

HOLLISTER RANCH - Parcel 111

3 MINUTES TO THE BEACH

COMPLETELY PAVED ROADS FROM HOLLISTER GATEHOUSE TO PARCEL
8 MINUTES FROM PARCEL TO GATEHOUSE

111 ACRES, OF WHICH "4" ARE COMPLETELY FENCED OFF & ACCESSED ONLY THROUGH
AUTOMATIC GATE AT DRIVEWAY ENTRANCE

PARCEL IS COMPLETELY SELF CONTAINED WITH INDEPENDENT ENERGY SYSTEM

3 STATE-OF-THE ART SOLAR SETUPS

MAIN RESIDENCE: 20 Solar Panels; 24 Volt, 110 AC; Backup Propane Generator: 15 kw

BARN: 15 Solar Panels; 12 Volt, 110 AC; Backup Propane Generator: 5 kw.

POOL/SPA: 20 Solar Panels; 24 Volt, 110 AC & 220 AC

MAIN RESIDENCE SURROUNDED BY FLAGSTONE PATIOS & NATURAL ELEMENTS

PROPANE APPLIANCES:

REFRIGERATOR

6 BURNER VIKING STOVE

MAY TAG WASHER & DRYER

CAST IRON STOVE HEATS LIVING ROOM AND SLEEPING LOFT

FIRE PLACE IN DINING ROOM

POOL/SPA

EXPANSIVE FLAGSTONE POOL AREA with 55' POOL & ELEVATED SPA (Ambient Lighting)

PROPANE HEATER

20 SOLAR PANELS PROVIDE 110 & 220 AC, 24 VOLT FOR POOL EQUIP.

20 WATER PANELS WITH SOLAR PUMP

LARGE UPPER LAWN ABOVE POOL (POOL HOUSE READY)

BARN

UP STAIRS BEDROOM/LIVING SPACE WITH LARGE DECK

BATHROOM

OFFICE

TACK ROOM

SHOP

HAY/FEED ROOM

12' X30' BOX STALL

PROPANE GENERATOR, 5 KW

WATERFALLS & PONDS AT ENTRANCE WITH 3 PUMPS

LANDSCAPE INCLUDES ALOES, SUCCULENTS, CACTUS, DROUGHT TOLERANT & INDIGENOUS

PICNIC AREA: 15' HAND-CUT CEDAR PICNIC TABLE SURROUNDED BY REDWOOD TREES

FULLY FENCED LOWER VEGETABLE GARDEN

RUSTIC ENTERTAINMENT GAZEBO BUILT "HIGH" IN OAK TREES (Approx. 20' x 20')

RUSTIC BUILT-IN BARBECUE, DOG RUN, CHICKEN COUPS

FUEL DEPOT (525 gal. stainless-steel gas tank w/ electric pump) (600 gal. aluminum diesel

tank w/hand pump) (500 gal. propane tank for propane vehicles)

TOTAL OF 3 PROPANE TANKS ON PARCEL

9000 gallon Domestic Water Tank & 5000 gallon Ag Water Tank with extensive Water lines

SAWYER REAL ESTATE

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