

Rancho San Bartolome

76525 Interlake Road| Bradley, California 93426

OVERVIEW:

Following nearly three decades of ownership by one family, Rancho San Bartolome is now available. Situated northeast of Paso Robles—the heart of the Central Coast Wine Country Region—this historic cattle ranch offers canyons, ridges, and valleys providing picturesque views amongst seasonal riparian corridors, creeks, and springs.

In addition to the endless recreational advantages and abundant wildlife, Rancho San Bartolome boasts elaborate improvements. Comprising 3,044± contiguous acres of scenic, oak studded hillsides, Rancho San Bartolome is a rural environment with both open meadows and vegetated oak woodlands.

Situated directly west of Lake San Antonio near the southern border of Monterey County, this working cattle ranch affords a buyer with a true turnkey opportunity, complete with multiple homes, barns, various agricultural buildings, corrals. Beyond seasonal water resources, Rancho San Bartolome includes wells, springs and reservoirs providing both stock and domestic water.

HISTORY:

Rancho San Bartolome is steeped in history, chronicling all the way back to the 1800s and the time of the Spanish Land Grants. When the Spanish, and later Mexican, governments were colonizing California, it became common practice for the commandants of the presidios to grant lots of land to private citizens. The purpose was to encourage development of agriculture and trade, reward soldiers, and provide for settlers with no property.

After the Mexican-American War and the execution of the treaty in 1848, it was agreed that the present land owners would maintain ownership of their properties. In 1851, Congress established the “Board of Land Commissioners” to confirm land ownership. The burden of proof fell upon the landowner. The process was lengthy and costly, but in the end, the majority of claims were confirmed.

Rancho San Bartolome was originally named Rancho Pleyto and encompassed 13,299± acres. In July of 1845, the land was granted to Jose Antonio Chavez as Rancho San Bartolome. In 1868, William Pinkerton, Sr. bought a large portion of the Rancho and founded the town of Pleyto, which is now completely underwater inundated by the creation of Lake San Antonio. Over the course of time, the original land grant has been divided into smaller land holdings.

The property changed hands a few times over the years and was acquired in 1997 by the present owners, Stan and Barbara Clark. The philanthropist pair had moved to the Central Coast to settle down and retire, but their relocation to a 3,000+ acre cattle ranch has kept them busy a new way. Now embarking upon their sunset years, the owners are ready to transfer the legacy of Rancho San Bartolome to a new generation.

LOCATION & ACCESS:

Rancho San Bartolome is situated at 76525 Interlake Road in Bradley, California. Bradley is a census-designated place, positioned on the southernmost border of Monterey County. Rancho San Bartolome is entered via the main entrance on Interlake Road, on which it fronts for approximately 0.8 miles. The valance of the ranch is accessed via the extensive network of graded ranch roads.

Lying 20 miles east of the Pacific Ocean (as the crow flies), the Ranch lies within the eastern foothills of the rugged coastal Santa Lucia Mountain Range, directly south of San Antonio Lake. Lake San Antonio, whose entrance is a mere 5 miles east of the Ranch, offers year-round activities including, picnicking, camping, fishing, hiking, horseback riding, swimming, boating, and waterskiing.

Rancho San Bartolome is 20 miles northwest of San Luis Obispo County's Paso Robles, which sits midway between Los Angeles and San Francisco. Enveloped by mountains, beaches, and valleys, El Paso de Robles (aka Paso Robles), Spanish for "Pass of the Oaks" is a community of roughly 30,000 residents. Paso Robles, is home to one of the greatest grape growing areas in the US and holds an increasing number of hot springs resorts. While maintaining the charm of a rural community, Paso Robles is developing into a center of industry, viticulture, recreation, commerce, and housing.

The Ranch is situated approximately 35 miles from the Paso Robles Municipal Airport which offers Fuel & Line Services, Air Charter, and Ground Transportation among other services. The Ranch is located approximately 65 miles from San Luis Obispo County’s Regional Airport, which offers convenient access to and from the Central Coast, with direct commercial service daily to Phoenix, Seattle, Los Angeles, and San Francisco.

ACREAGE, ZONING & TAXES:

Zoned Rural Grazing and Permanent Grazing, Rancho San Bartolome comprises 3,044± acres and is under Williamson Act Contract, also known as the Ag Preserve. Generally, the Ag Preserve contract limits the land usage to agriculture or related open space uses in exchange for reduced property taxes. The property taxes for the 2023/24 tax year were just under \$27,000.

Rancho San Bartolome is sheltered by two conservation easements held in favor of Monterey County Agricultural & Historical Land Conservancy. These easements ensure the stewardship, conservation, and protection of the Ranch for agricultural use. Open space and natural habitat ensuring its legacy in perpetuity for future generations.

APN's:

219-031-022-000	219-031-023-000	219-031-024-000	219-031-025-000
219-031-026-000	219-031-027-000	219-031-028-000	

Moreover, though there are seven legal, certificated parcels, the existing conservation easements prevent subdivision of the Ranch.

OPERATIONS & USES:

Rancho San Bartolome has historically been and is presently utilized for livestock grazing. The current owner runs a low stock operation year-round, which aids in the prevention of overgrazing. The substantial water system supports the livestock operation by distributing water to storage tanks and troughs.

In the past, 500-600 acres of the Ranch have been dry farmed with barley and wheat.

Additionally, Rancho San Bartolome offers significant recreational advantages. The highest peak reached 1,217± feet and the terrain varies from steep to level/gently sloped featuring numerous canyons and ridges. Recreation such as hiking, mountain biking, four wheeling and horseback riding are a few of the plentiful activities that can be enjoyed on the Ranch.

WATER:

Water to Rancho San Bartolome is supplied via 7 wells, five ponds, two springs, three reservoirs, and creeks.

Five primary, productive water wells provide water for domestic, livestock, and natural habitat use. Four of the five wells are tied together via pipelines and water storage tanks. There is a separate 10,000-gallon storage tank and well near the main house. There are also two additional wells not utilized.

Well Location	Depth	Year Drilled	Yield/Pump (gpm/hp)
Upper Pond Well	400 feet	2006	10/1.5
Corral Well	275 feet	Unknown	20/1.5
HQ Well 1	275 feet	Unknown	10/1.5
HQ Well 2	275 feet	Unknown	10/1.5
Main Res. Well	375 feet	1999	5/1.5

Harris Creek traverses the southwest portion of the property and sits just outside of the dwellings and outbuildings. It is active mostly year-round. There are also several seasonal creeks running throughout the ranch.

Further, there are five ponds and two springs both improved and unimproved. There are also three smaller, earthen-dam reservoirs which include linings and spillways.

IMPROVEMENTS:

The improvements on Rancho San Bartolome are extensive. There are four residences, two guest cottages, two garages, at least ten barns/accessory buildings, two swimming pools, three spas, sizeable deck and patio space, pens, corrals, and a chapel.

When entering the Ranch from Interlake Road, one will first come to the “Headquarters”. This area includes the manager’s residence and bunkhouse plus a swimming pool and spa as well as numerous barns, sheds, and appurtenant structures.

A little further northeast is the “Clubhouse” where the clubhouse, trap thrower storage building and a metal shed reside.

Continuing northeast, one will come to the “Main Residence”. This space is the location of the main home, two detached guest residences, a modular home, four-car garage, swimming pool, and two spas. There are also elaborate deck and patio areas including a gazebo, and the stone chapel sits nearby.

See additional details below:

Building/Structure	Size (square feet)	Year Built	Beds/Bath
Headquarters			
Manager’s Residence	2,403	1927/59	3/2
Covered Porch	386	1959	
Swimming Pool & Spa (1)	800	2005	
Bunkhouse	820	1959	2/1
Concrete Apron	2,208	2005	
Garage	980	1960s	
Shop Building	2,400	1960s	
Covered Storage	1,080	1960s	
Main Barn	3,712	1920s/98	
Game Bird Pen	3,840	1998	
Fire House	680	2014	

Storage Shed	226	1960s	
Butcher Shop	168	1950s	
Cold Box	112	Unknown	
Clubhouse			
Clubhouse	555	2013	
Prefabricated Metal Shed	108	2013	
Trap Thrower Storage Building	120	2013	
Main Residence			
Main Residence	8,132	2003	1/4
Guest House 1	1,144	2003	2/2
Garage	1,112	2003	
Deck and Patio (main)		2003	
BBQ, Pool and Spa (2)		2005	
Gazebo		2006	
Modular Residence	1,447	2000	2/2
Guest House 2	520	2010	1/0
Spa (3)		2014	
Deck (modular)	900	2014	
Chapel	315	2017	

PRICE: \$7,750,000