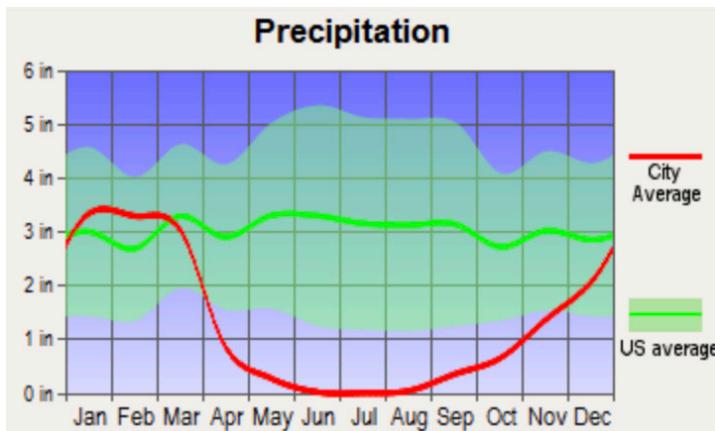
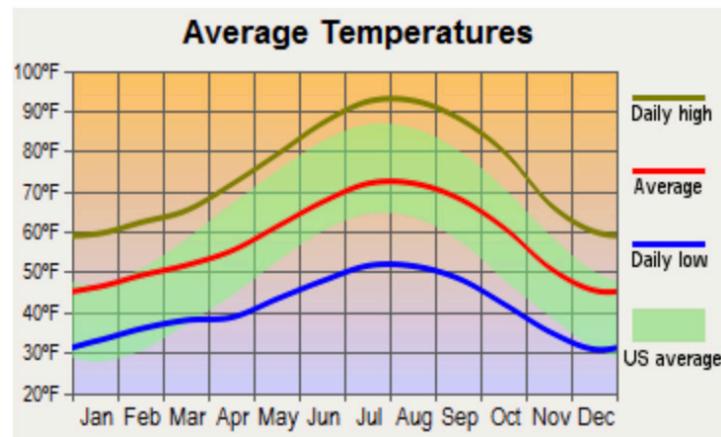
Located on the Salinas River, north of San Luis Obispo, Paso Robles is known for its wineries, breweries, hot springs, and olive oil offerings. Paso Robles is also known as the demarcation of where Northern California ends. It is located halfway between San Francisco and Los Angeles. The population was 29,793 as of the 2010 US census. The city is becoming one of the “most desirable” places to live and work.

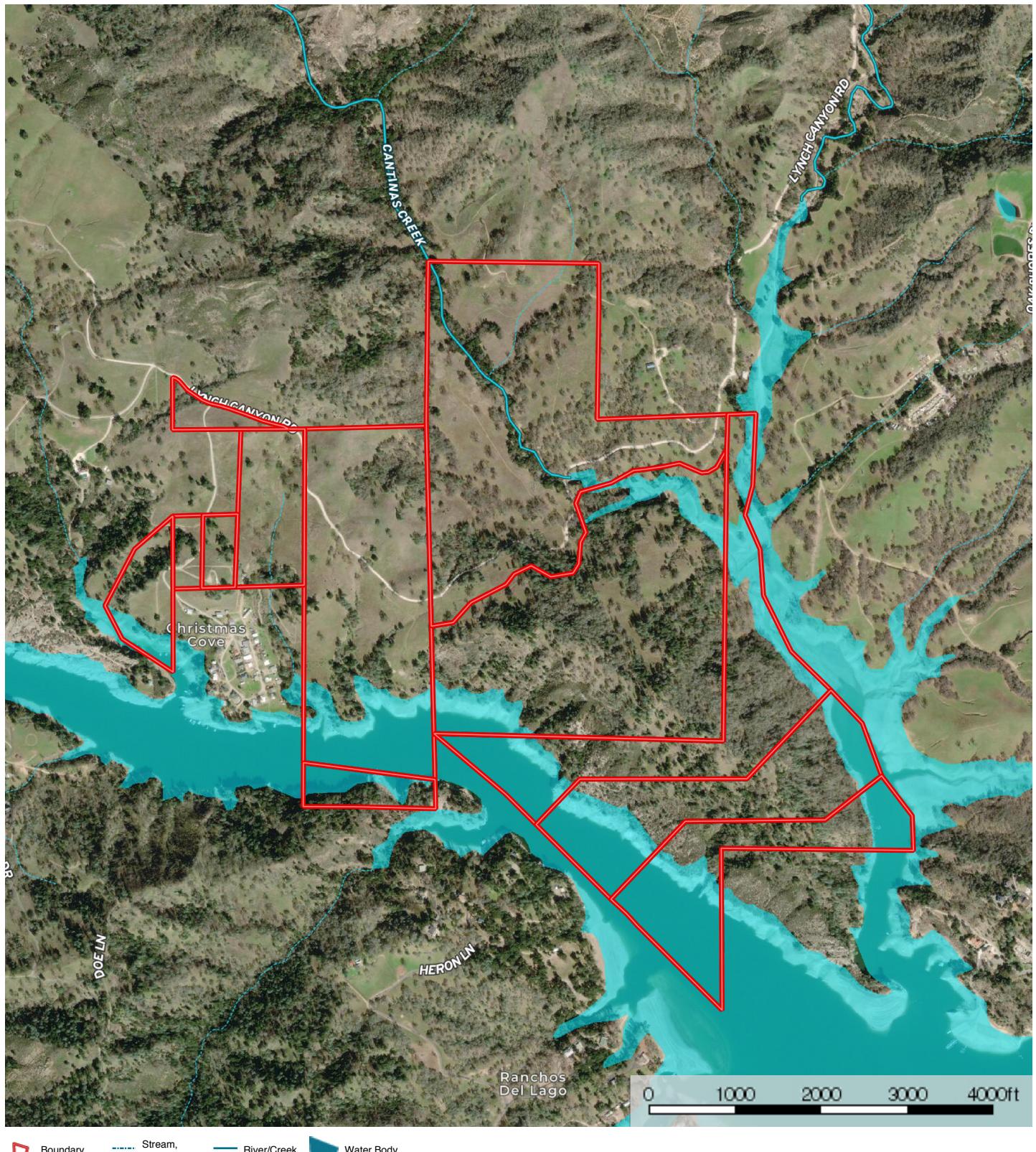
About San Luis Obispo County

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.



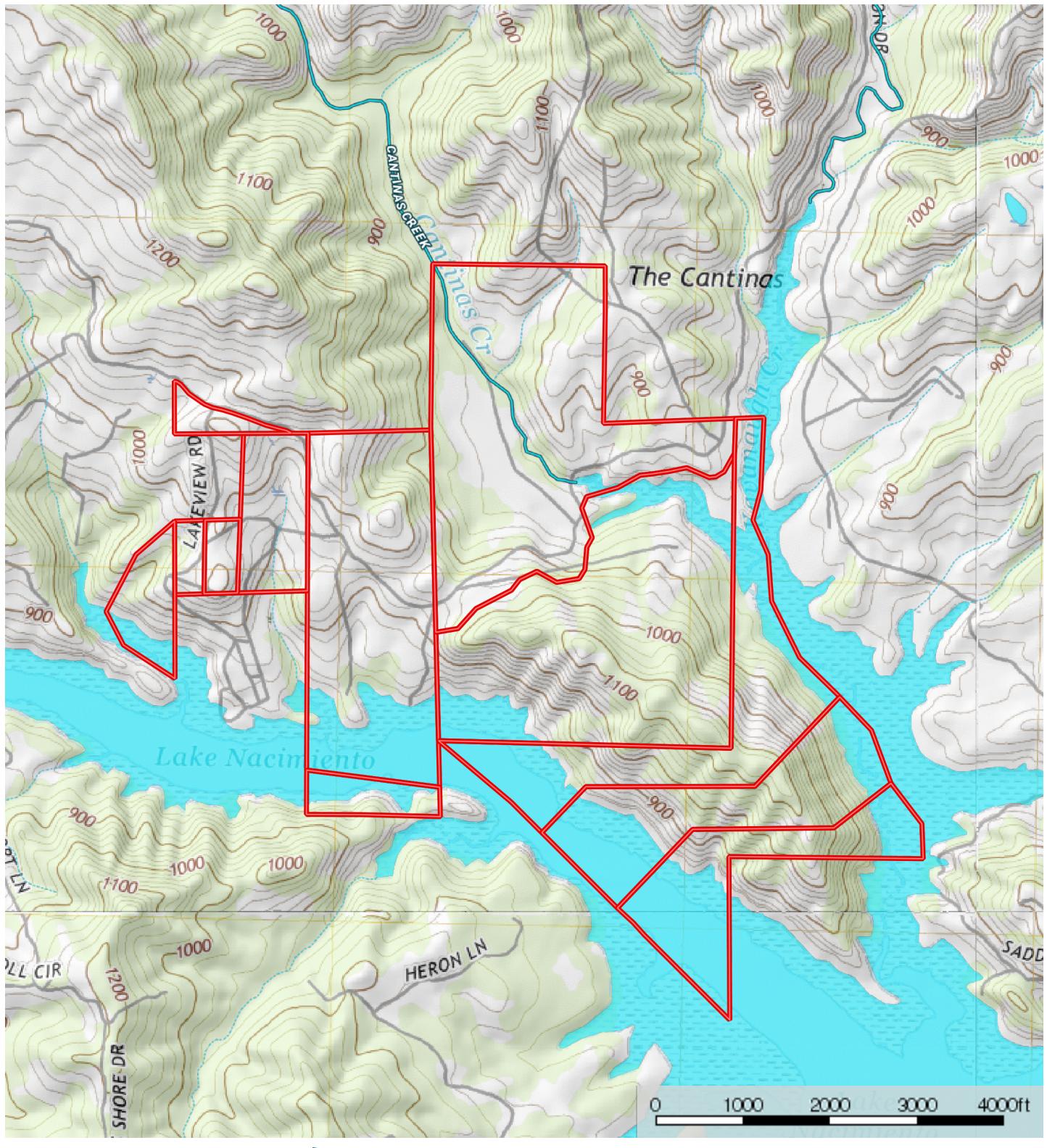
Weather





Boundary Stream, Intermittent River/Creek Water Body





Boundary

Stream, Intermittent

River/Creek

Water Body





Boundary Stream, Intermittent River/Creek Water Body





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