

Elm Avenue, Greenfield, Monterey County



We are pleased to present the Gio Vineyard--  
an irrigated ranch located within the Arroyo Seco AVA  
and the Arroyo Seco Cone.

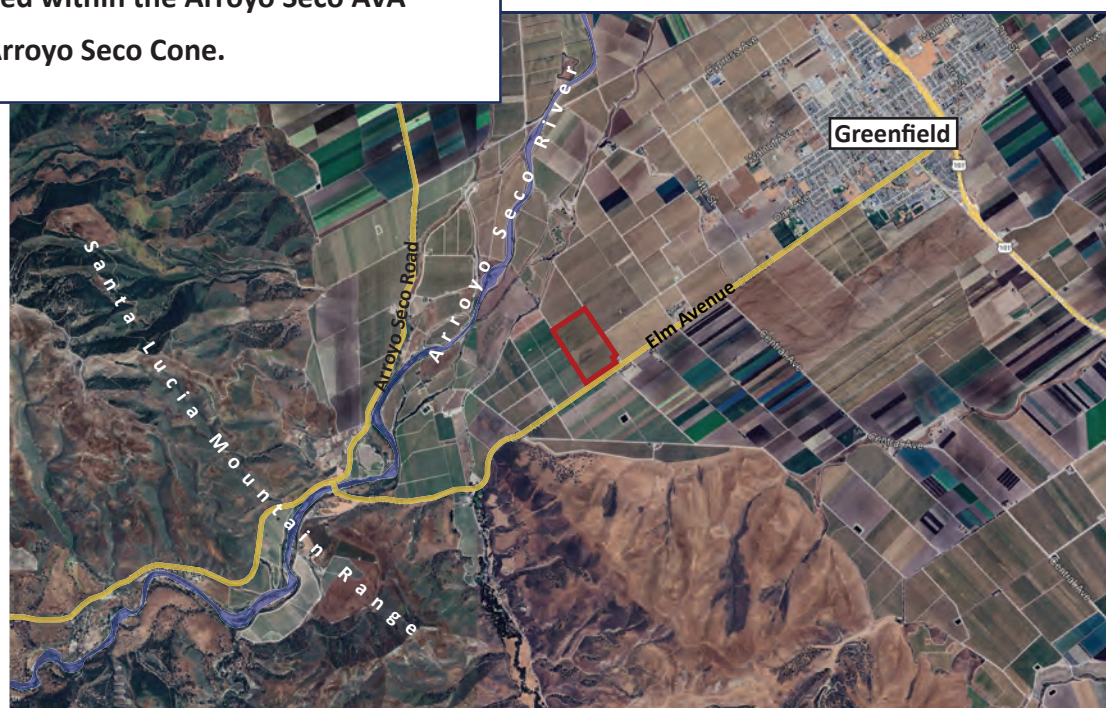
**APN:** 109-451-005,-006 & -007

**Location:** The Gio Vineyard is two miles west of Greenfield on an alluvial fan referred to as the Arroyo Seco Cone--an area intensively cultivated for vineyards and fresh vegetable crops.

**Access:** Access is provided by Elm Avenue, which runs along this ranch's southern boundary.

**Acres:** Gross & usable acreage \_\_\_\_\_ 104.0± acres  
Net crop acreage \_\_\_\_\_ 100.0± acres

**Current Use:** The vineyard was planted in 2006-2007 with Pinot Noir grapes; however, the vineyard is not being farmed and the ranch is immediately available for replanting or conversion to row crops.

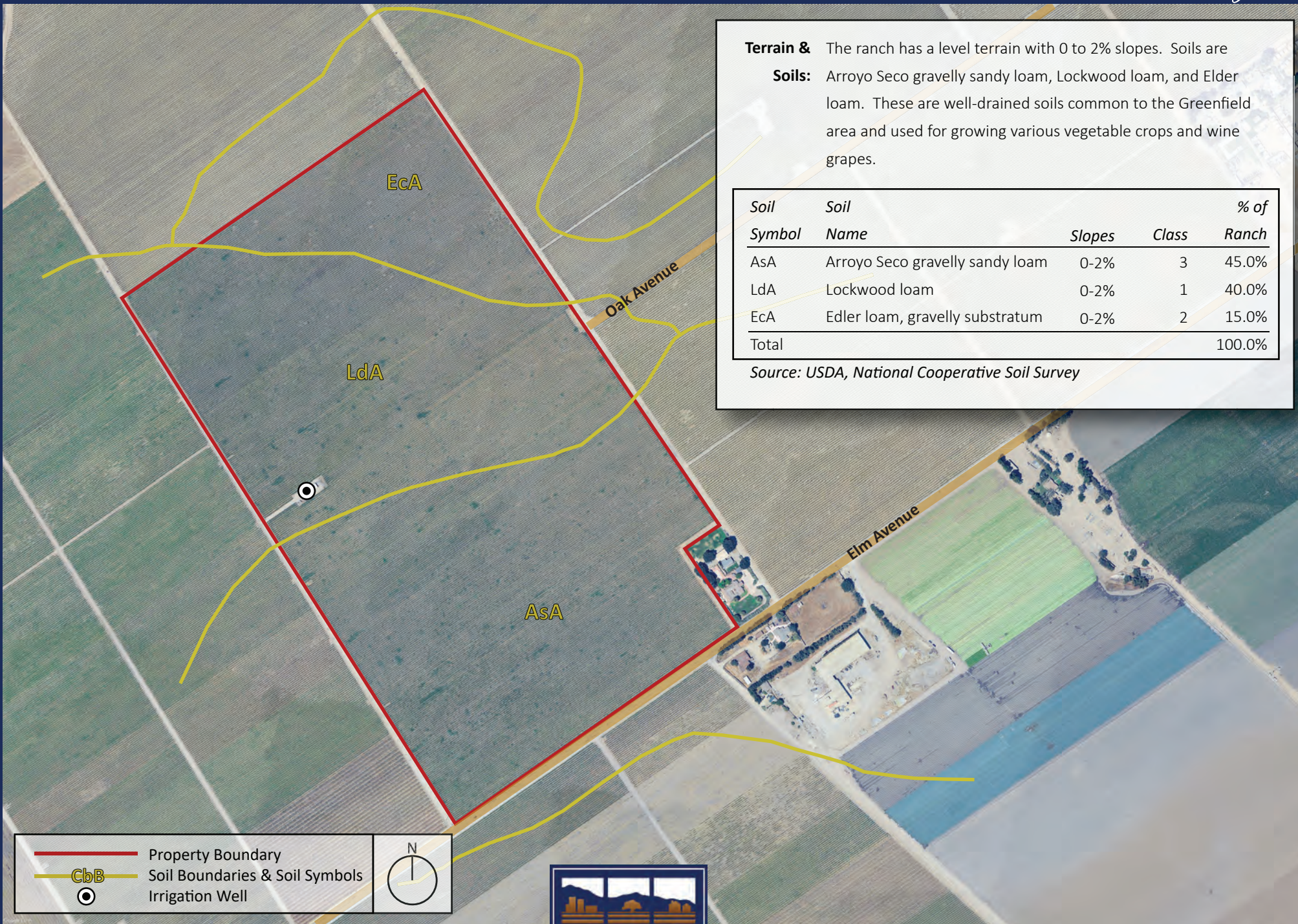


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**Terrain & Soils:** The ranch has a level terrain with 0 to 2% slopes. Soils are Arroyo Seco gravelly sandy loam, Lockwood loam, and Elder loam. These are well-drained soils common to the Greenfield area and used for growing various vegetable crops and wine grapes.

Soil Symbol	Soil Name	Slopes	Class	% of Ranch
AsA	Arroyo Seco gravelly sandy loam	0-2%	3	45.0%
LdA	Lockwood loam	0-2%	1	40.0%
EcA	Edler loam, gravelly substratum	0-2%	2	15.0%
Total				100.0%

Source: USDA, National Cooperative Soil Survey

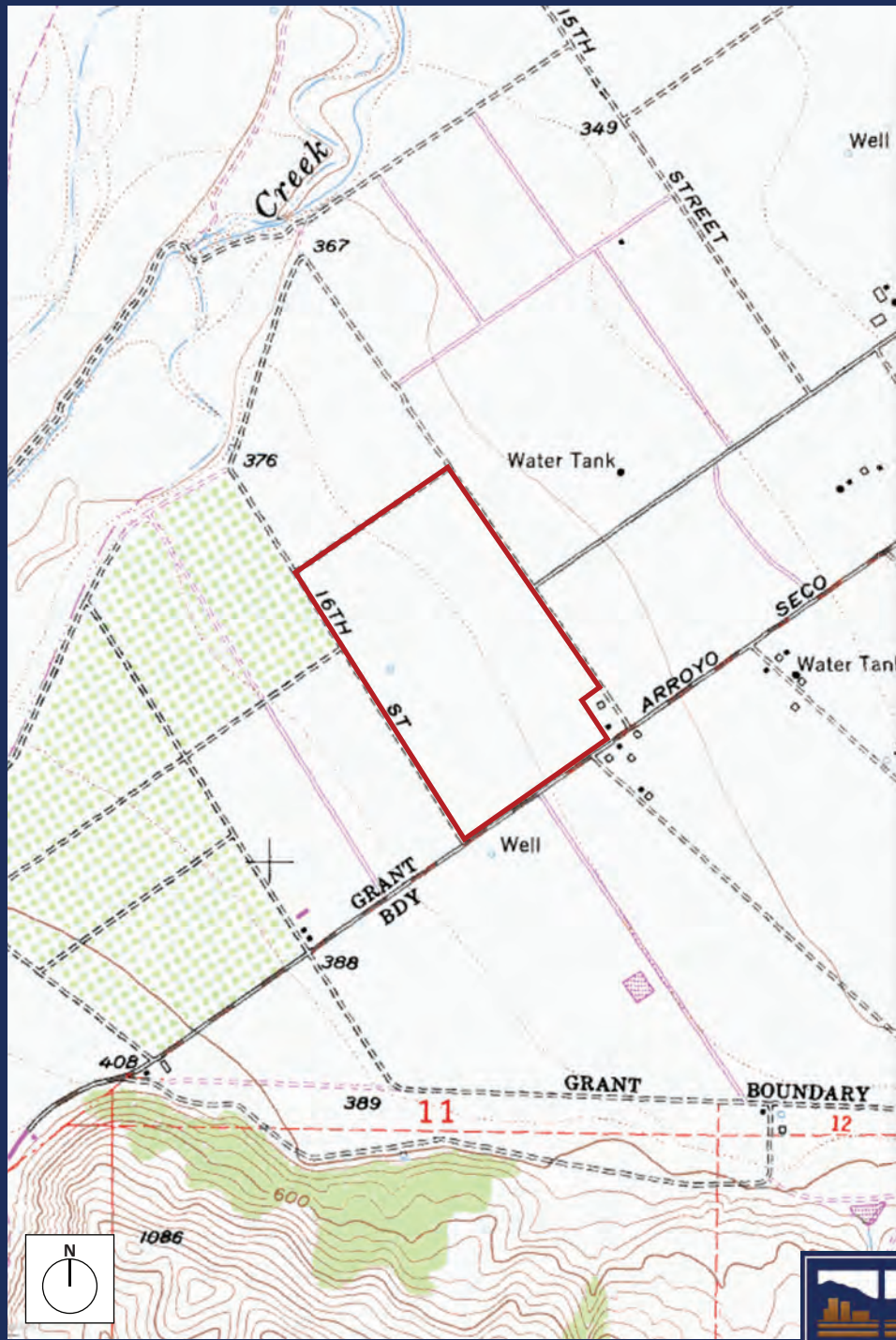
— Property Boundary

— CbB Soil Boundaries & Soil Symbols

Irrigation Well

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**Aquifer:** This ranch is located within the Forebay Aquifer Subbasin of the Salinas Valley. According to the California Department of Water Resources approved Groundwater Sustainability Plan, the Forebay is in balance and meets the state's requirements for groundwater sustainability.

**Arroyo Seco Cone:** The ranch is also located within the Arroyo Seco Cone, an alluvial fan within the Forebay Subbasin that is renowned for being a highly permeable groundwater recharge zone for the Salinas Basin and is regarded by local growers as one of the best water regions in the Salinas Valley for both water quality and quantity.

**Water:** Irrigation water for the property is supplied from a single groundwater well drilled in 1992. The well has a 100hp motor, and a recent pump report indicates a yield of 1,018 gpm with good water quality.

**Price:** \$3,490,000 (\$33,560 per usable acre)

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



*\*The information contained in this brochure, including but not limited to the acreage estimates, aquifer, and well information, were obtained from sourced 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.*

