

FOR SALE - HUNTER LANE RANCH

Spreckels - Salinas Valley



We are pleased to present the Hunter Lane Ranch -- a prime vegetable and strawberry row crop ranch situated in the Spreckels Farming District of the Salinas Valley.

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The Spreckels Farming District is a premier growing region of the Salinas Valley.

Situated to the southeast of Highway 68 and about 10+/- miles inland from the Monterey Bay, this farming district has an ideal coastal climate that is well suited for late-season Iceberg and Romaine lettuces as well as year-round suitability for strawberries.

The district is also characterized by fertile clay-loam soils and ground water wells that have a good water quality as they are farther inland from the salt-water impacted areas.

Ranches of this caliber are rarely offered for sale on the open market, making this a unique opportunity to acquire some of the best farmland the Salinas Valley has to offer.

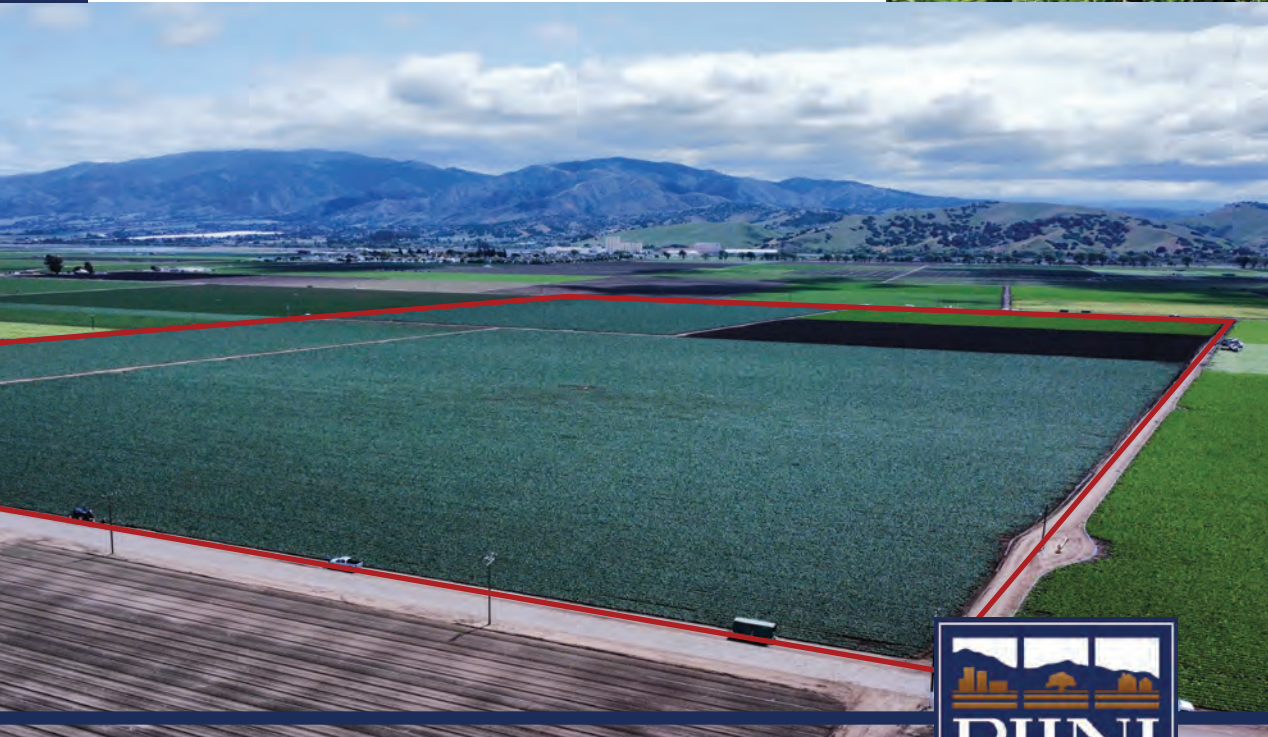


APNs: 177-081-005,-006 &-007

***Acreage:** Gross & usable area: 82.75 acres
Net crop area: 79.20 acres

***Soils:** The soils on the ranch are prime soils that are intensively cultivated in the Salinas Valley for a wide variety of fresh vegetables and strawberries.

<i>Soil Symbol</i>	<i>Soil Name</i>	<i>Slope</i>	<i>Class</i>	<i>% of Ranch</i>
SaA	Salinas loam	0 to 2%	1	64.4%
SbA	Salinas clay loam	0 to 2%	1	32.5%
CnA	Cropley silty clay	0 to 2%	2	3.1%
Total				100.0%



Water: Irrigation water is provided from one ground-water well that is equipped with a 25hp pump and a 75hp booster. A well test from 2022 indicates a capacity of 748 gallons per minute.

Food Safety: The Hunter Lane Ranch is surrounded by irrigated farmland, with no open drainage ditches or livestock operations nearby, minimizing food safety risks.

Flood Zone: The ranch is located within Flood Zone X, which has a 0.2% (500-year) annual chance flood hazard, and experienced no flooding during this past winter.

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Dwelling: There is an older dwelling on the ranch situated next to Hunter Lane. The dwelling could provide employee housing or be rented out for an additional source of income.

Lease: The property is leased through October 31, 2025 with a 3-year option to extend the term at a rent that is to be determined.

Lease details will be provided upon receipt of a signed NDA.

Price: \$7,450,000

Notes: Piini Realty will present offers to the seller commencing on June 1, 2023 and will continue to present offers until a Purchase Agreement is executed.

Do not go direct. 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 for illustration purposes only and are not intended to represent a survey of the property.*

