



FOR SALE

INTERO

A Berkshire Hathaway Affiliate

Commercial

**41500 Carmel Valley Rd
Greenfield, CA 93927**

CONTENTS

- INVESTMENT OVERVIEW
- PROPERTY PHOTOS
- AERIAL MAP
- REGIONAL MAP
- DEMOGRAPHICS
- AREA OVERVIEW
- CONTACT

INVESTMENT OVERVIEW

INVESTMENT DETAILS

	PRICE	\$5,900,000
	PRICE/ACRE	\$6,704.55
	GROSS ACRES	880.00
	PROPERTY TYPE	Land

PROPERTY DESCRIPTION:

The ranch is approximately 35 min from the world famous Carmel Valley and 2 hours from San Jose; Capitol of Silicon Valley. Located in one of the most sought after areas of the central coast. It is a short drive to the world class Pebble beach golf courses and central coast wineries.

HIGHLIGHTS

- **Acres:** 880 Acres, Ranch
- **Parcels:** Ten Separate Parcels
- **Location:** Carmel Valley
- **Lot Description:** Agricultural Use, Farm Animals (Permitted), Grade - Hilly Lot, Grade - Rolling Lot, Grade - Varies Lot, Hunting Lot, Pond On Site, Private / Secluded, Stream - Seasonal, Stream - Year Round, Views



INVESTMENT OVERVIEW

PROPERTY DESCRIPTION

Carmel Valley Road is a 880 acre ranch with a combination of classic California Valley Oak Woodland and rolling grasslands. The ranch consists of gentle rolling hills and meadow areas. With a vast array of cut roads the entire property is accessible. Carmel Valley Road includes water rights to a year round creek. There are also other seasonal cattle ponds and streams. There is a current year to year cattle lease on the property. All the fence lines are well maintained and there is a fully functional working pen with water.



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



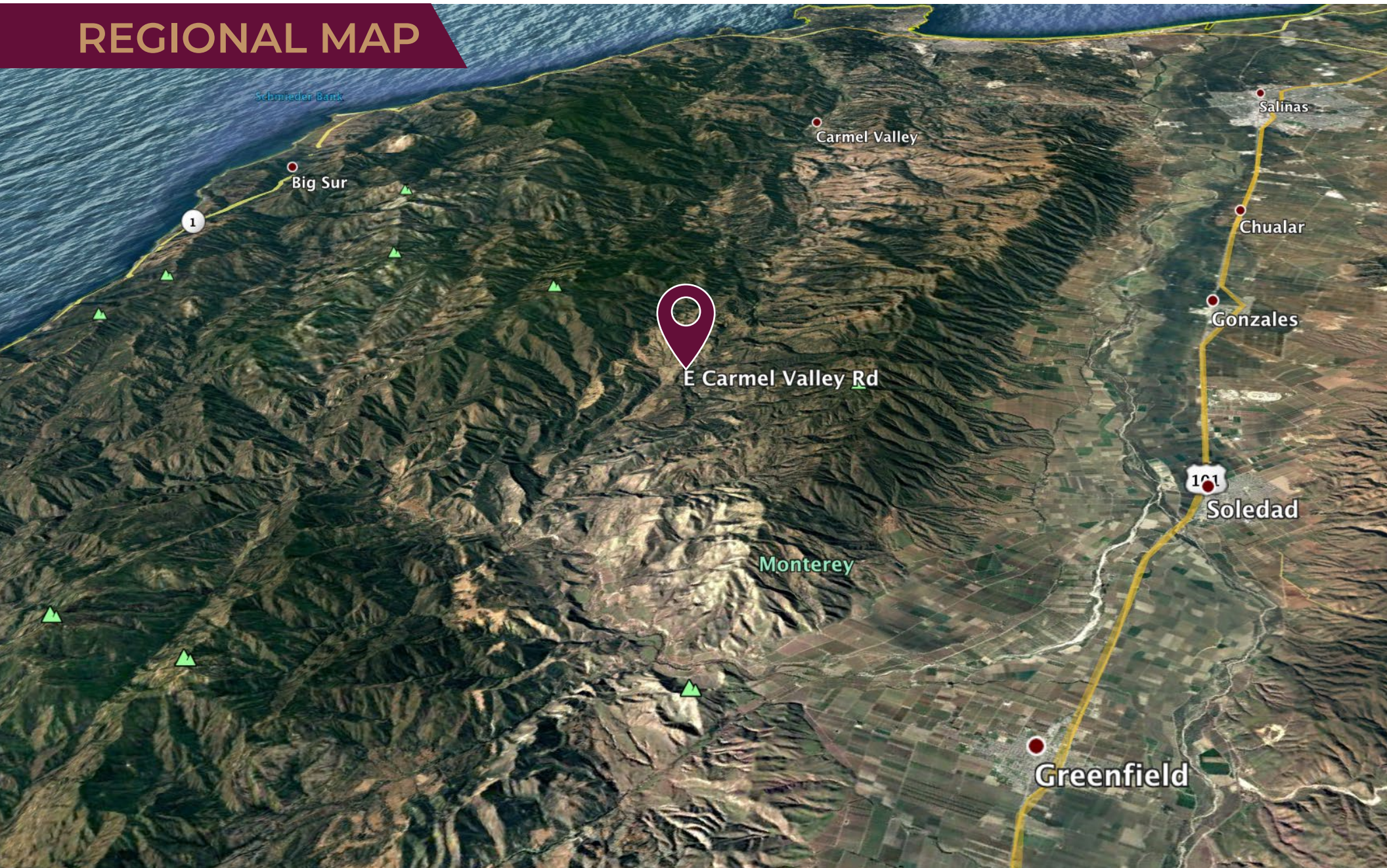
PROPERTY PHOTOS



AERIAL MAP



REGIONAL MAP



Greenfield, California ❤️

DEMOGRAPHICS

Population

17,184

130% Growth

Unemployment Rate

6.2%

Median Income

\$52,374

Avg. Home Price

\$299,900

Median Age

25.6

Avg. Commute Time

24.3

AREA OVERVIEW

Due to its location near California's Central Coast, Greenfield is filled with rich soil and desirable climate, ideal for many agricultural and wine companies. Some of the Vineyards and Wineries located nearby include:

CHALONE | ESTANCIA | GRAFF FAMILY VINEYARD

HAHN ESTATES SMITH AND HOOK | HESS SELECT | J.LOHR |

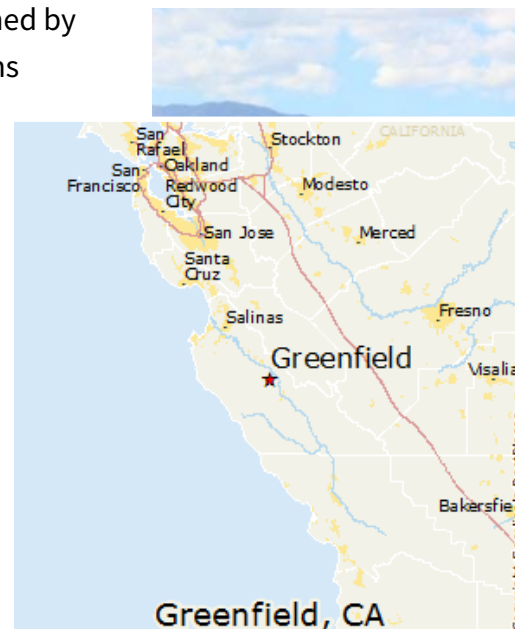
KENDALL-JACKSON | PARAISO VINEYARDS | PISONI VINEYARDS

SAN SABA | SCHEID VINEYARDS | THE MICHAUD VINEYARD |

VENTANA

The City of Greenfield is located in the heart of the Salinas Valley, formed by the Gabilan Mountains range to the east and the Santa Lucia Mountains range to the west. Greenfield is, approximately 135 miles south of San Francisco, 95 miles south of San Jose and 60 miles north of Paso Robles. According to the United States Census Bureau, the city has a total area of 2.1 square miles (5.4 km²), all of it land.

The climate for Greenfield is moderate with average temperatures around 50 degrees in winter and about 70 degrees in summer. High temperatures may reach the low 90s during mid-summer. Most rain falls between October and March; there are 14-20 inches of rain annually.





STEVE BECERRA

Intero Commercial | a Berkshire Hathaway affiliate
12900 Saratoga Ave, Saratoga, CA 95070

stevebecerra@interorealestate.com
408-863-3153

JOE MELLO

Intero Commercial | a Berkshire Hathaway affiliate
12900 Saratoga Ave, Saratoga, CA 95070

jmello@interorealestate.com
408-307-9161