

TED R. COOPER RANCH

1,698± ACRES | \$7,490,000 | PASO ROBLES, CALIFORNIA



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TED R. COOPER

~ **RANCH** ~

4335 Highway 41 East | Paso Robles, California 93446



Overview

Travel along scenic country roads and enjoy beautiful rolling grasslands, oak woodlands, and stunning vineyard views at the Ted R. Cooper Ranch, presenting 1,698± acres.

Family owned and operated since 1971, Ted R. Cooper Ranch, is currently utilized as a cow/calf operation and, also presents a splendid, income-producing vineyard with 140± acres planted with a mix of premiere wine grape varieties.

Ted R. Cooper Ranch is complemented by a main home, manager's residence, two barns, and plenty of outbuildings for storage. The entire Ranch is cross and perimeter fence and includes working cattle pens and horse corrals. Water is supplied by nine wells and an irrigation pond, providing abundant water for all operations.



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Positioned on Highway 41, the Ted R. Cooper Ranch lies in the rural area of eastern Paso Robles in San Luis Obispo County. Bordering the agricultural community of Creston, the Ranch is also accessible driving up the hill from the Atascadero.

Downtown Paso Robles is located approximately twenty-five minutes northwest of the Ranch, offering amenities and conveniences including shopping, entertainment, and restaurants. Paso Robles is the heart of Central Coast Wine Country and the midpoint between San Francisco and Los Angeles.

The City of Atascadero lies twenty minutes west of the ranch and offers much of the same options. Just three miles southwest is the rural community of Creston. In Creston, you will find a post office, restaurant, general store, library, elementary school, and the local saloon. Creston is also home to Cal Fire Station 50.

Ted R. Cooper Ranch is an 18±-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 of the Ranch 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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Improvements

Nestled amongst the vines, sits a single-story, Spanish-style main residence built in 1998 and comprising 2,387± square feet. Interior features include three bedrooms, three bathrooms, air conditioning throughout, and a fireplace. A new terracotta roof was installed in 2023 and provides abundant shade with porch covering. The main residence also includes a detached two car garage that is 576± square feet.

Also boasting beautiful views, the two-story manager's residence comprises 2,370± square feet. Built in 1972 the home has four bedrooms, three bathrooms, a wood burning stove and upgrades (completed in 2024) that include carpet, laminate flooring, stove and dishwasher. Outside is a fenced, well-manicured lawn and lush mature trees providing ample shade and privacy. There is also a detached garage built in 1994 and contains 440± square feet.

The entire Ranch is cross and perimeter fenced. There is also a barn with an office, pole barn, equipment shop, several storage sheds, working cattle pens, and corrals for the horses.

[Click here for interior photos.](#)



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Ted R. Cooper Ranch presents a total of 140± acres of irrigated farmland planted with several wine grape varietals including Cabernet Sauvignon, Merlot, Petite Sirah, Syrah, and Zinfandel. The vineyard was originally established and planted in 2002, with the newest phase of the vineyard planted in 2012.

The vineyard is enveloped by the Creston District American Viticultural Area which presents a warmer region with less rainfall. The AVA spans a plateau at the base of the La Panza Range with fertile alluvial soils, granite and sedimentary rock.

There is an existing lease on the vineyard through 2026 that has significant income potential per each contract term. This could also be an excellent opportunity to create your own private label from well-established vines.

Vineyard



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Water

There are nine wells providing domestic, irrigation, and stock water throughout the property. There is also a pond on the property encompassed by the surrounding vineyards used as an irrigation reservoir.

Additionally, The Ted R. Cooper Ranch is situated within the bounds of the Paso Robles Groundwater Basin and 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.

[Please click here for additional well data.](#)





Acreage & Zoning

Ted R. Cooper Ranch comprises 1,698± acres, zoned Agriculture. There are 24± acres of permanent irrigated pasture located next to the barn/office and corrals.

In addition, 270± acres (APN's 043-101-007 and 043-101-008) are enrolled in two Ag Preserve Contracts (also known as the Williamson Act). Generally, the Williamson Act contracts limits the land usage to agriculture or related open space uses in exchange for reduced property taxes.

Property taxes for the 2023/2024 tax year were approximately \$37,000.*

APNs:

043-091-001	043-101-007
043-101-008	043-101-002
042-211-024	042-211-003
042-211-007	

**Upon consummation of sale, property taxes will be reassessed.*

Price

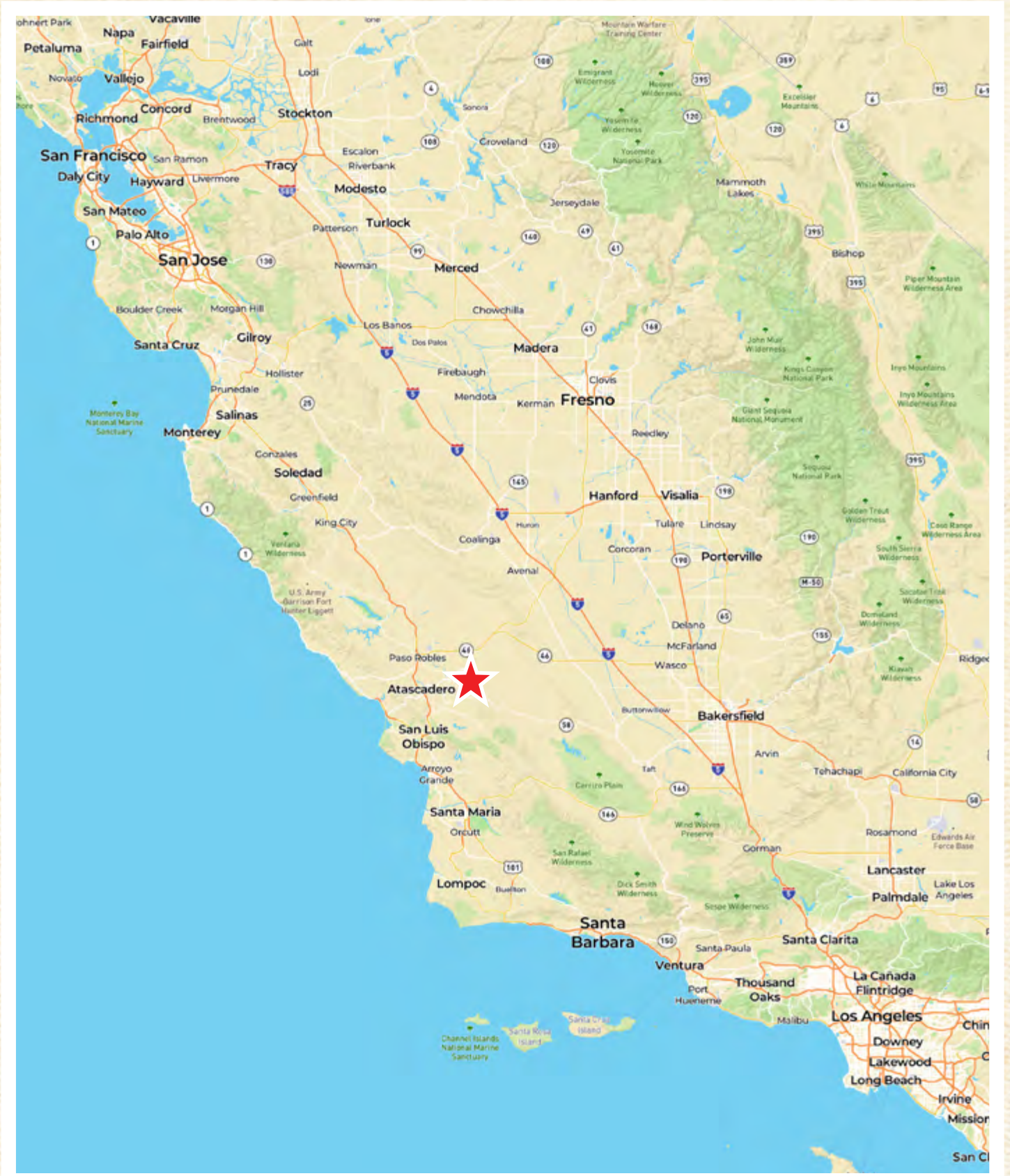
Offered at
\$7,490,000



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