

EAST PASO ACREAGE

95± ACRES | \$1,875,000 | PASO ROBLES, CALIFORNIA



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EAST PASO
~ **ACREAGE** ~ 13625 Highway 46 East | Paso Robles, California 93446



Overview

Positioned in California's coveted Paso Robles wine country, East Paso Acreage presents a premier investment opportunity consisting of 95± turn-key agricultural acres located entirely on the south side of Highway 46 East. This highly productive property seamlessly combines fertile ground, robust water security, and dual residential income potential.

Features include 79± acres of prime, flat irrigated farm ground historically farmed in premium vegetables and alfalfa, alongside an active 4± acre ranch headquarters and versatile grazing acreage. Boasting a strategic location just 12 miles east of Highway 101, the property enjoys rare, dedicated Caltrans highway access from both directions, providing effortless transit for operations and guests alike.

This high-visibility corridor provides exceptional exposure and infrastructure for potential agricultural or commercial ventures, such as a regional processing facility, localized cold storage, or a strategic operational center. Free from the restrictions of a Williamson Act contract, this asset offers maximum flexibility for an owner-user looking to establish a custom ranch estate, expand active farming operations, or secure a highly flexible land holding.

www.clarkcompany.com/properties/East-Paso-Acreage/



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East Paso Acreage is situated just east of the city of Paso Robles, a premier hub of California's Central Coast. Located conveniently on Highway 46, approximately 12 miles east of Highway 101, the ranch benefits from dedicated Caltrans access from both lane directions—a critical operational advantage that makes for easy traveling to the San Joaquin Valley to the east or a variety of coastal towns to the west.

This strategic placement offers the ideal blend of rural privacy and commercial convenience. By sitting just outside the city center, East Paso Acreage provides the spacious, low-density environment highly coveted for agricultural operations and estate living, yet remains closely connected to the region's vibrant economic core.

Positioned directly in the path of heavy traveler traffic connecting the Central Valley to the coast, the site offers unmatched exposure and viability for agricultural processing, regional logistics, or a prominent commercial footprint. Situated minutes away from Paso Robles' vibrant center, the property seamlessly balances geographic convenience with the peace, open space, and distinct independence that only a county-level agricultural parcel can provide.

Location



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Improvements

Complementing its premium location, East Paso Acreage is exceptionally improved with two distinct residences and several functional ranch outbuildings perfectly suited for equipment and agricultural storage.

The primary residence is a classic 2,964± square foot ranch home originally built in 1938, currently undergoing a complete interior remodel. Complemented by a newly installed roof, this refreshed 3-bedroom, 2½-bathroom residence features a detached garage and overlooks the scenic valley floor, perfectly blending historic character with contemporary finishes. It offers an exceptional owner's estate or an attractive, high-end rental opportunity.

Situated alongside the main ranch house is a charming secondary residence featuring 1 bedroom and 1 bathroom, also equipped with its own detached garage. This highly accessible second home is exceptionally versatile—perfectly suited for a caretaker's quarters, private guest house, or an immediate passive income stream.



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Water

Water on the property is supported by two functional wells: one domestic well and one high-capacity agricultural irrigation well. Originally drilled in 1997, the irrigation well was historically tested at 600± GPM and features a robust, propane-driven turbine pump.

East Paso Acreage is located within the Paso Robles Groundwater Basin, with local groundwater serving the residential compound and agricultural acreage. For detailed information, please consult the County of San Luis Obispo Paso Robles Groundwater Basin website.

All well production, basin guidelines, and historic flow metrics are provided for informational purposes; buyers are encouraged to consult a water use professional and conduct their own independent water inspections.



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Acreage & Zoning

Providing an ideal canvas for agricultural or commercial development, East Paso Acreage comprises 95± acres zoned Agriculture. The configuration features 79± acres of flat, irrigated farmland across two certificated parcels that offer a highly usable, versatile layout. The remaining 16± acres are dedicated to the residential compound and ranch infrastructure.

The property is NOT under a Williamson Act Contract, offering immediate, unrestricted development flexibility. Property taxes for the 2025–2026 tax year were approximately \$6,000.

APNs: 019-151-039 & 019-171-032

Price

Offered at \$1,875,000

Seller is a California licensed Real Estate Broker.



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