



Executive Summary

Windfield Ranch

Presented By:

San Benito Realty, Inc. DRE# 01212266
150 San Felipe Road Hollister, Ca 95023
831-637-5563

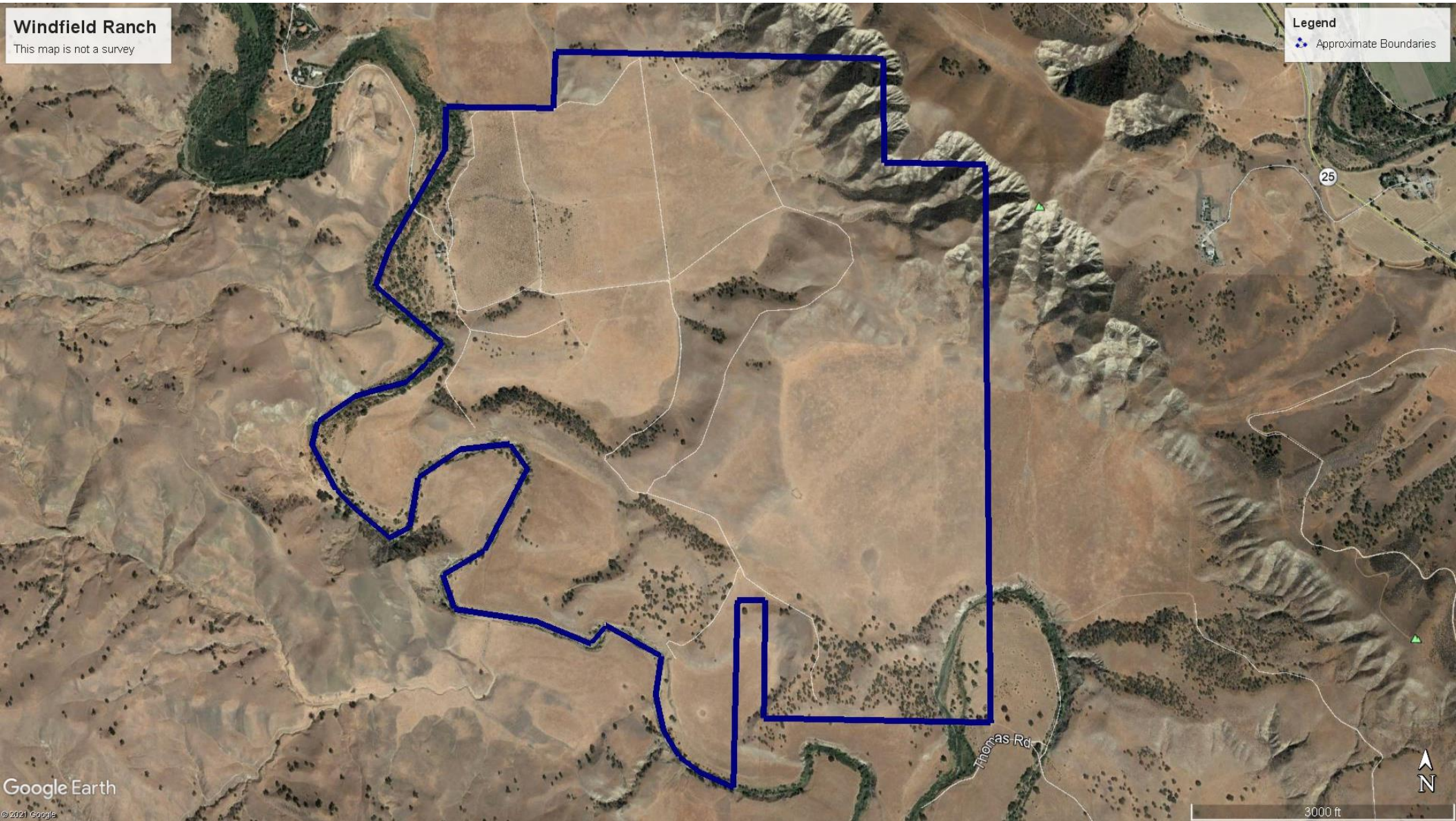
Dave Brigantino DRE# 00780573
Dave@sanbenitorealty.com 831-801-6142

John Brigantino DRE# 00969942
John@sanbenitorealty.com 831-801-0154

Michael Brigantino DRE# 01919753
Michael@sanbenitorealty.com 831-207-7646

Gianna Brigantino DRE#02043958
Gianna@sanbenitorealty.com 831-902-9921

www.sanbenitorealty.com



Description

Brigantino's San Benito Realty is proud to present the Windfield Ranch. The Windfield Ranch is approximately 1,089 acres and located just 8 miles Southeast of Hollister. This is a premier San Benito County ranch. The natural beauty of this ranch showcases everything San Benito County is all about. The views are spectacular; the San Benito River runs along the western border, the Swanson bluffs are to the Northeast, the Paicines Ranch to the south and you can even see Calera Winery up on Cienega Road from the ranch. The topography consists of large mostly flat valleys and gentle oak studded rolling hills making most of the ranch useable. This ranch has something for everyone; cattle ranchers, horsemen, hunters, bird watchers, photographers, hikers, off-road vehicles or anyone who appreciates nature and beautiful surroundings. Improvements include an old ranch home, barn, and various out buildings.

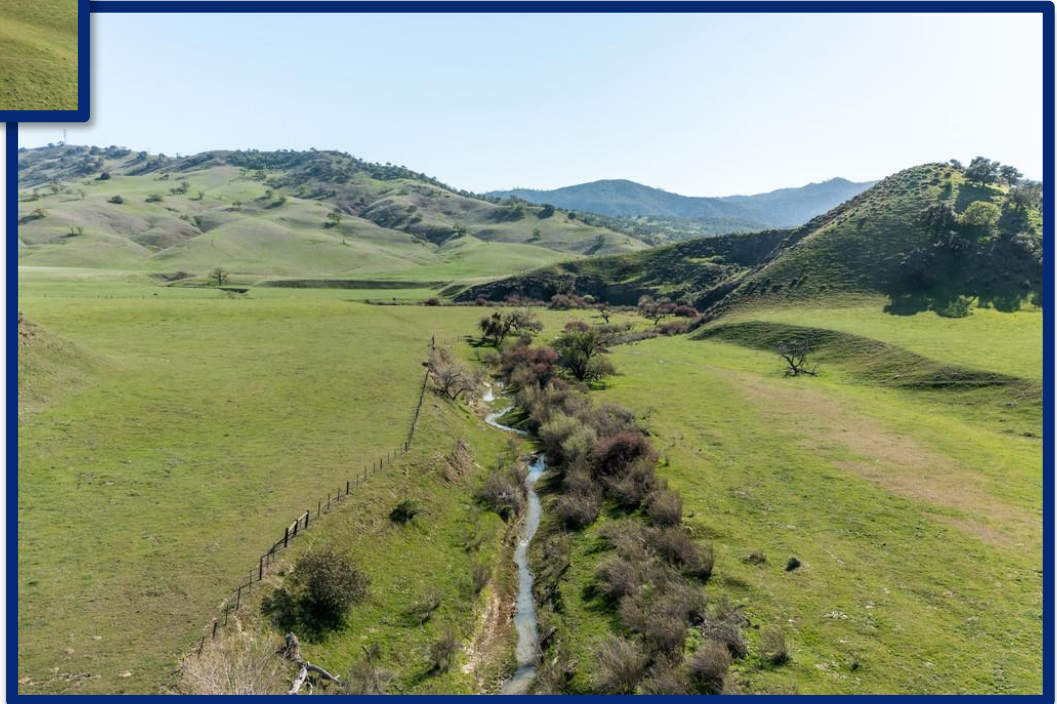


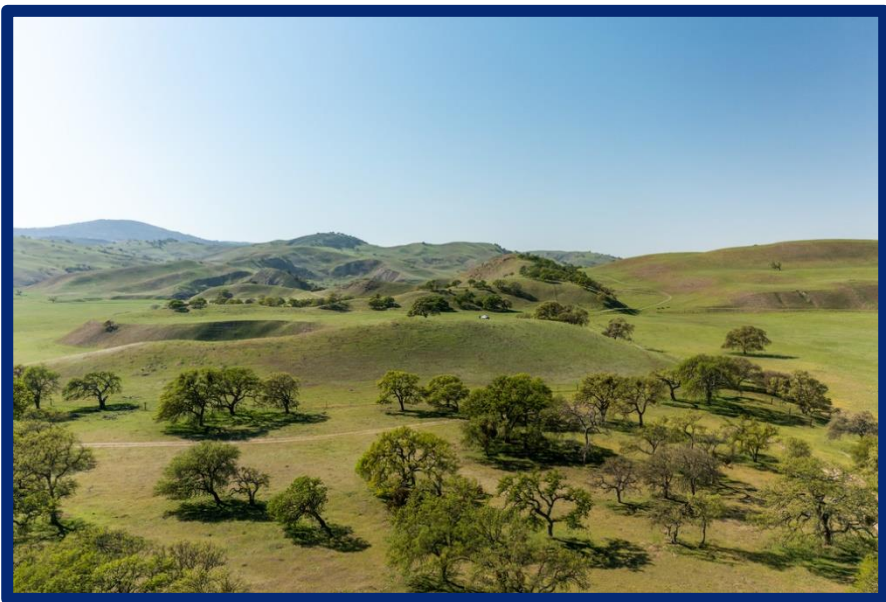
Location	Thomas Road Hollister, CA 95023
County	San Benito County
Parcel Size	1,089+- Acres
Assessor Parcel Number(s)	025-210-040+ 10 Additional APNs
Access	County Road
Land Use	Grazing Land, Recreational Ranch, Cattle Ranch, Hunting Ranch.
Topography	Large mostly flat valleys and gentle oak studded rolling hills
Water	1 Domestic Well in use, 1 Irrigation Well not being used, and the San Benito River runs along western property boundary
Improvements	1,537 Square Foot 2 Bedroom 1 Bathroom House, Barn/Shop buildings, Various out buildings
Zoning	Agricultural Rangeland – AR, Subject to Williamson Act
Price	\$4,125,000



One of many large open valleys on the Windfield Ranch

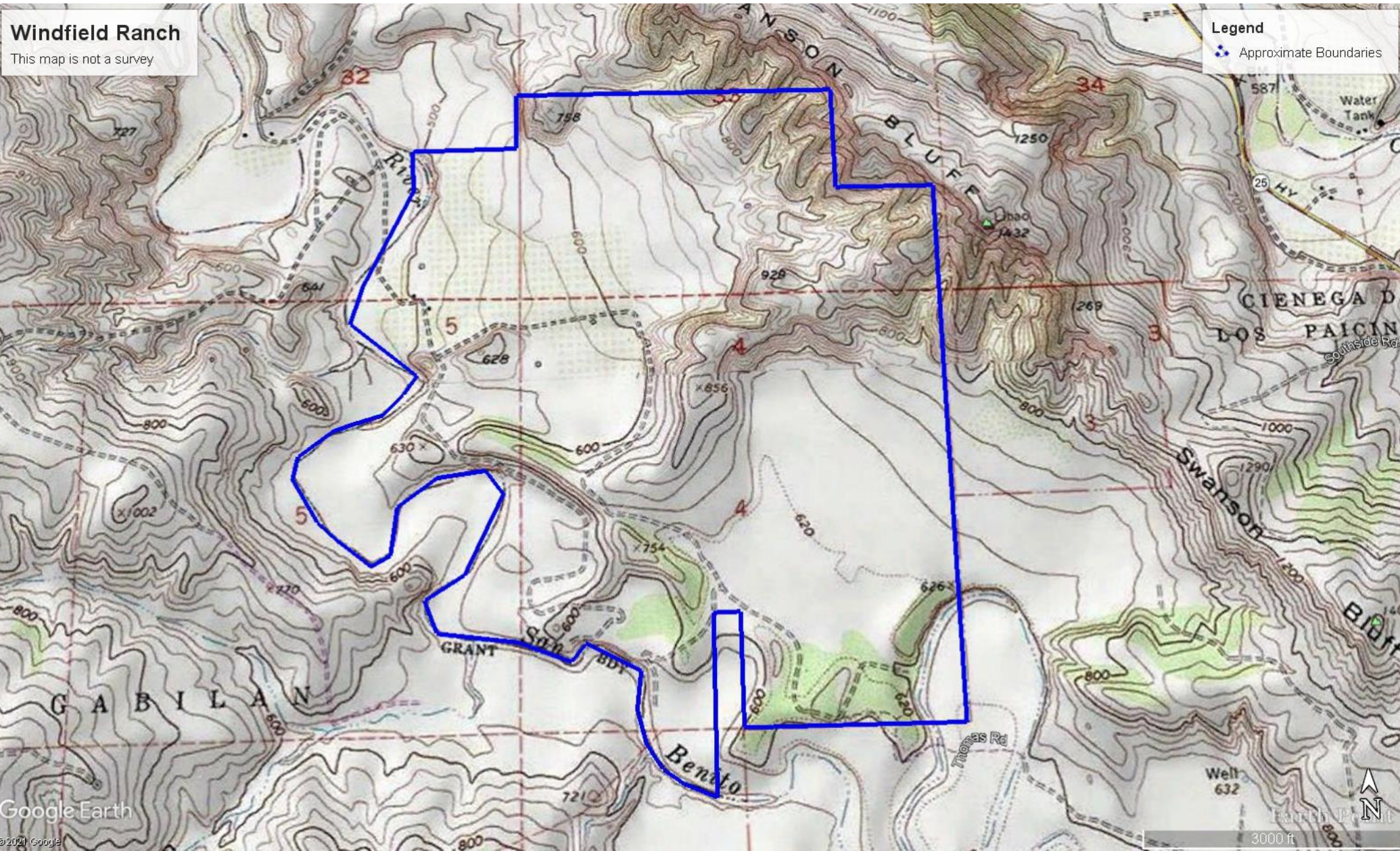
Photo of the San Benito River Running along the Western Boundary





Windfield Ranch

Topography Map



Windfield Ranch

Location Map

