

BROWN RANCH

165± ACRES | \$895,000 | CHOLAME, CALIFORNIA



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BROWN
~ **RANCH** ~ 350 Bitterwater Road | Cholame, California 93461



Overview

A turn-key cattle and dry land farming operation, Brown Ranch encompasses 165± acres situated in the agricultural community of Cholame, California. Improved with a vintage 1,734± square foot ranch house, barn and shed, the home, built in 1968, includes two bedrooms, one-and-one-half bathrooms and has an attached carport.

Brown ranch is currently utilized for dry farming and cattle grazing complete with corrals and fencing. Offering the tax advantages of Williamson Act Contract, Brown Ranch is ideal for use as a cattle ranch or recreational retreat. Situated within the Paso Robles Ground Water Basin, water is supplied via one well and two seasonal creeks. There are also numerous home sites offering breathtaking view of the surrounding hills and valleys.

www.clarkcompany.com/properties/Brown-Ranch/



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Location

Brown Ranch is situated at 350 Bitterwater Road in the unincorporated community of Cholame, California, in San Luis Obispo County. Cholame (pronounced "show-LAM") is accessed via Highway 46 East and State Route 41, just outside of the quaint town of Shandon.

The city of Paso Robles, the heart of the Central Coast Wine Country, is located approximately 23 miles west of the Ranch. Paso Robles offers amenities and conveniences including shopping, restaurants, wine tasting and entertainment. The small town of Shandon, offers a convenience store and gas station.

Brown Ranch is a 23±-mile drive from the Paso Robles Municipal Airport which offers Fuel & Line Services, Air Charter, and Ground Transportation among other services. The airport is complemented with a Jet Center and private hangars available for general aviation.

Approximately 57 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. Additional shopping and air travel are available 1-1/2 to 2 hours east of the Ranch in Fresno and Bakersfield.



One developed well, producing 16 gallons per minute, provides water to Brown Ranch. Additionally, there are two seasonal creeks traversing the property—Cholame Creek crosses the northwestern corner and Palo Prieto Canyon Creek crosses the southwestern corner.

Brown Ranch lies within the Paso Robles Groundwater Basin, which may limit future irrigation. Additional details may be found on the San Luis Obispo County Public Works website by [clicking here](#).

Water

Offered at \$895,000

Price

THE ENCLOSED INFORMATION HAS BEEN OBTAINED FROM SOURCES THAT WE DEEM RELIABLE; HOWEVER, IT IS NOT GUARANTEED BY CLARK COMPANY AND IS PRESENTED SUBJECT TO CORRECTIONS, ERRORS, PRIOR SALE, CHANGES OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE.

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Improvements

Improvements include a dated 1,734± square foot main residence comprised of two bedrooms and 1-1/2 bathrooms. The full bathroom is in the master bedroom. There is a second room accessed by glass doors that functions more as a sun room, but has a closet and could be utilized as a bedroom. The home is in poor condition, but currently utilized as a rental property producing \$1,900 in monthly income.

An older barn with tack room, shed, corrals, and fencing, make Brown Ranch a turn-key operation for cattle grazing and ranching. The cattle and farming are rented out on a year-to-year basis.



Acresage & Zoning

Brown Ranch comprises 165± acres configured into one legal parcel, falling under the Williamson Act Contract, and zoned Agriculture. The Assessor's Parcel Number (APN) is 017-101-008. Property taxes for the 2020/2021 tax year were approximately \$1,674.