



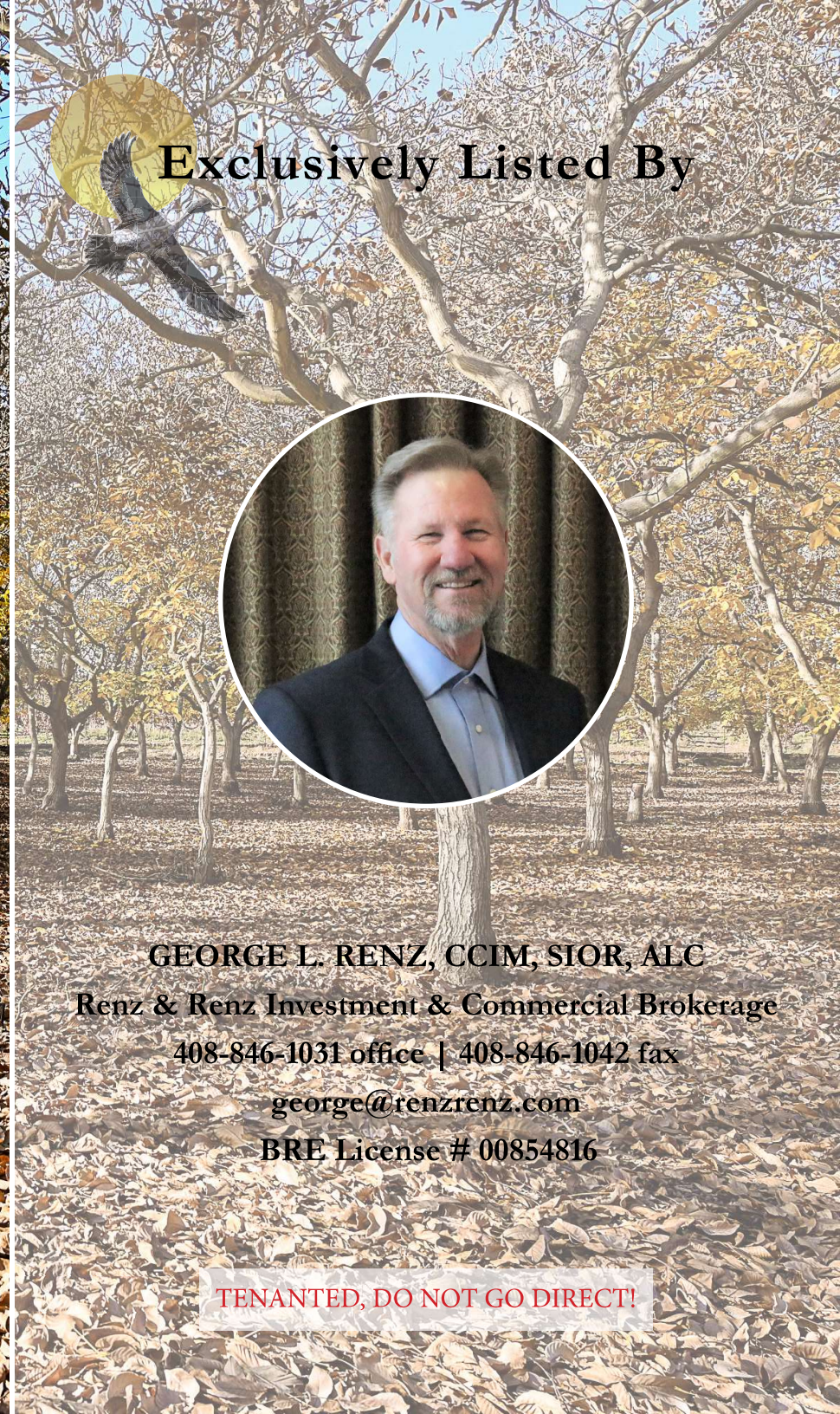
# Walnut Ranch - 17.39 Acres on Hecker Pass Road, Gilroy, CA House, Workshop, & Multiple Structures | \$2,400,000



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**Renz & Renz**  
Local Roots; National Reach





**Exclusively Listed By**



**GEORGE L. RENZ, CCIM, SIOR, ALC**

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**BRE License # 00854816**

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## Walnut Ranch

17.39 Acres on Hecker Pass Rd  
Gilroy CA 95020

|                           |                       |
|---------------------------|-----------------------|
| List Price                | \$2,400,000           |
| SFR                       | 1,519 SF 3 Bed 2 Bath |
| Remodeled                 | 1975                  |
| Workshop and Harvest Barn | 2,200+ SF             |
| Walnut Orchard            | 12 Acres Approx       |
| Lot Size                  | 17.39 Acres           |
| APN                       | 783-05-016            |

## Property Highlights

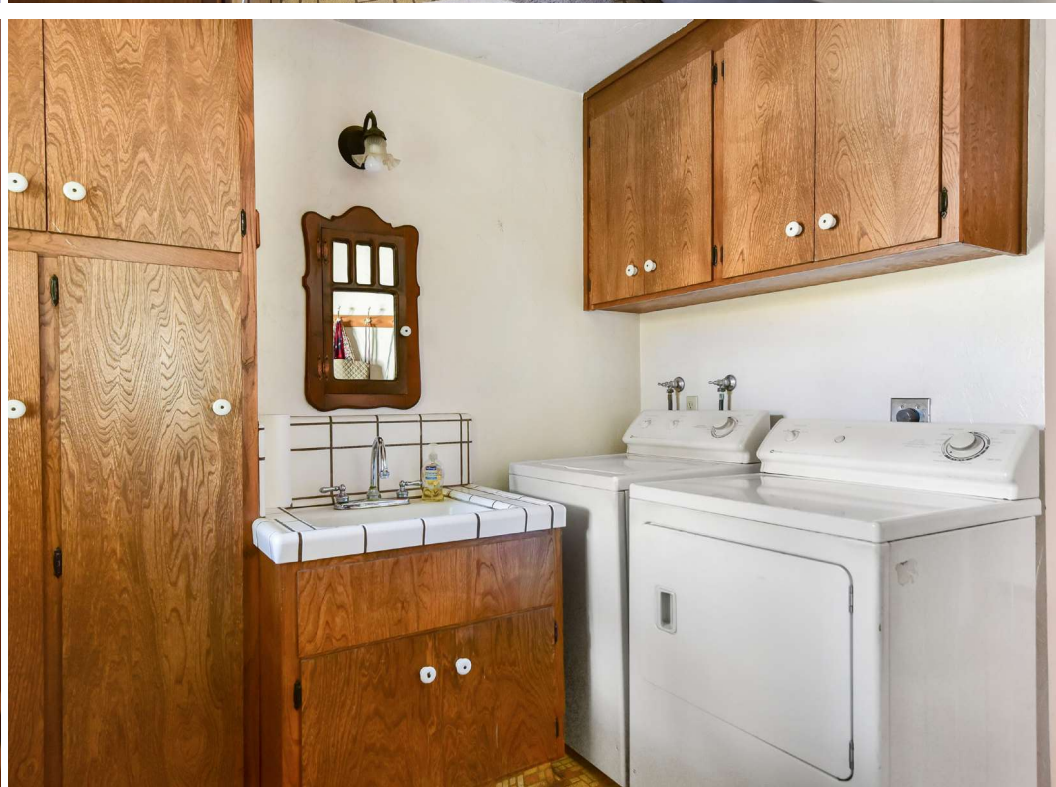
- Charming Single Family Residence in a magic landscape
- 12 Acre mature Walnut Orchard, on 17.39 Acres
- Property in Williamson Act
- 2 working Ag Wells
- Flat acreage perfect for horses, hobby farm, trail building, etc
- Roofed Poll Storage
- 2,200+ SF Workshop and Harvest Barn
- Multiple additional structures
- Water Tank Tower
- Uvas Creek runs along the back of the property
- Just minutes to town

Rare opportunity in Gilroy! 17+ Acre property with a rural setting just minutes from town. The SFR abounds with charm. It resides on a largely flat parcel with Uvas Creek at the back of the property and 12+ acres of mature Walnut Orchard. This property is in the Williamson Act and has been harvested for walnuts in 2022. Property boasts huge potential as a horse property, hobby farm, continuing as an orchard or vineyard, opportunities are many. Property has multiple additional structures and storage aplenty. The Workshop and harvest barn would suit multiple uses. Bring your plans and dreams and all your schemes to this beautiful piece of land.

















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Renz & Renz Investment and Commercial Brokerage. Return completed forms to [George@renzrenz.com](mailto:George@renzrenz.com) for further detail, income information, and to schedule a viewing.

NON-CIRCUMVENTION AND CONFIDENTIALITY AGREEMENT

For: Prospective Clients, Customers, Buyers & Lenders

The undersigned \_\_\_\_\_(Agent/Broker) and their client \_\_\_\_\_(Prospective buyer(s)) hereby agree to the following:

- 1. Acknowledgement is given that certain pertinent and confidential information will be received from **Renz & Renz** regarding the sale/purchase of the following described Property known as: **3385 Hecker Pass Rd, Gilroy, Ca 95020**.
- 2. Signor understands this **property is currently occupied and with several tenants and pets on a private road. DO NOT GO STRAIGHT**. To schedule a viewing prospective buyers must provide 72 hours’ notice minimum to notify on-site tenants, buyers must also complete the NDA, review any and all seller disclosures, and provide a prequalification or proof of funds letter. You may not contact the tenant or any owner directly. All inquiries and requests to be made through seller’s agent.
- 3. All materials provided to any party are considered confidential and these materials may not be shared, duplicated, or used for any purpose other than for their intended use as disclosure from seller to a potential buyer or vested party.
- 4. Recognizing that the transaction to sell, lease or exchange this Property and/or Business will involve the receipt of detailed information and that even disclosure of the fact that the Property and/or Business is for sale could cause damage, the Undersigned agrees to protect the Seller Confidentiality. The Undersigned promises not to discuss to any Third Party that the Sellers are seeking to sell, lease or exchange Subject Property and further agrees that the Undersigned will not disclose any facts or other pertinent information learned to (1) any Third Party, including, but not limited to, employees, customers, clients, or other prospective Buyers or (2) anyone other than those persons expressly signed below without written permission from **Renz & Renz**. The Undersigned agrees not to photocopy, or allow to be photocopied, any information provided by Sellers and/or Seller’s Agent without written permission from Seller and/or Seller’s Agent and further agrees to return said information to Sellers and/or Seller’s Agent upon request, without retaining any copies or notes regarding the same. The Undersigned also agrees it will not contact, lease or attempt to lease or sell to any current Lessee on the subject rent roll for a period of one year from the date of this agreement.
- 5. The Undersigned will not circumvent **Renz & Renz**, either directly or indirectly with the relationships in the subject transactions. Recognizing the value of the association with the Sellers, the Undersigned agrees that the Sellers are the Client or Customer of **Renz & Renz** and it is through that association that the subject information is being obtained and provided to the buyer or buyer’s agent. Buyer and/or buyer’s agent further agree all negotiations will be handled exclusively through **Renz & Renz** unless expressed written consent to negotiate directly with Seller is obtained from **Renz & Renz**.
- 6. It is agreed that any overt or covert activities to circumvent or violate the confidentiality of this Agreement, such as contacting the Seller’s Banker, Accountant, Attorney, Employees, Suppliers, Competitors or Customers without permission of the Seller or his approved Representative shall be a violation of this Agreement and the violated shall have those Rights and Remedies available by law.
- 7. The Undersigned prospective Buyer and Buyer’s Representative for Said Property and/or Business certify that their sole purpose in requesting and reviewing information is to evaluate the Property and/or Business for purposes related to their desire to purchase same and specifically are not related to any desire to acquire competitive information or advantage.
- 8. The prospective buyer and representation understand that not all structures on the property have permits. Buyer to fully investigate the property and it’s suitability for their intended use. Neither seller nor broker warrant the property or it’s suitability for buyer’s intended use.

Accepted and Agreed this \_\_\_\_\_Day of \_\_\_\_\_, 20\_\_\_\_\_.

Buyers Real Estate Agent:

Company:

Prospective Buyer(s):



## DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.

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