



THE MARTIN RANCH

\$17,000,000

- Dolomite & Limestone Deposits
- Mineral Rights Included
- 2.5± Ac. Reservoir Pond
- Bird Creek Water Rights

1,824± Assessed Acres
San Benito County, California



Exclusively Presented
By Pearson Realty

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CA DRE# 00020875

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1,824± ACRES

San Benito County, CA



PEARSON
REALTY

Location Aerial



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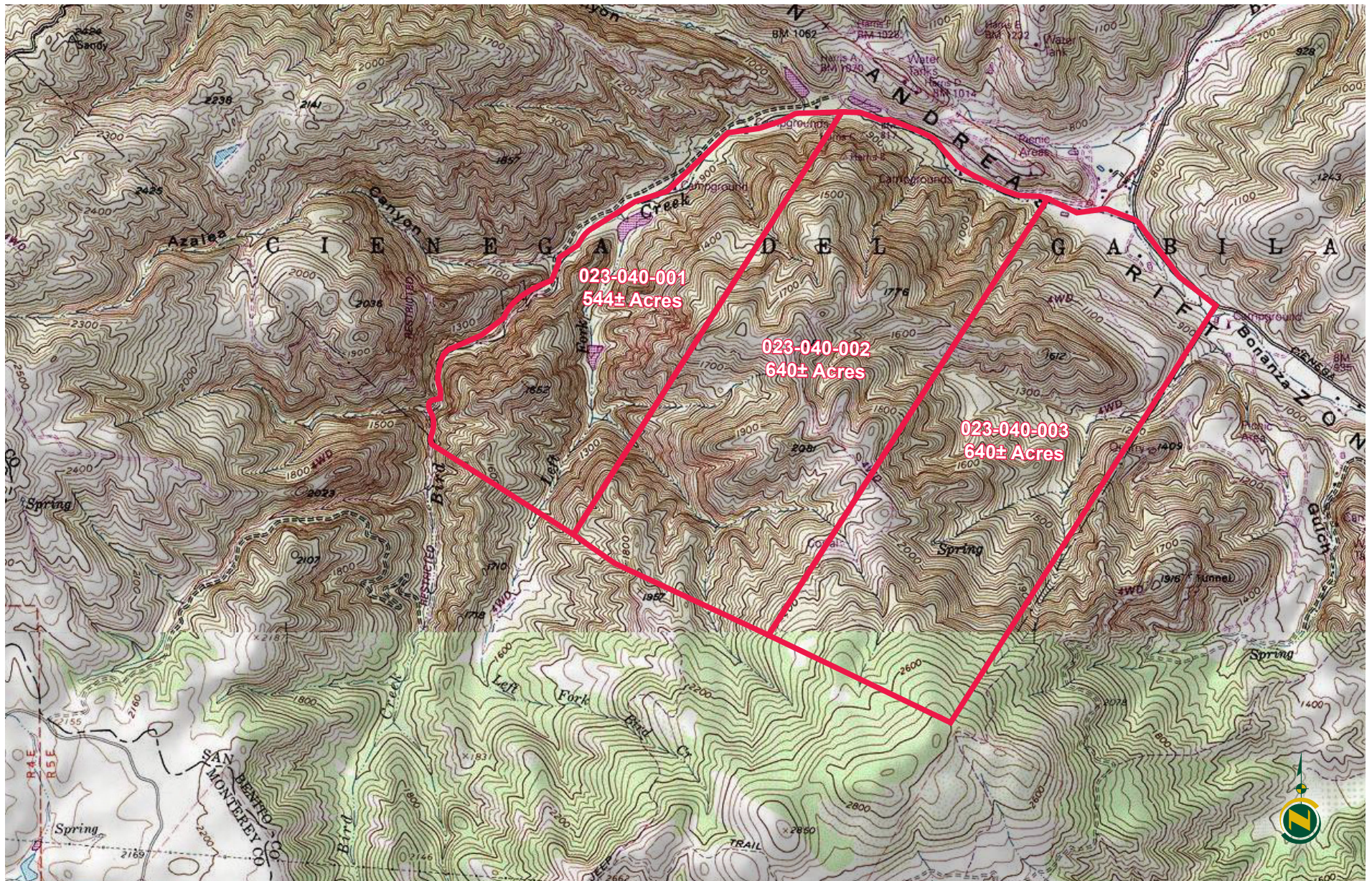


PEARSON
REALTY

Aerial



Topography Map



Property Details

DESCRIPTION:

The Martin Ranch is a multi generational gem that has opportunity for mining, recreation, cattle grazing, hunting, homesite and farming.

- **Mining:** Large deposits of dolomite and limestone have been documented to be on the property by licensed geological engineers. With mineral rights (included), and a conditional use permit that may be obtained by San Benito County, a mining operation could be established. This untouched ranch could supply rock material to large Bay Area projects in cities like San Francisco, Oakland and San Jose. Access to Hwy. 101 is 16± miles from the Martin Ranch.

- **Recreation:** This ranch is surrounded by the Hollister Hills State Vehicular Recreation Area where enthusiasts from all over California come to ride motorcycles, 4x4 Jeeps and ATV's. If any of those vehicles don't interest you, the 6,800± acre park also offers camping, hiking, bicycles and equestrian trails. The same opportunities for the Martin Ranch are at your fingertips.

- **Grazing:** The ranch has a long history of cattle grazing with access to water, native and non-native grasses, large oak tree forests and creek bottoms. The property currently supports 100 head of cattle.

- **Hunting:** Deer, wild pigs, turkey, dove, quail and coyotes roam the Martin Ranch.

- **Homesite:** There are multiple locations that would make great homesites. Build a nice house, shop and yard overlooking the quiet lowland pasture or a cabin above with 360° views towards the lettuce fields of Salinas, garlic farms of Gilroy, or vineyards of Paicines, all while remaining within 15 minutes from downtown Hollister, major shopping, San Benito School District, or Ridgemark Golf Club.

- **Farming:** The property has a well that has historically irrigated 5± acres near the property entrance. This area is currently growing

1.2± acres of Zinfandel wine grapes and the balance was planted to grain crops. With additional improvements, the irrigated area could be expanded to accommodate additional acreage.

WATER:

On the west side of the ranch lies a 2.5± acre reservoir that is gravity fed by a smaller pond off the Left and Main Fork of Bird Creek which flows seasonally for 2± miles along the northern boundary of the property. The Martin Ranch also has appropriative water rights from Bird Creek for up to 48.5 acre feet per year. There are several water troughs, multiple springs, and one well.

LOCATION:

The ranch is located 6± miles south of Hollister and can be accessed via the paved Cienega Rd. from downtown Hollister or Hwy. 25. Property address: 7600 Cienega Rd., Hollister, CA 95023.

LEGAL & ZONING:

San Benito County APN's: 023-040-001, 002 & 003.

The current zoning is Agricultural Rangeland/Mineral Resource

BUILDINGS/IMPROVEMENTS:

One mobile home.

PRICE/TERMS: \$17,000,000 cash. Shown by appointment only.

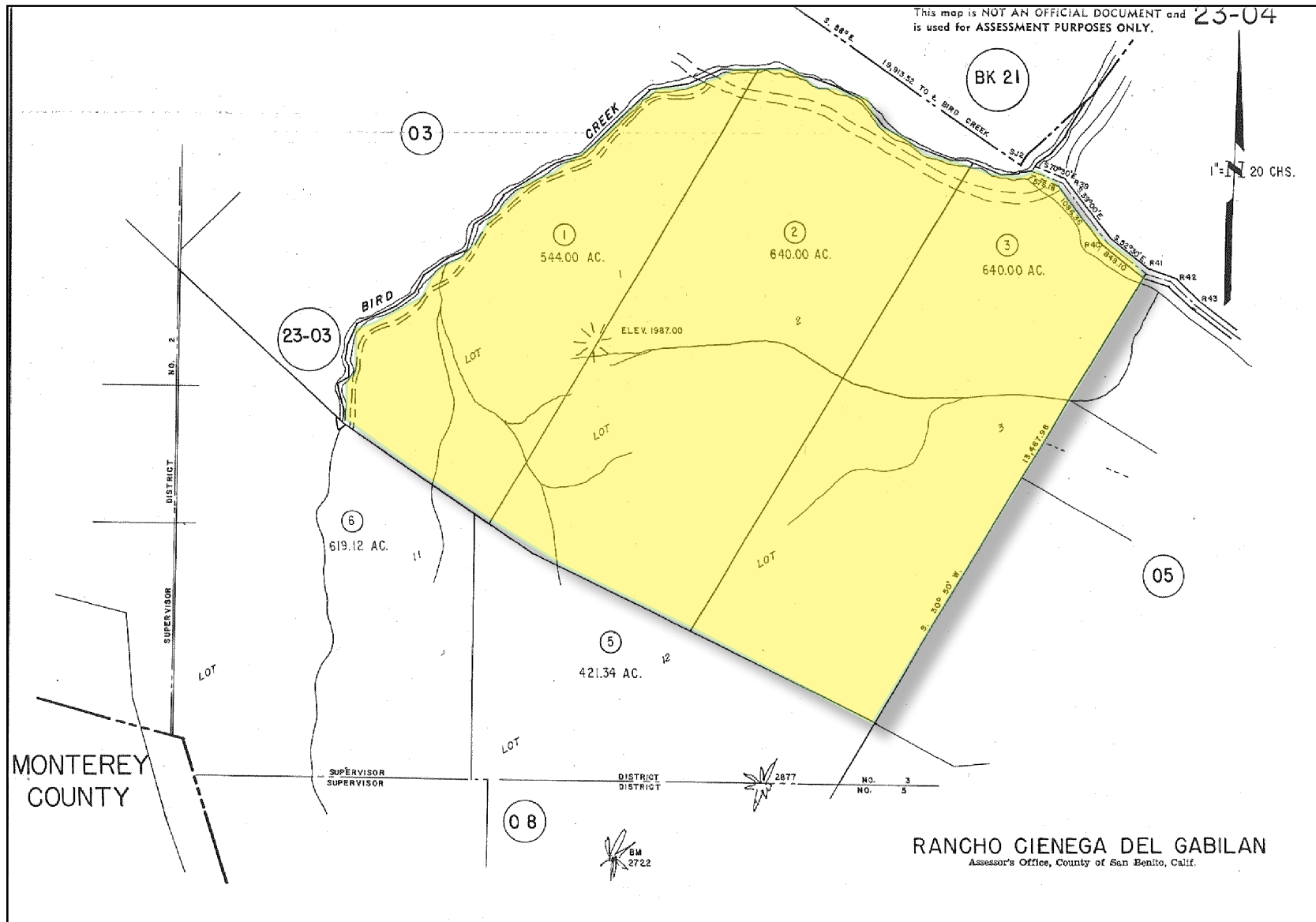
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Assessor's Parcel Map



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Property Photos



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WATER DISCLOSURE: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791



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