

160 +/- N. Acres Lockwood Road

Lockwood, CA 93932

NEW



THE WINE COUNTRY TEAM
OF RE/MAX PARKSIDE REAL ESTATE



OAK SHORES REALTY
MOVING THE CENTRAL COAST

www.PasoRoblesWineCountryRealEstate.com

Vacant 160+/- acres Lockwood Road

Come build your dream estate on this 160+/- acre property. Located in scenic Southern Monterey County, near the Williams Hill Recreational area. The terrain varies from gently undulating farmland to elevated hillsides with stunning views of the surrounding countryside. Approximately 80 acres is suitable for farming or equestrian uses.



The community is conveniently located between Monterey and Paso Robles, and just two short hours from the Bay Area. Lake Nacimiento and Lake San Antonio are nearby and great for fishing and other recreational uses. Come see this place for yourself and imagine the possibilities.



Priced at \$600,000





General Vicinity Map

- Area highlights~
- ~ Lake San Antonio- Minutes
 - ~ Lake Nacimiento, approx 30 minutes
 - ~ Ft Hunter Liggett, approx 15 minutes
 - ~ Lands for hiking and hunting- varies

Estimated Drive Times

- ~ Paso Robles Wine Country, 30-45 minutes
- ~ Monterey, approx 90 minutes
- ~ Santa Cruz/San Jose, Approx 2 hours
- ~ San Francisco/Walnut Creek, 3+/- hours
- ~ Fresno/ Bakersfield, 2.5+/- hours

Aerial Map with Contour Lines

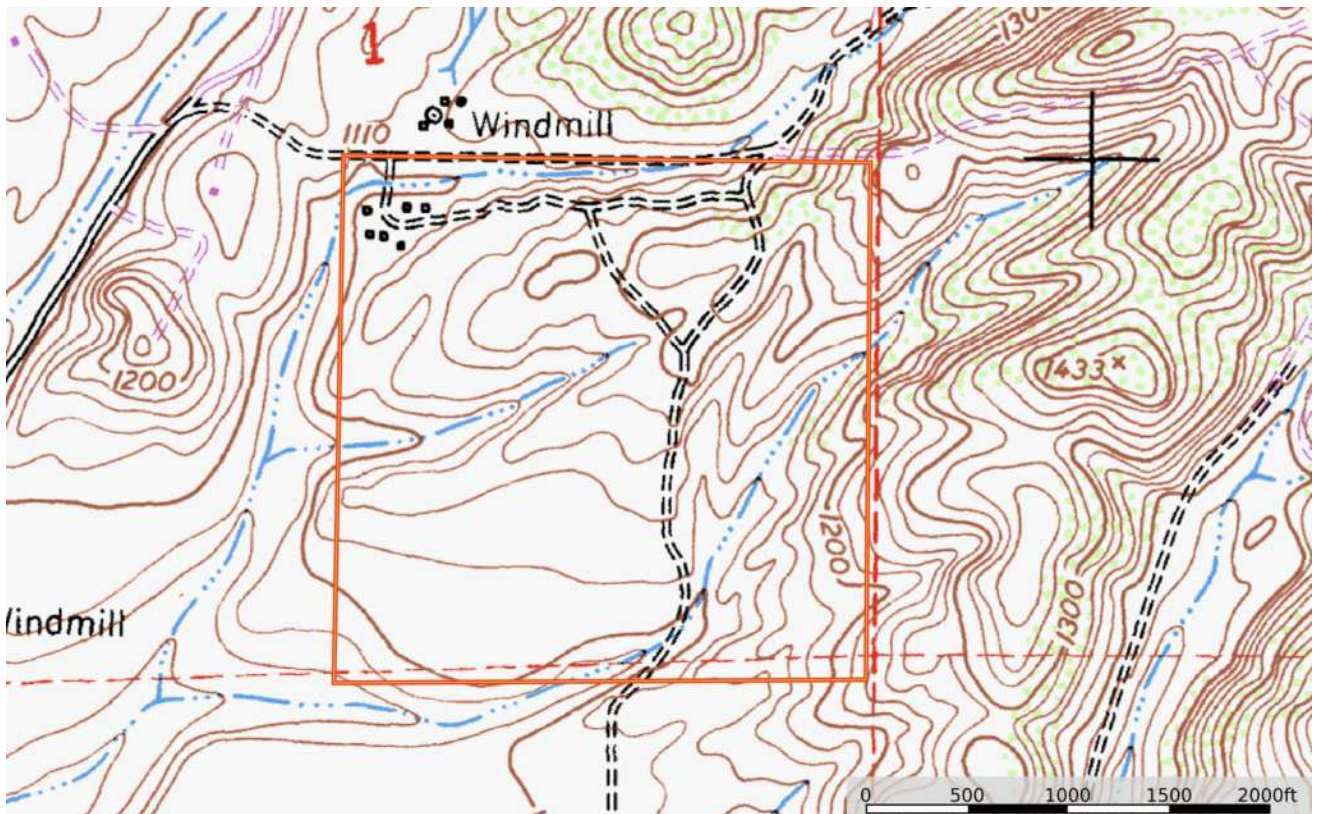


Property boundaries on the maps are to be used as guides, they are correct to the best of our knowledge however buyers are advised to consult with a licensed surveyor with regards to the property boundaries.

Aerial Map



Topo Map



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Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AgC	Arbuckle gravelly loam, 2 to 9 percent slopes	74.9	48.16	0	41	3e
Xc	Xerorthents, loamy	26.2	16.85	0	10	6e
Sg	Santa Lucia-Reliz association	22.93	14.75	0	4	7e
LeC	Lockwood channery loam, 2 to 9 percent slopes, MLRA 14	16.53	10.63	0	38	3e
LhE	Lopez shaly loam, 15 to 30 percent slopes	13.62	8.76	0	8	7e
LeD	Lockwood shaly loam, 9 to 15 percent slopes	1.32	0.85	0	37	3e
TOTALS		155.5(100%	-	27.08	4.45

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•	•

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

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