

Raw Luxury Land For Sale

Booker Homestead Parcels | 41.86 to 281.82 Acres
2455 W Highway 46, Paso Robles, CA



**CENTRAL
COMMERCIAL**
real estate group



HANK NIEZEN *Principal*
hniezen@centralcommercialgroup.com
p 805.748.2645

FOR SALE

+/- 41.86 to 281.82 Acres of Raw Luxury Land
2455 W Highway 46, Paso Robles, CA 93446

Property Overview

This rare ± 281 -acre offering consists of five contiguous parcels located primarily within the prestigious Willow Creek District AVA, with a portion extending into the Templeton Gap AVA, two of the most sought-after winegrowing regions on California's Central Coast. Available as a full ranch or as individual parcels starting at ± 41.86 acres, this opportunity offers unmatched versatility for buyers seeking scale, exclusivity, or strategic land positioning.

The property features gently rolling terrain, optimal elevation and a clean agricultural history, making it an exceptional candidate for organic vineyard development, regenerative farming or luxury estate construction. With premier neighbors like Niner, Turley and Denner and boasting calcareous soils, reliable aquifers and marine-cooled evenings, this unspoiled Westside landholding is perfectly positioned for boutique agriculture, land banking or legacy estate development.



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ATTRIBUTES

Lot Acreage:	~281 acres total
Zoning:	AG
Topography:	Gently sloped to rolling; 5–15% slopes throughout
Utilities:	Raw land; 6 ag wells on site
Current Use:	Dry Land Grain Farming & Grazing
Soil:	Linne-Calodo and Balcom-Calleguas complexes, well-drained calcareous shale and loam
Elevation:	~960–1,800 ft, supports air drainage and ripening consistency
Rainfall:	~25–35 inches/year, among the highest rainfall zones in Paso Robles AVA system
AVA Designation:	Primarily within Willow Creek District AVA; portion of 040-111-022 extends into Templeton Gap District AVA
Total Price:	\$13,500,100



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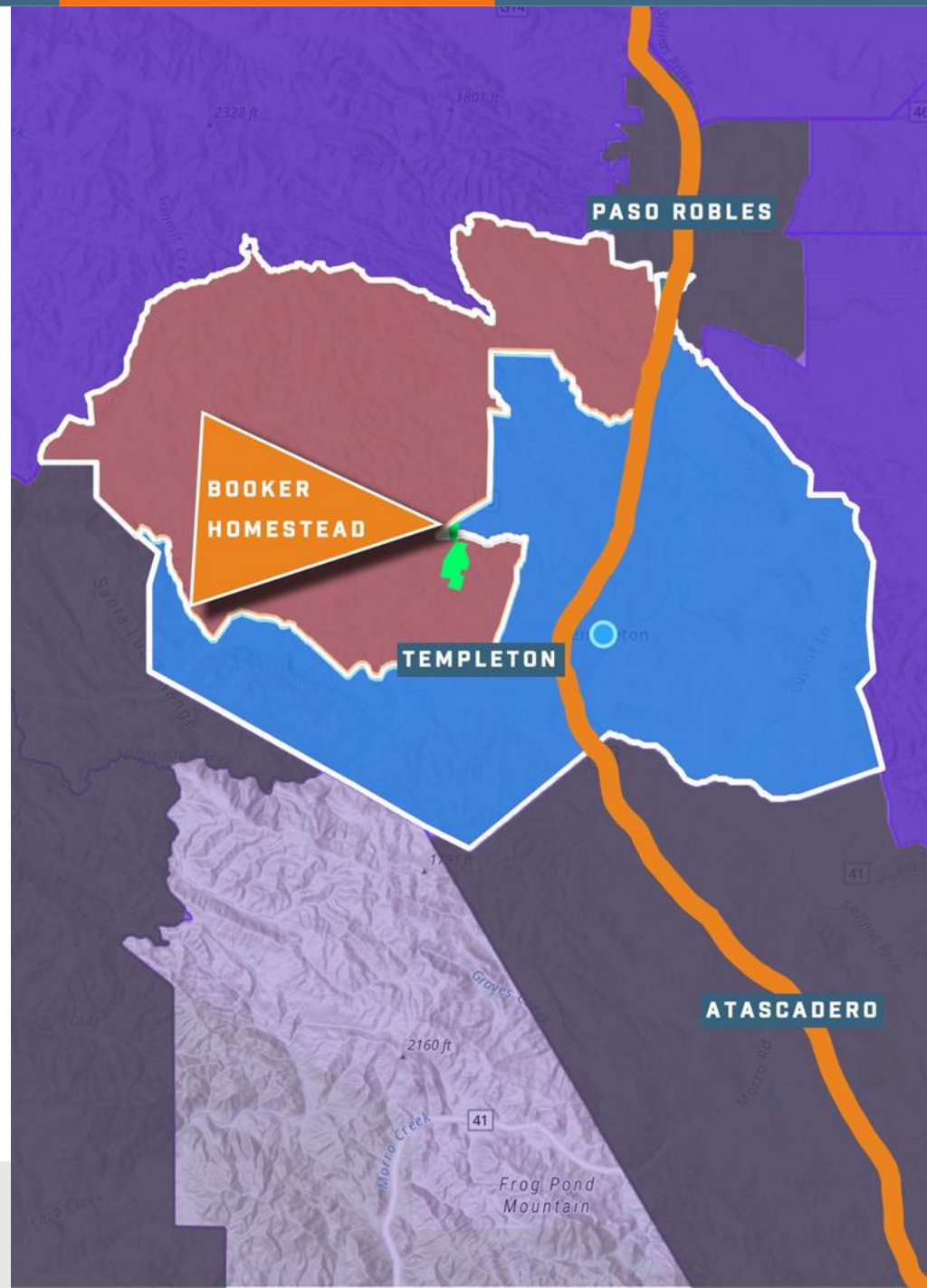
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Hank Niezen
DRE# 01831075
P: 805-748-2645



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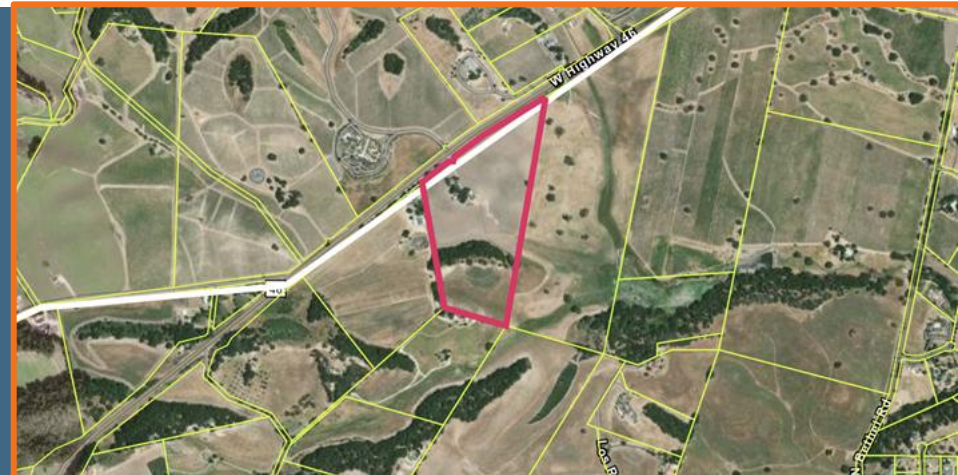
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Parcel Breakdown | Parcel #1

APN:	040-111-022
Acres:	41.86
Zoning:	AG
Topography:	884' - 1,016'
Soil:	Lockwood Shaly Loam & Gazos Shaly Clay
Water:	350 gallons/minute, 250 gallons/minute, 15 gallons/minute
Current Use:	Dry Land Grain Farming & Grazing
AVA:	50% Willow Creek & 50% Templeton Gap
Access:	2455 W Highway 46
Price:	\$2,720,900

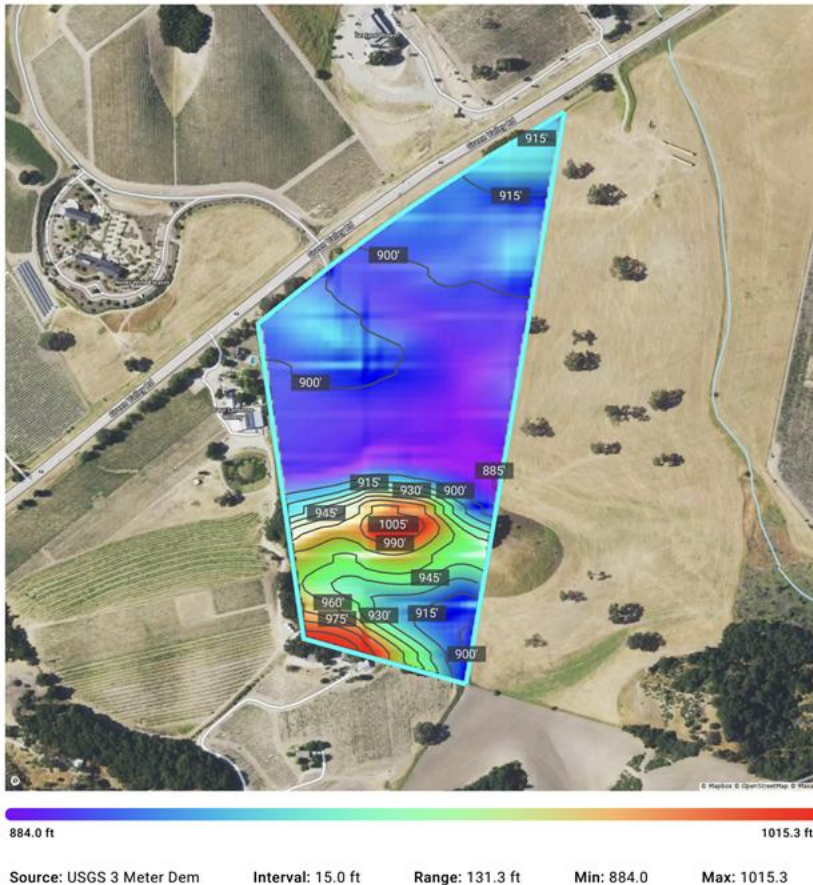


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Parcel Breakdown | Parcel #1



Flood Hazard Zone		% of Selection	Acres
	100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
	500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
	Regulatory Floodway	0.0%	0.0
	No Flood Hazard Zone	0.0%	0.0
Wetlands		% of Selection	Acres
	Assorted Wetlands	1.1%	0.4

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Parcel Breakdown | Parcel #2

APN:	040-181-001
Acres:	60.63
Zoning:	AG
Topography:	897' to 1040'
Soil:	Gazos Shaly Clay Loam & Lockwood-Concepcion
Water:	75 gallons/minute
Current Use:	Dry Land Grain Farming & Grazing
AVA:	Willow Creek
Access:	Las Tablas Rd
Price:	\$2,728,350

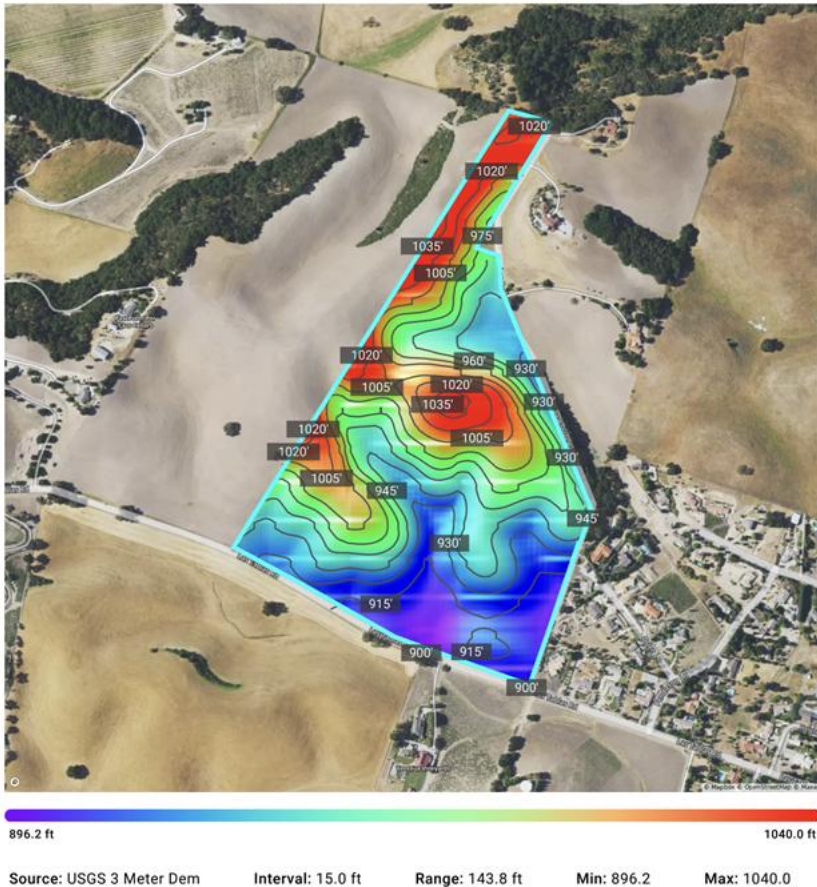


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Parcel Breakdown | Parcel #2



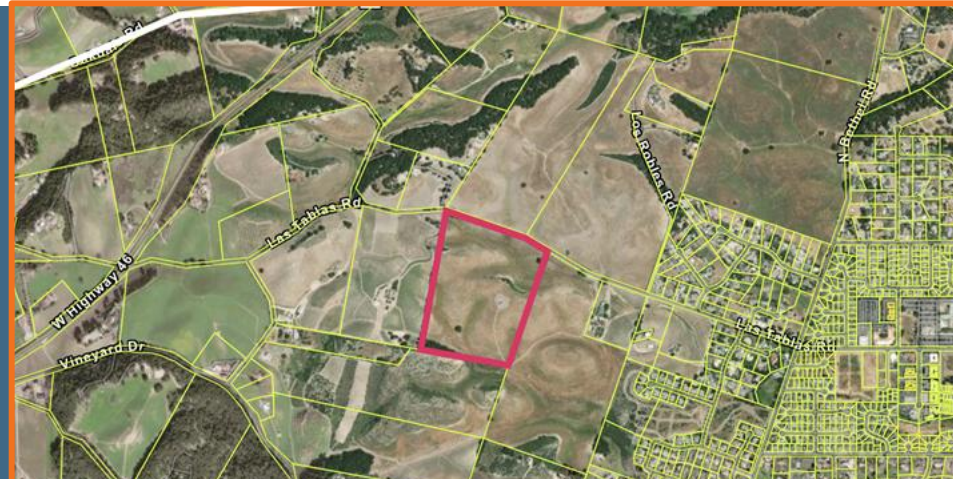
Flood Hazard Zone	% of Selection	Acres
100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
Regulatory Floodway	0.0%	0.0
No Flood Hazard Zone	0.0%	0.0
Wetlands	% of Selection	Acres
Assorted Wetlands	0.0%	0.0

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Parcel Breakdown | Parcel #3

APN:	040-241-022
Acres:	48.35
Zoning:	AG
Topography:	912' to 1058'
Soil:	Gazos Shaly Clay Loam & Lockwood-Concepcion
Water:	8 gallons/minute
Current Use:	Dry Land Grain Farming & Grazing
AVA:	Willow Creek
Access:	Las Tablas Rd
Price:	\$2,175,750

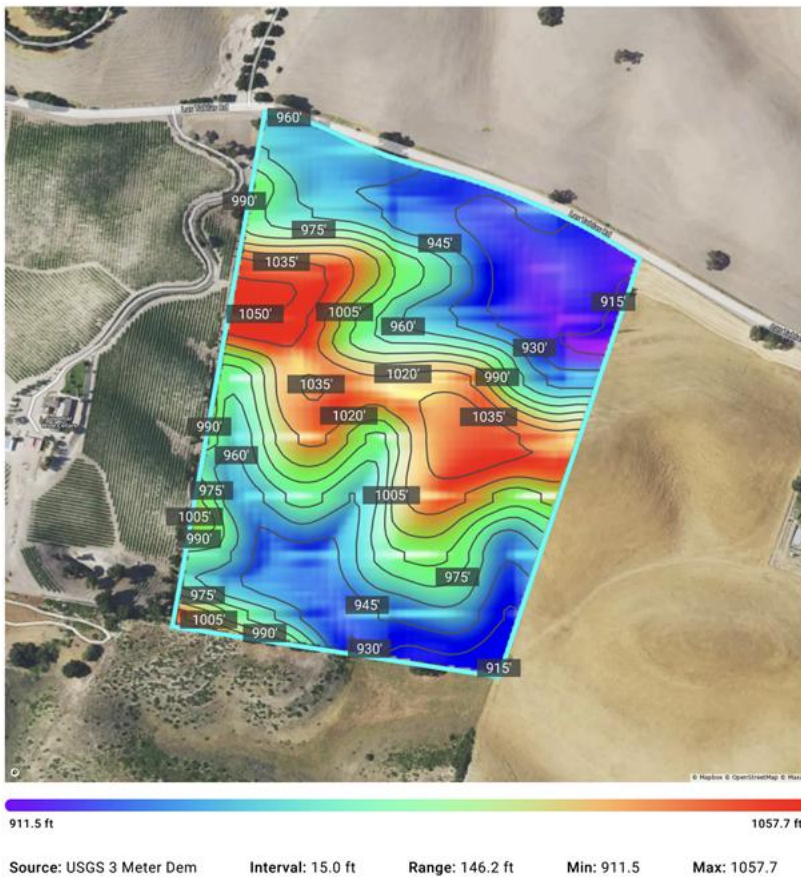


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Parcel Breakdown | Parcel #3



Flood Hazard Zone	% of Selection	Acres
100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
Regulatory Floodway	0.0%	0.0
No Flood Hazard Zone	0.0%	0.0
Wetlands	% of Selection	Acres
Assorted Wetlands	0.6%	0.3

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Parcel Breakdown | Parcel #4

APN:	040-241-021
Acres:	67.16
Zoning:	AG
Topography:	890' to 1031'
Soil:	Gazos Shaly Clay Loam & Lockwood-Concepcion
Water:	75 gallons/minute
Current Use:	Dry Land Grain Farming & Grazing
AVA:	Willow Creek
Access:	Las Tablas Rd
Price:	\$3,022,200

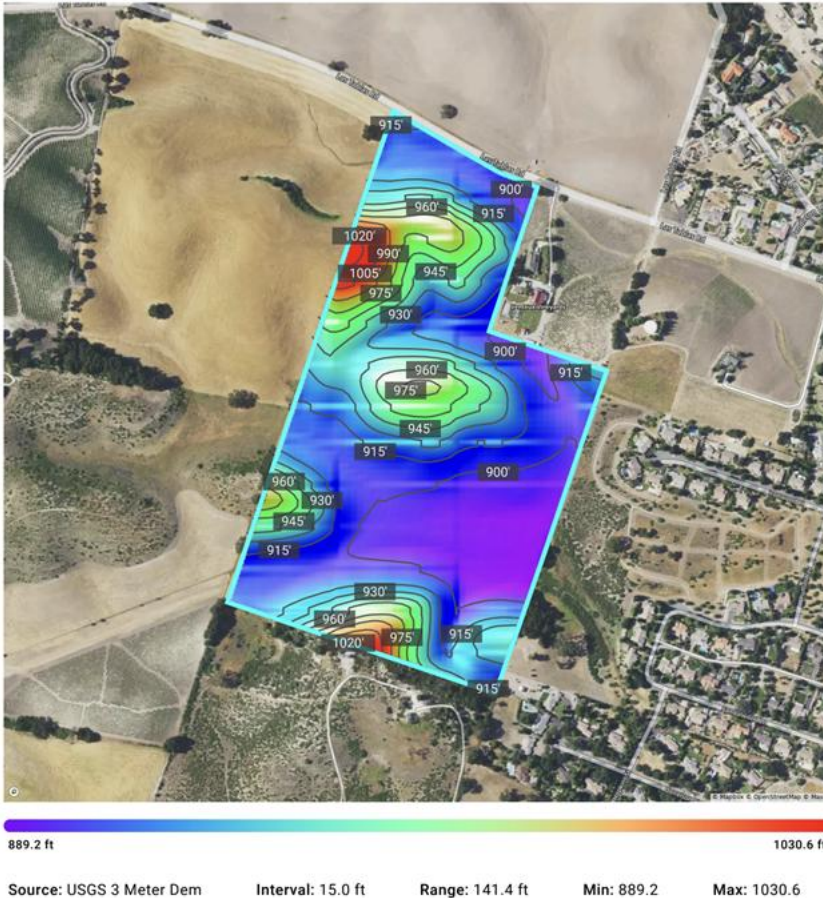


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Parcel Breakdown | Parcel #4



Flood Hazard Zone		% of Selection	Acres
	100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
	500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
	Regulatory Floodway	0.0%	0.0
	No Flood Hazard Zone	0.0%	0.0
Wetlands		% of Selection	Acres
	Assorted Wetlands	1.2%	0.8

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Parcel Breakdown | Parcel #5

APN:	040-171-005
Acres:	63.82
Zoning:	AG
Topography:	886' to 1086'
Soil:	Gazos Shaly Clay Loam & Santa Lucia-Gazos
Water:	24 gallons/minute
Current Use:	Dry Land Grain Farming & Grazing
AVA:	Willow Creek
Access:	Las Tablas Rd
Price:	\$2,871,900

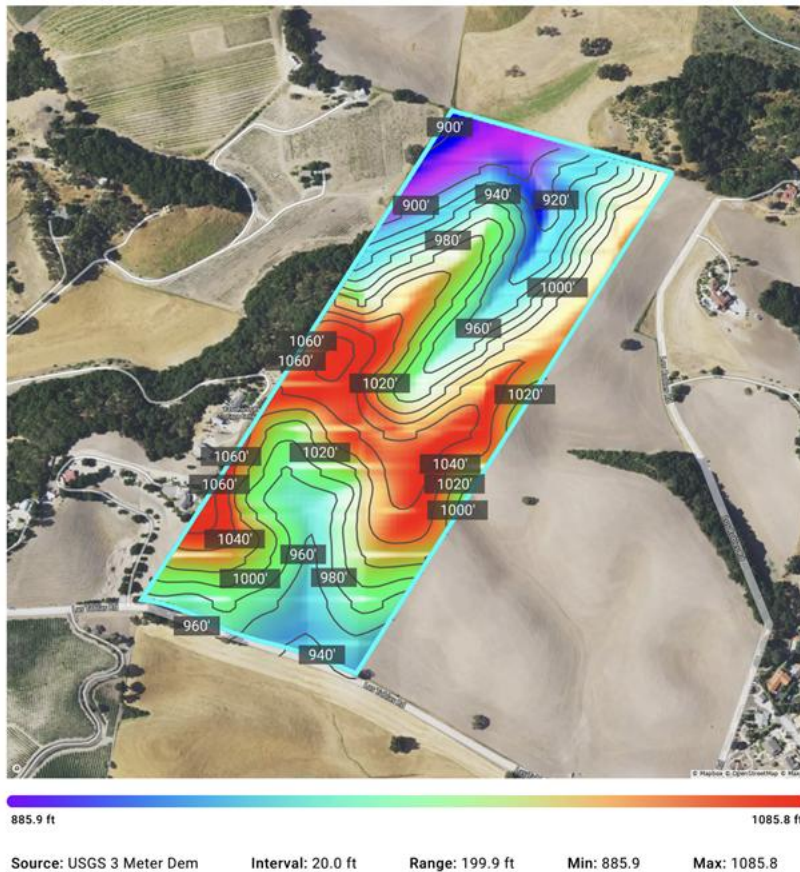


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Parcel Breakdown | Parcel #5



Flood Hazard Zone		% of Selection	Acres
	100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
	500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
	Regulatory Floodway	0.0%	0.0
	No Flood Hazard Zone	0.0%	0.0
Wetlands		% of Selection	Acres
	Assorted Wetlands	1.1%	0.7

Field Expert Opinion

Craig Ledbetter



VINO FARMS, LLC

VP/Partner

OPINION

“This property has the potential for being an exceptional quality Cabernet Vineyard. It’s warm days, cool evenings and nights influenced by the Pacific Ocean is exactly what high scoring Cabernets are made from.”

What is Vino Farms LLC?

Vino Farms is a multigenerational, family-owned vineyard management company with a significant presence in Paso Robles, where it manages a substantial portion of its 17,000 acres of winegrapes across California. Founded in the 1970s by Keith Ledbetter, the company now spans premier regions including Lodi, Sonoma, Napa, and Santa Barbara, combining regional expertise with statewide scale. Known for its leadership in sustainable viticulture, Vino Farms emphasizes organic, regenerative, and LODI RULES-certified farming practices across its diverse portfolio.

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CONTACTS

Broker



Cell: 805-748-2645

Email: hniezen@centralcommercialgroup.com

CA DRE: 01831075



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