

GOLDEN HILLS FARM

96± ACRES | \$3,975,000 | PASO ROBLES, CALIFORNIA



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RANCH REAL ESTATE

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GOLDEN HILLS ~ FARM ~

8455 Creston Road | Paso Robles, California 93446



Overview

Golden Hills Farm is a well-respected equestrian training facility situated in the peaceful country paradise of Paso Robles, California. Surrounded by rolling, oak-studded, golden hills and featuring irrigated cropland, this equestrian's dream comprises 96± acres.

A true equestrian utopia, Golden Hills Farm's improvements include multiple barns, three arenas, and over 60 stalls complemented by a main residence, lodging for ranch workers, an office, and a shop. Equine facilities also include numerous horse sheds and 22± acres of irrigated pasture. Among other site improvements are a newly built gated entrance with top-grade landscaping, substantial grading and gravel roads throughout, cross fencing, a new outdoor pipe arena, and four cattle pens.

Water is supplied by two wells and the HuerHuero Creek traverses the property in two places. Approximately 33.5± acres are employed as irrigated cropland producing crops such as hay and alfalfa for use on site.



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Golden Hills Farm is situated in eastern Paso Robles at 8455 Creston Road in San Luis Obispo County, California. The property is accessed by the main gate on Creston Road, which is county maintained, and has a paved asphalt driveway. There is a second access route on Feenstra Road—a privately-maintained, dirt road that lines the northern boundary.

Shopping, dining, and entertainment are available in the city of Paso Robles, approximately 10± miles west. The small agricultural community of Creston is just two miles south east where a post office, small store, and restaurants reside.

Golden Hills Farm is a 13±-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.

Approximately 34± miles south is San Luis Obispo County Regional Airport, with commercial service daily to Los Angeles, San Francisco, Las Vegas, Phoenix, Dallas, Denver, and Seattle connecting to national and international flights.

Location



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Water

Water is provided via two wells. One domestic well provides water for the residences and horses and produces 19± gpm. One irrigation well, which produces 600± gpm, pumps water to two storage tanks (combined 60,000 gallons) and then is gravity-fed through moveable sprinklers to supply water to the pastures and cropland. There are countless valves surrounding the pastures to facilitate this process.

Moreover, the irrigation well was recently upgraded to a VFD (variable frequency drive) system which allows for automatic control of the motor.

Although a portion of the Huerhuero Creek traverses the property, it is not a surface body of water. The creek is an underground stream that flows directly to the Salinas River. For more information on the Huerhuero's watershed [click here](#).

Additionally, it should be noted that Golden Hills Farm lies within the [Paso Robles Ground Water Basin](#) and is subject to current groundwater regulations. In accordance with the [Sustainable Groundwater Management Act \(SGMA\)](#), the Paso Robles Groundwater Basin was created to sustainably manage the groundwater resources of the Paso Robles Subbasin. In short, the Groundwater Basin requires new and/or expanded irrigated crop production to obtain an Agricultural Offset Clearance from the County.

[Click here](#) to learn more. Consultation with a water-use professional is recommended.



Historically, Golden Hills Farm has operated as both an equestrian training facility and event center. Some of the events included cattle team sorting, dressage, jumping, clinics, antique shows, and Quarter Horse shows.

The property's land operation usages are broken down as follows:

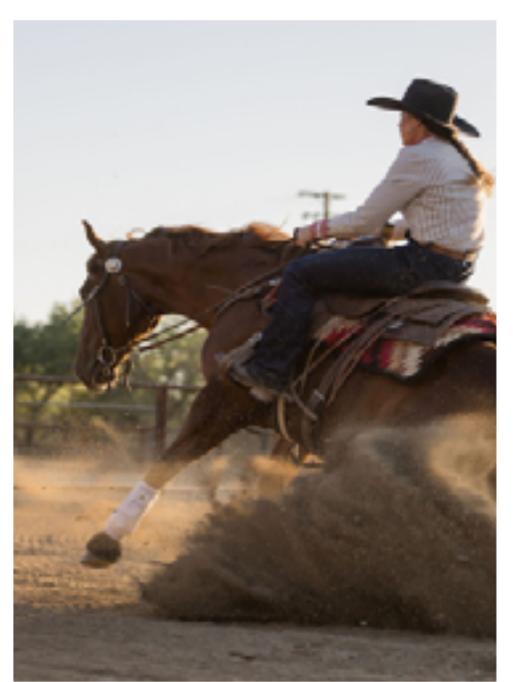
- 33.5± acres of flat irrigated cropland
- 22± acres of irrigated pasture land
- 9± acres of non-irrigated pasture land
- 16.5± acres comprised of headquarters, residences, & equestrian facilities

The remaining 15± acres consist of the HuerHuero Creek corridor which borders the cropland on its eastern and western sides, offering idyllic on-site riding trails.

Furthermore, there are 4 head of feeder cattle on site used for the equestrian operations and then sold for butchering.

Two homes on the property are rented out, producing an annual income of approximately \$50,000. All homes have been approved as vacation rentals starting June 1, 2025.

Operations



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Improvements

Golden Hills Farm is improved with extensive equestrian infrastructure and appurtenant structures, numerous residences, and several other notable improvements.

RESIDENCES:

Golden Hills Farm possesses six homes consisting of a main residence, guest house, studio and three manufactured homes used for employee dwellings and office space. Each home is adorned with separate water softeners and landscape irrigation.

Main Residence:

The main residence built in 2001 comprises 2,684± square feet enveloping 3 bedrooms, 2.5 baths, mud/laundry room, and office. Skylights highlight the interior showcasing vaulted ceilings, new appliances, and hardwood floors. The charming interior was recently refreshed with retextured walls and fresh paint. The exterior exhibits 1,000± square feet of covered patio. The main residence is completed with a finished, 567±-square foot, two-car garage attached via breezeway.



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Guest House:

Just south of the main residence is the cozy guest suite which offers 672± square feet enclosing 2 bedrooms and 1 bathroom.

Studio:

A small studio, historically used as labor housing and comprising 420± square feet, sits on the southern portion of the property just east of the creek.

Manufactured Homes:

The first of the three manufactured was constructed in the early 1980's and remodeled in 2019. This home comprises 1,248± square feet with two bedrooms and two baths.

The second manufactured home is adjacent to the covered arena and comprises 624± square feet. The structure is currently used as the horse office.

The third manufactured home, built in 2003 and also remodeled in 2019, offers 1,447± square feet of living space and includes 3 bedrooms and 2 bathrooms. Power is supplied via the solar panels affixed to the nearby barn.

All three manufactured homes are set on permanent, raised foundations.



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Equestrian Facilities

Golden Hills Farm is a working equestrian training facility with extensive infrastructure and improvements, including more than 60 stalls (42 newly built), nestled in a private, picturesque setting.

Arenas:

Positioned about 500 feet northwest of the main residence, is a 19,800±-square foot, covered arena constructed of heavy wood framing and covered with metal roof and skylights. The open-air structure has a single metal wall and an open dirt foundation. The arena is also outfitted with show office, custom announcer's stand, pipe guardrails, and bleachers.

Just outside the main arena, there is also a fenced outdoor arena measuring 150' x 250'. A short distance south is a third outdoor arena calculated at 110' x 275'. Each arena envelopes over 30,000 square feet. Nearby is a 60' covered round pen.

Situated near the northeast property corner is a fourth arena. It is unfenced and is approximately 125' x 125'.



Structures:

Located on the southern part of the property three “Barn-Pro” style barns that encase a combined thirteen stalls and a small tack room with covered wash stalls. The framing of the barns are metal with wood siding.

The first barn is 1,536± square feet and contains six stalls and a bathroom. The second barn is 720± square feet and has three stalls and a tack room. The third barn is also 720± square feet and includes four stalls.

Near the center of the property, 42 new 12'x13' stalls equipped with electricity were recently added. Two carport-type stalls are also situated here and utilized for equipment storage.

Near the southern border are several irrigated pastures complete with 8 stalls with large turnouts and concrete hay/grain storage

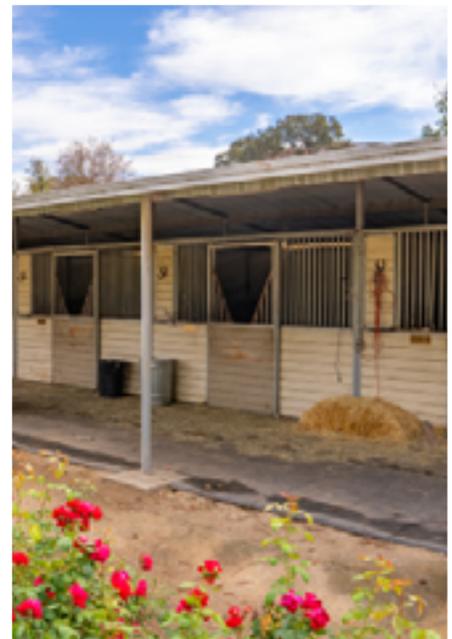
Additionally, there is a 1,530± square foot wood framed shop and the 4,500± square foot pole/hay barn.

Additional Features:

- 22±-acres of irrigated pastures
- hot & cold-water wash racks
- 9± acres of non-irrigated pastures
- 4-50' X60' cattle pens

OTHER SITE IMPROVEMENTS:

Other site improvements include a newly built gated entrance embellished with top-grade landscaping. Substantial grading and dirt work has been completed and gravel roads traverse the entirety of the property. Furthermore, Golden Hills Farms is perimeter and cross fenced.



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Improvements

Description	Sq. Ft.	Year Built	Bed + Bath	Foundation Type
Main Residence (with detached garage)	2,648± (567±)	2001	3 + 2.5	Raised Concrete
Guest Suite	672 ±	2001	2 + 1	Concrete
Manufactured Home (8453 Creston Road)	1,248±	1980s	2 + 2	Raised Permanent
Manufactured Home (8451 Creston Road)	1,447±	2003	3 + 2	Raised Permanent
Manufactured Home (Horse Show Office)	624±	1980s		Raised Permanent
Studio	420±			Raised Concrete
Covered Arena	19,800±			Dirt
Horse Barn (6 Stalls)	1,536±			Concrete
Horse Barn (3 Stalls + Tack Room)	720±			Concrete
Horse Barn (4 Stalls)	720±			Concrete
Pole Barn	4,500±			Dirt
Shop	1,530±			Dirt/Concrete



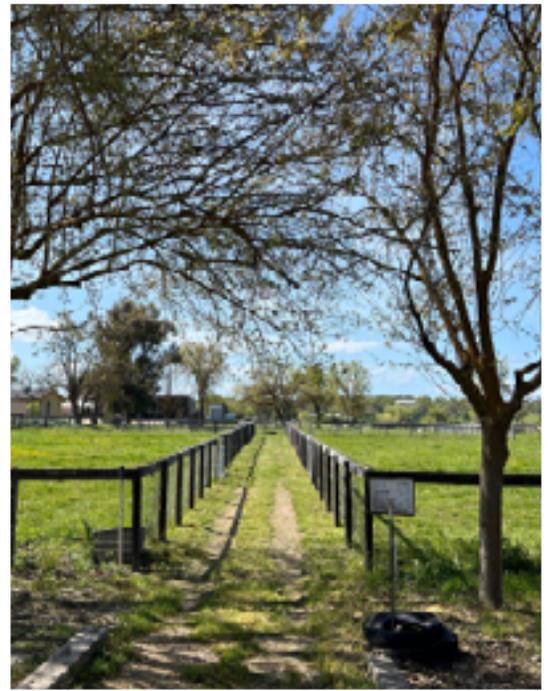
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Acresage & Zoning

Golden Hills Farm comprises 96± acres zoned AG and under [Williamson Act Contract](#). Generally, the Williamson Act Contract limits the land usage to agriculture or related open space uses in exchange for reduced property taxes. [Click here to learn more.](#)

The 2024 property taxes were approximately \$18,650.*

APN: 035-081-045

**Upon consummation of sale, property taxes will be reassessed and are subject to change.*

Price

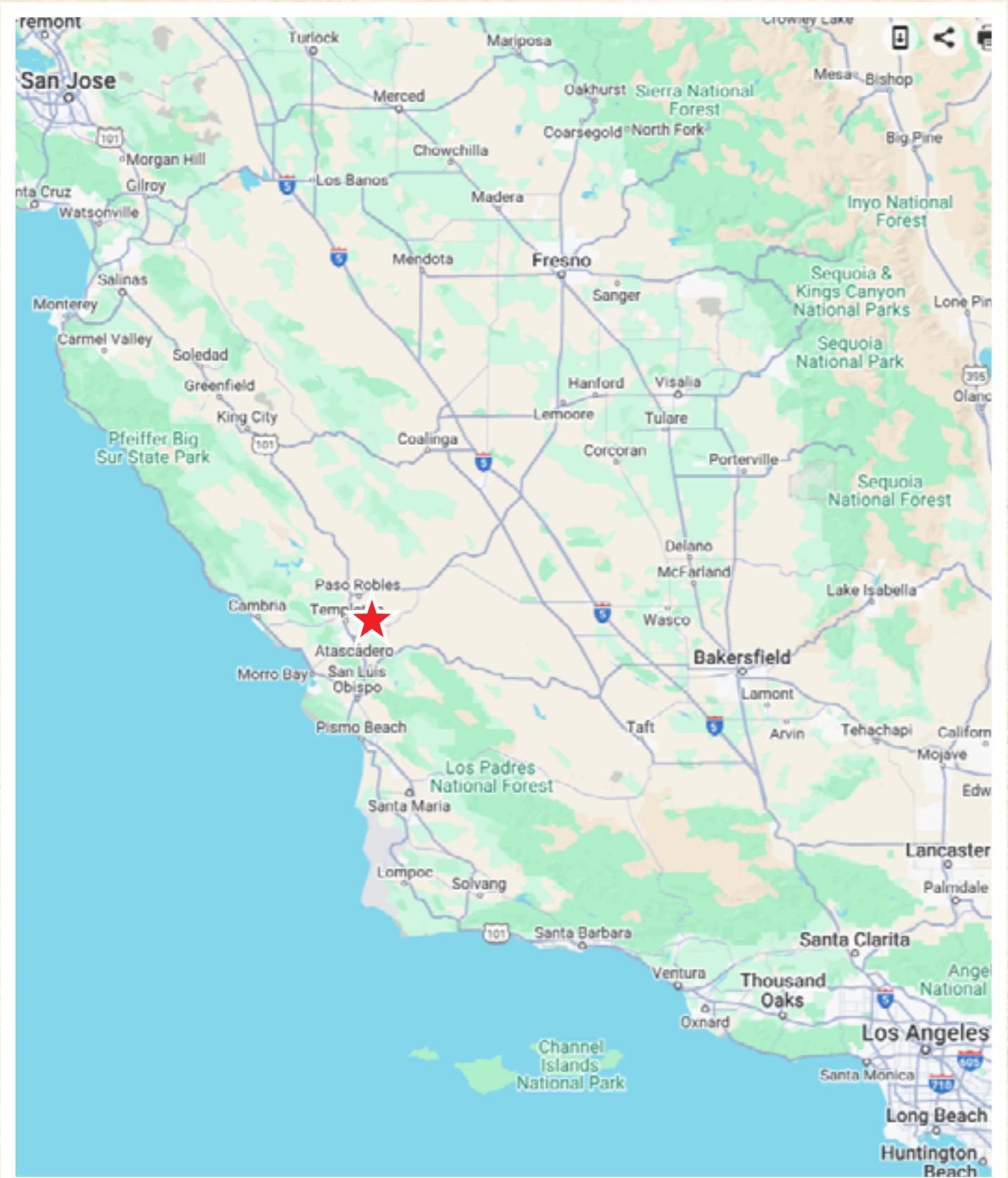
Offered at
\$3,975,000

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