

THE ALMA RANCH

607± ACRES | \$1,575,000 | PASO ROBLES, CALIFORNIA



CLARK
COMPANY
RANCH REAL ESTATE

1031 Pine Street | Paso Robles, California 93446 | Phone: (805) 238-7110 | Fax: (805) 238-1324
www.clarkcompany.com | info@clarkcompany.com | DRE# 00656930

THE ALMA ~ RANCH ~

0 Chimney Rock Road | Paso Robles, California 93446



Overview

The 607± acre Alma Ranch is situated on the westside of Paso Robles near the intersection of Chimney Rock Road and Angus Ranch Road. With frontage on Chimney Rock Road and Angus Ranch Road traversing the property, the Alma Ranch is easily accessible.

Water is supplied via Las Tablas Creek, which crosses the property, a pond and one well. The topography is characterized with both steep and rolling hills, countless trees and rock outcroppings. The Alma Ranch is comprised of four certificated parcels, which could be sold individually for development into ranchettes. The Alma Ranch is currently utilized for cattle grazing, running 25 head, and is ideal for recreational uses.



**CLARK
COMPANY**
RANCH REAL ESTATE

Pete Clark

1031 Pine Street | Paso Robles, California 93446

Phone: (805) 238-7110 | Fax: (805) 238-1324 | DRE# 00696396

www.clarkcompany.com | info@clarkcompany.com

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Location

The Alma Ranch entrance is situated on Chimney Rock Road in Paso Robles—half way between San Francisco and Los Angeles and approximately 20 miles west of Highway 101. Positioned in San Luis Obispo County, Paso Robles is the heart of Central Coast Wine Country. There are at least 15 wineries located within a 10-mile radius of The Alma Ranch.

Downtown Paso Robles is located approximately 20 miles from the Ranch, offering amenities and conveniences including shopping, entertainment and restaurants. Lake Nacimiento is positioned a short distance north of the Ranch offering lake recreation including boating, hiking, and camping.

The Alma Ranch is a 25±-mile drive from the Paso Robles Municipal Airport which offers Fuel & Line Services, Air Charter, and Ground Transportation among other services. The airport also has a Jet Center and private hangars available for general aviation. About 50 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 national and international flights.



Offered at \$1,575,000

Price

Water

Water is supplied via Las Tablas Creek, which crosses the property, a pond and one well.

Located on a neighboring property are the Klau Mine and the Buena Vista Mine, in which mercury was mined and a mill site that processed the ore from these mines. In the early 1970s, use of the mines and mill site were discontinued. In the 1980s and further in early 2006 efforts were made to reduce the mercury discharges and contain/remediate the mines.

Due to lack of funds available to the EPA, complete remediation remains a future task, but the contamination to Las Tablas Creek and the pond have been substantially reduced as evidenced by the clear water in both.



Acreage & Zoning

The Alma Ranch encompasses 607± acres, zoned Agriculture and not under Williamson Act Contract. There are four certificated parcels comprised of Assessor's Parcel Numbers (APNs) 014-282-004, 014-282-005, 014-282-006 & 014-282-007. Property taxes for the 2019/2020 tax year were approximately \$7,000.00.