


# FOR SALE

# CARL M. NIELSEN RANCH

Old Stage Road, Salinas



We are pleased to present the Carl M. Nielsen Ranch,  
a 188.5-acre\* irrigated row crop ranch located  
between Salinas and Chualar.

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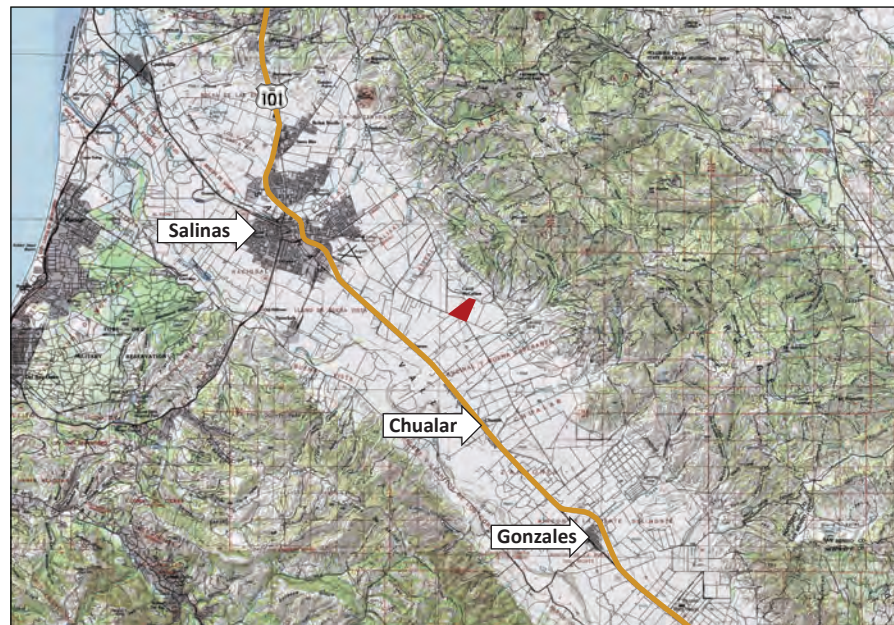


## Salinas Valley

The Salinas Valley is an agriculturally rich valley that runs inland from California's Monterey Bay.

Fertile alluvium derived soils, coastal influenced climate, and efficient agricultural growing practices provide the foundation for its recognition as the "Salad Bowl of the World".

The valley is at the heart of Monterey County's \$4.4 Billion agricultural industry and one of the most productive valleys in the United States for lettuce, strawberries, broccoli and other fresh vegetable crops.



## Location

The Carl M. Nielsen Ranch is located on the east side of the valley, approximately half way between Salinas and Chualar.

This is a highly productive region of the Salinas Valley that has a cool coastal climate suitable for a variety of fresh vegetables and strawberries; well-drained soils suitable for spring, summer and fall crops; and at a location that is within close proximity to Salinas' shipping, cooling and processing facilities.



FOR SALE

HbB

HbB

EaA

EaA

CbA

Old Stage Road

CbA

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## Residential Parcel

The residential parcel is located at the northeast corner of the ranch and is a separate 1-acre legal lot that is accessed by a 40-foot right-of-way to Old Stage Road. The parcel is improved with a 1,835-square foot\* dwelling that provides an opportunity for additional income or employee housing.

## Water

Located within the Eastside Aquifer Subbasin of the Salinas Valley Groundwater Basin, the ranch is removed from the salt water intrusion occurring closer to the Monterey Bay.

Irrigation water is provided by two wells, one of which has a 300-horsepower pump with a variable frequency drive. Water is distributed to the fields by high pressure pipelines. Domestic water is provided by one well.

Well and water quality reports are available with a signed NDA.

## Soils

Soil Symbol	Soil Name (Slope)	Irrigated Class	Irrigated Capability Class	Approx. Percent of Ranch
CbA	Chualar loam (0-2%)	Prime	1	89%
EaA	Elder sandy loam (0-2%)	Prime	1	3%
HbB	Hanford gravelly sandy loam (0-5%)	Prime	2s	8%

Chualar loam (CbA) is commonly found throughout the east side of the Salinas Valley and is the predominate soil on the Carl M. Nielsen Ranch. This is a level, very deep, well-drained soil that is rated Prime/Class 1 by the U.S. Department of Agriculture.

In this area, the soil is intensively farmed for head lettuce, leaf lettuce, broccoli and strawberries.



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## Details

### Assessor's Parcel Numbers:

Farmland parcel: .....149-031-020

Residential parcel: .....149-031-019

**Zoning:** .....Farmlands (F/40)

### Acreage:

Farmland parcel: .....187.5 acres\*

Residential parcel: .....1.0 acres\*

Total acreage: .....188.5 acres\*

Net crop acreage: .....176.0 acres\*

### Property Taxes:

The farmland parcel is subject to a 20-year Farmland Security Zone Contract, which limits the assessed valuation upon a sale. The current ownership is also in a partnership, and there is a potential to maintain the partnership's current base year value.

### Lease:

The farmland is leased through the 2022 season. Lease information is available with a signed NDA.

**Price:** .....\$13,500,000

### Listing Notes:

Piini Realty will present offers to seller commencing on May 6, 2021 and will continue to present offers until a Purchase Agreement is executed.

Do not go direct and please contact Piini Realty for all showings.



\* The acreages shown are estimates derived from sources that are deemed reliable but are not guaranteed. The maps included in this offering are intended for illustration purposes only and are not intended to represent a survey of the property.

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