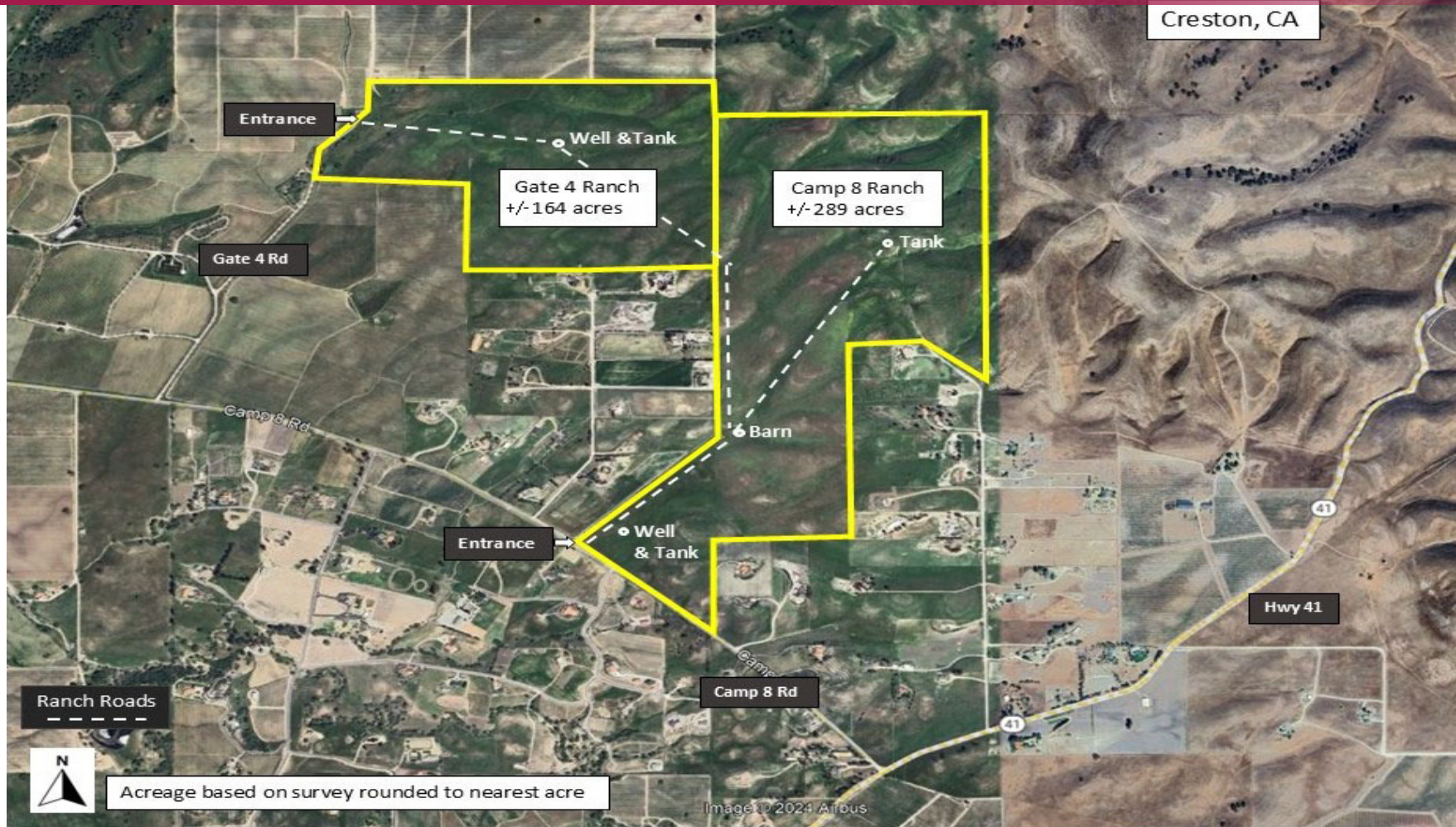


# FOR SALE

+/- 164 Acres

Gate 4 Way  
Paso Robles, CA 93446



## CONTACT US

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# FOR SALE

Gate 4 Way  
Paso Robles, CA 93446

This spectacular Ranch is being offered for the first time in many years and is priced at \$995,000.00.

The Keese Ranch off Gate 4 Way is surely one of the best investment Ranches in Paso Robles and adjoins an additional ranch offering to the East of +/- 289 Acres.

With 13 Certified Lots and priced under one million dollars, this ranch surely represents a unique ranch investment in the area.

Current use is for Cattle Grazing, ranch well, and easy access off Gate 4 Way.

Location: The Ranch is an easy commute to Paso Robles and Atascadero.



FOR SALE

Gate 4 Way  
Paso Robles, CA 93446

Gate 4 Ranch  
+/-164 acres





FOR SALE

Gate 4 Way  
Paso Robles, CA 93446



Aerial from East



Aerial from Southeast



Ranch View

FOR SALE

Gate 4 Way  
Paso Robles, CA 93446



View from Gate 4 Entrance



View to North (Neighboring Vineyard)



Well and Water Tank

# PASO ROBLES AREA



Even though Paso Robles has been regarded as California's hot "new" destination, Paso remains true to its roots. With a past and present as rich and colorful as its rolling hills, Paso welcomes travelers as locals. The people of Paso unselfishly share everything about their city that does them proud, from its beautiful climate to its endless activities and places of interest.

Paso Robles is famous for its hardy pioneer history and is known internationally for its hundreds of premium wineries. Paso is centrally located between San Francisco and Los Angeles along California's Central Coast. Whether you are looking for a weekend getaway or business development opportunities, the City and people of Paso say "welcome."



**GOLF** - The scenic town of Paso Robles is one of California's best kept secrets. With four golf courses you have a reason to stay awhile and enjoy the local wine and food scene.



Paso Robles Golf



Vina Robles Amphitheater

**Entertainment** - Nestled on a picturesque, oak-dotted hillside, featuring a variety of music and entertainment. Vina Robles Amphitheater was named one of North America's "Must Play Venues of 2016" by music industry publication Amplify.



Paso Robles Wine Country

During a visit to Paso Robles Wine Country, you'll discover award-winning wines, a historic downtown, delicious restaurants, and breathtaking views around each corner. There is something to please everyone with over 200 wineries and 40,000 vineyard acres focusing on premium wine production. The distinct microclimate and diverse soils, combined with warm days and cool nights, make the growing conditions ideal, producing more than 40 wine varietals.

**RV Camping** - For those whose traveling ways mean hittin' the dusty trail RV style. Pull in and park in one of Paso's highly rated RV parks. Cava Robles, Wine Country RV Resort, Vines RV Resort, and Paso Robles RV Ranch & Campground are just a few in the area.



Paso Robles RV Camping



**PR Event Center** - The PREC is an entertainment complex. Opened in 1946 for the annual "California Mid-State Fair." In addition to the fair, it also hosts trade shows, conventions, private parties, horsing events, rodeos and concerts to some of the biggest names in the industry.

## DISCLAIMER

This Brochure contains select information pertaining to the Property, and does not purpose to be all-inclusive or contain all or part of the information which prospective investor(s), tenant(s), landlord(s), seller(s), and or buyer(s) may require to purchase or lease the property. The information contained in this Brochure has been obtained from sources believed to be reliable. All information is presented “as is” without representation or warranty of any kind. All references to acreages, square footage, and other measurements are approximations. All parties are advised to independently verify the accuracy and completeness of any and all information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS BROCHURE IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase or lease the property, and/or to terminate discussions at any time with or without notice to you.

All offers, counter offers, and negotiations shall be non-binding and neither Pacifica Commercial Realty nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase, sale, and/or lease agreement delivered by the Owner.

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