

FOR SALE - COLINAS RANCH

San Juan Canyon Road, San Juan Bautista, San Benito County

We are pleased to present the Colinas Ranch, an excellent recreational ranch located at the north end of the Gabilan Mountain Range and just below Fremont Peak,



263 Lincoln Avenue
Salinas, CA 93901
(831) 422-5327
piinirealty.com



John Piini (x103)
Cell: (831) 809-2258
john@piinirealty.com
BRE: 00542238

Joe Piini (x105)
Cell: (831) 229-6913
joe@piinirealty.com
BRE: 01889295

The Colinas Ranch is located at the north end of the Gabilan Mountain Range in San Benito County and extends over the ridgeline into Monterey County. This location is 5+/- miles south of the historic San Juan Bautista and 50+/- miles south of San Jose.

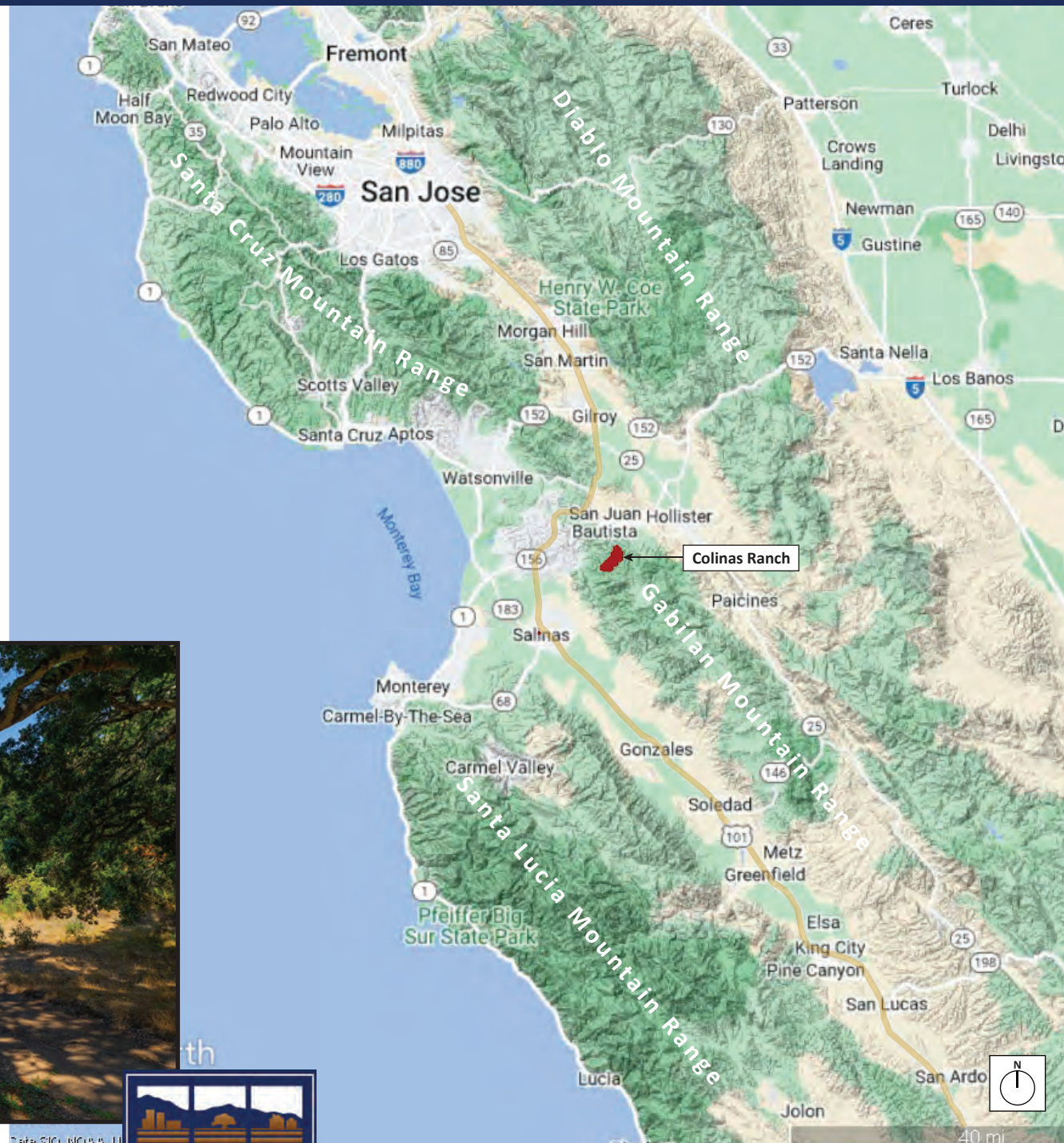
At these driving distances, the ranch is easily accessible from the greater Monterey Bay and San Francisco Bay region.

Access is provided by Steinbeck Canyon Road, a dirt road that extends from San Juan Canyon Road to the east boundary of the Colinas Ranch.

Additionally, the ranch is only 15 miles inland from the Monterey Bay, which provides a cooler climate than those ranches farther inland.



Data SIO, NOAA, U.S.



APNs:

San Benito: 023-210-004,-006,-007 & 023-220-001
Monterey: 413-071-001

Acreage*:

1,107 +/- acres

Topography:

The Colinas Ranch is a mountainous ranch with various ridges and valleys that traverse through the ranch in a northeast-to-southwest direction.

The elevation varies from a low of 800+/- feet above sea level along Mud Creek at the west end of the ranch to a high of 2,000+/- feet along a ridge near the middle, with several peaks at about 1,750+/- feet.

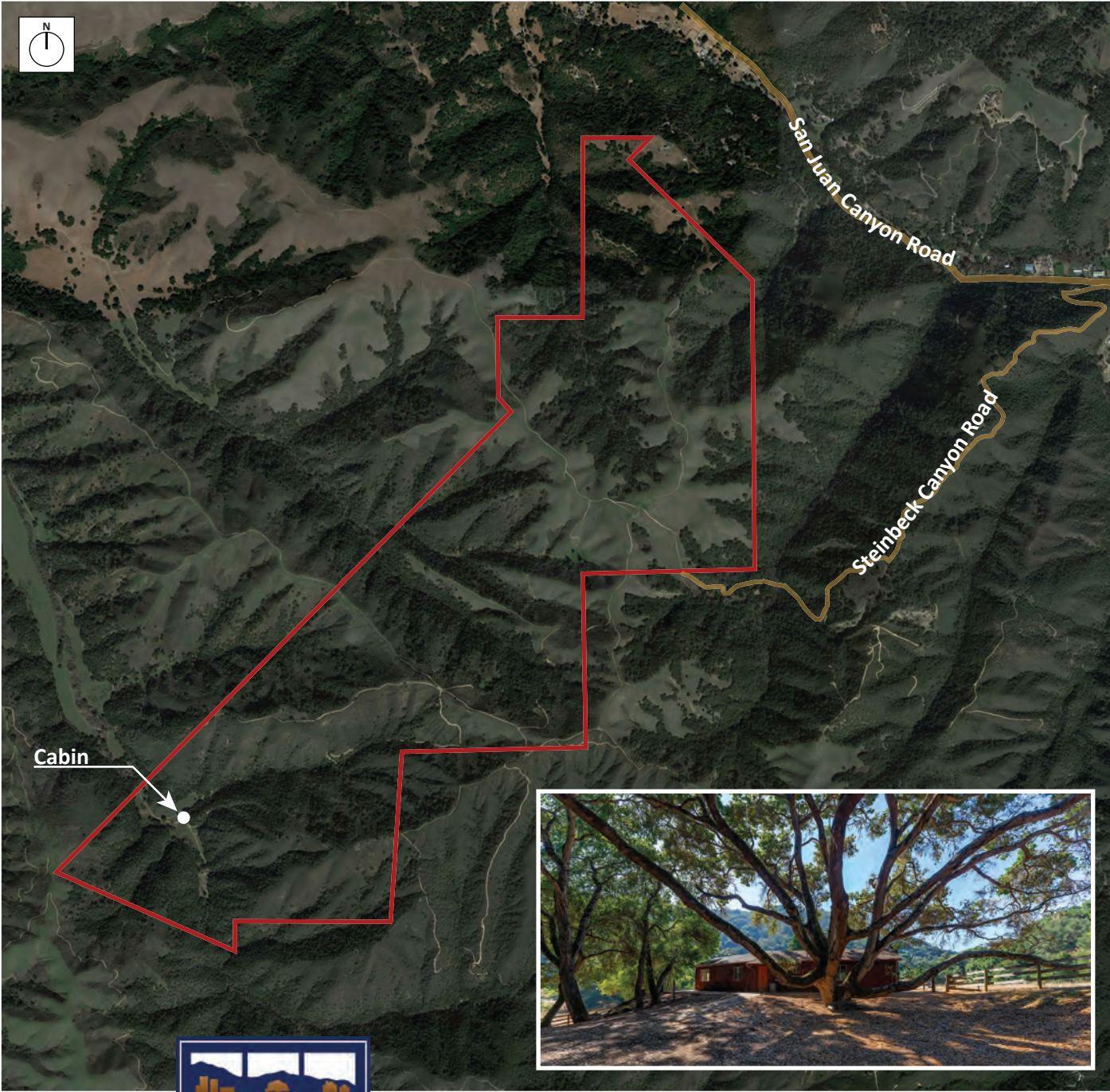
Vegetation:

The ranch includes a mixture of grassland and brushland with numerous oaks and a few token cypress trees that were planted by the original homesteaders.

The grassland is mostly located on the broad ridges at the north end while the brushland is found throughout the more strongly sloping hillsides.

Wildlife:

This section of the Gabilan Range is habited by deer, boars, tule elk, bobcats, mountain lions, and coyotes.



Views: The various ridges and peaks provide expansive views to the northwest that extend to the Monterey Bay, while the valleys provide privacy and localized views of the immediate vicinity.

Water: The headwaters to Mud Creek and Towne Creek are located on this ranch, with seasonal flows to the north toward the Gabilan Creek. There are also several springs located throughout the ranch, several of which are developed and provide water to livestock troughs and the cabin.

Improvements: Located at the south end of the ranch near Mud Creek is a 1,025-square foot cabin and a utility building. The cabin was built in the 1960s, has two bedrooms and one bathroom, and features a large stone fireplace.

Conservation Easement: The property is subject to a conservation easement for the purpose of protecting the natural beauty and ecology of this land in perpetuity. The easement is held by the Big Sur Land Trust. A copy of the easement will be provided upon request.

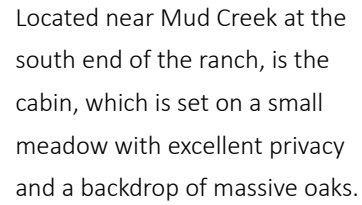
Price: \$2,200,000

Notes: Do not go direct. Please contact Piini Realty for all showings.

**The acreages and square footages 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.*



San Juan Canyon Road, San Juan Bautista, San Benito County



A rustic living room with a high, vaulted ceiling made of dark wood beams. The walls are also wood-paneled. A large stone fireplace is the focal point, with a dark wood mantel. To the left of the fireplace is a round wooden shelving unit. To the right is a long, dark leather sofa. In the center is a long, low wooden coffee table. The floor is covered in a patterned rug. Several animal antlers are mounted on the walls and ceiling, including a large set on the left and a smaller set on the right. A large, dark, carved wooden figure hangs from the ceiling. A small wooden chair is tucked under the sofa. A framed picture hangs on the wall to the left of the fireplace. A small wooden table is in the foreground on the left.

