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Pauba Ranch (\$7,500,000)

39100 Pauba Rd., Temecula, California 92592



Own a major piece of Temecula's history! The Pauba Ranch is a part of the original Rancho Pauba formed under the Spanish land grant. Since 1904 the original owners of the Vail Ranch had been using it as a gentleman's ranch and personal residence. The ranch has 171.65 acres of arable land and beautiful hills with wild life flora and fauna abound. It has a small shooting range and ample personal hunting ground into the vast hilly wilderness as its own backyard. Currently over 4 acres are planted with professionally managed premium grape vineyards to prepare it as a winery estate. There are many flat pads on the hills throughout the property with great breath-taking panoramic views of the Temecula wine country valley. They could become the ideal locations for building a wine tasting room, another grand estate home, a bed-and-breakfast structure or many other uses when permissible. The property is located within the current Temecula Valley Wine Country Policy Area.



The existing 3200 sq ft, 5-bedroom, 4-bathroom main residence has been remodeled with all the modern facilities. Surrounded by hills on three sides, the very private ranch style house is nestled under the shades of many 200+ year old giant oak trees facing the wine country valley. It enjoys the gentle afternoon breeze from the valley. The ranch is equipped with all kinds of horse breeding facilities of stables, barns, paddocks, arena and a work shop. There is a care-taker's home on site with over two acres of land planted with fruits and vegetables. In addition, there is also a unique fully fenced water buffalo roaming area as a home for a friendly water buffalo family. The great location of this large acreage ranch land is unbeatable. Right across the Pauba Road from its gate is the world famous Galway Downs Polo Field that conducts many first-class horse shows throughout the year. Apart from the obvious winery and equestrian uses, the ranch's frontage on Hwy 79S also provides many unique additional commercial usage possibilities for the property. With some further development, it could easily become a one-of-a-kind dream estate right in the heart of Southern California's main wine country and equestrian community!