



263 Lincoln Avenue Salinas, CA 93901 (831) 422-5327 piinirealty.com



John Piini (x103) Cell: (831) 809-2258 john@piinirealty.com DRE: 00542238

Joe Piini (x105) Cell: (831) 229-6913 joe@piinirealty.com DRE: 01889295 Location: West side of the Salinas Valley, 1.7+/- miles south of Greenfield and 6.6+/- miles north of King City.

Access: The ranch has extensive frontage along Central Avenue--a north-south arterial that parallels Highway 101 and

provides convenient access to the farmland along the west side of the valley.

APN: 221-011-049

Zoning: Farmlands (F/40)

*Land Area: 172.6 Gross acres:

Usable acres:

- Farmland: 162.0

- Building yard: 7.4

- Total usable acres: Net crop acres:

155.0

169.4



Soil & Topography:

The usable farmland has a level-to-gently sloping topography with consistent soils that are mostly from the Lockwood Series. These Lockwood soils are Class 1 (LdA) and 2 (LeC) soils that are intensively cultivated for a variety of fresh vegetable crops and wine grapes.

Water:

Irrigation water is provided by one agricultural well that produces about 1,200 gpm. Land improvements include underground transite and PVC high-pressure lines and a reservoir. Current farming operator utilizes drip and

sprinkler irrigation.

Structures:

One single family dwelling, one small office, two

equipment sheds and a concrete containment pad.

Lease:

The ranch is leased through the current season.

Price:

\$7,555,000

Contact Piini Realty for all inspections. All visitors will need to sign a food safety policy before any inspections.

Piini Realty will present offers to seller commencing on June 4, 2020 and will continue to present offers until a Purchase Agreement is executed.



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*The information contained in this brochure, including but not limited to the acreage estimates, were obtained from information deemed reliable but is not guaranteed.