



Agricultural – Industrial – Commercial  
**CHUCK ALLEN PROPERTIES**

## **INVITATION TO BID FOR TWELVE MONTH OPTION TO PURCHASE TO INCLUDE GREENHOUSE LEASE**

- **Property Description:** 133 Hughes Road, Watsonville, CA, Santa Cruz County, Assessor's Tax Parcel Number 110-051-07. This greenhouse property complex is located at the end of private Hughes Road, on the warm side of the Pajaro Valley, and at the base of the Mt. Madonna Coast Mountain Range.
- **Land Size:** 33+- Acres , Zoned Commercial Agriculture (CA)
- **Improvements:** 594,169+- square feet steel frame, top vent, double poly greenhouses. Double level packing, cooling and office building.
- **Utilities:** Natural Gas, Abundant Power and new well to be drilled by Seller

**See Attached Flyer**

- **Due Diligence period:** To September 1, 2020
- **Possible New Financing:** \$12,500,000.00, primary loan subject to financial & credit qualifications - (9% Interest Rate) Possible secondary loan by seller in the amount of 10% of the purchase price to the successful bidder based upon bid price, financials including "balance sheet".
- **Interim Lease:** 169,000 square feet greenhouse range at \$.65 per square foot per month, plus prorated taxes, insurances, maintenance and utilities, during option period.

- **Option Terms:** \$100,000.00 advance payment, paid as Option Consideration quarterly, released and non-refundable to Seller. All Option Payments to be credited to Purchase Price of the property.
- **Purchase and Sale Agreement** written with successful "High Bidder", with Seller's approval of "proof of funds" and Lender's prequalification letter.
- **Sale of property** to be in "as in" condition. Seller to remove all Rose plants from Greenhouses by close of escrow.

**Asking Price: \$25,000,000.00, at close of Sale escrow, September 1, 2021.**

**Written Bid Opening 12:00 PM, Noon, September 1, 2021, at the 133 Hughes Road property. (Bidder may mail in sealed bid to 42 Brennan Street, Watsonville, CA 95076, Attention Chuck Allen, Keller Williams Realty, Agent for California Pajarosa Inc.**

**Bidder Name:** \_\_\_\_\_

**Bidder Contact Information:** \_\_\_\_\_  
\_\_\_\_\_

**Bidder Price:** \_\_\_\_\_

**Seller Reserves the Right to make its final selection based upon verification and approval of financial information and price offered. Seller reserves the right to reject all bids.**



**AG & COMMERCIAL**



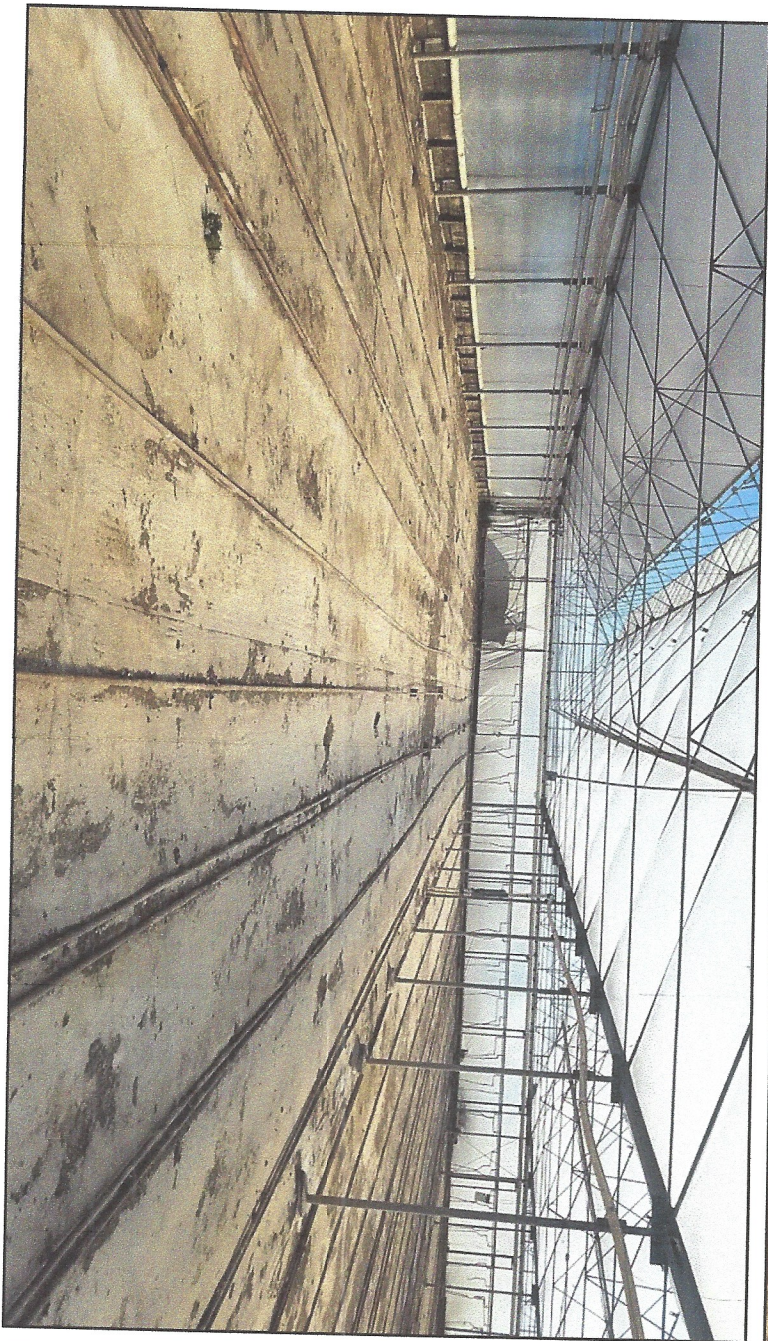
DRE#00357826  
chuckallenginc@gmail.com

**Chuck Allen**  
(831) 818-1069  
42 Brennan St.,  
Watsonville CA 95076

# FOR SALE Greenhouse Property in Santa Cruz County

A new Santa Cruz County ordinance provides for cannabis cultivation within greenhouses on CA zoned land to be deemed an "agricultural crop" with County Use Permits expected to be issued within weeks. This 33+/- acre property has 594,169+/- SF of greenhouses and is properly zoned and positioned to take advantage of this new ordinance.

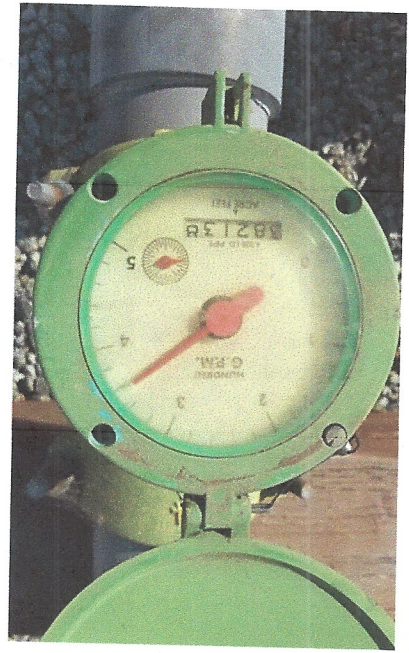
**Asking \$25,000,000**

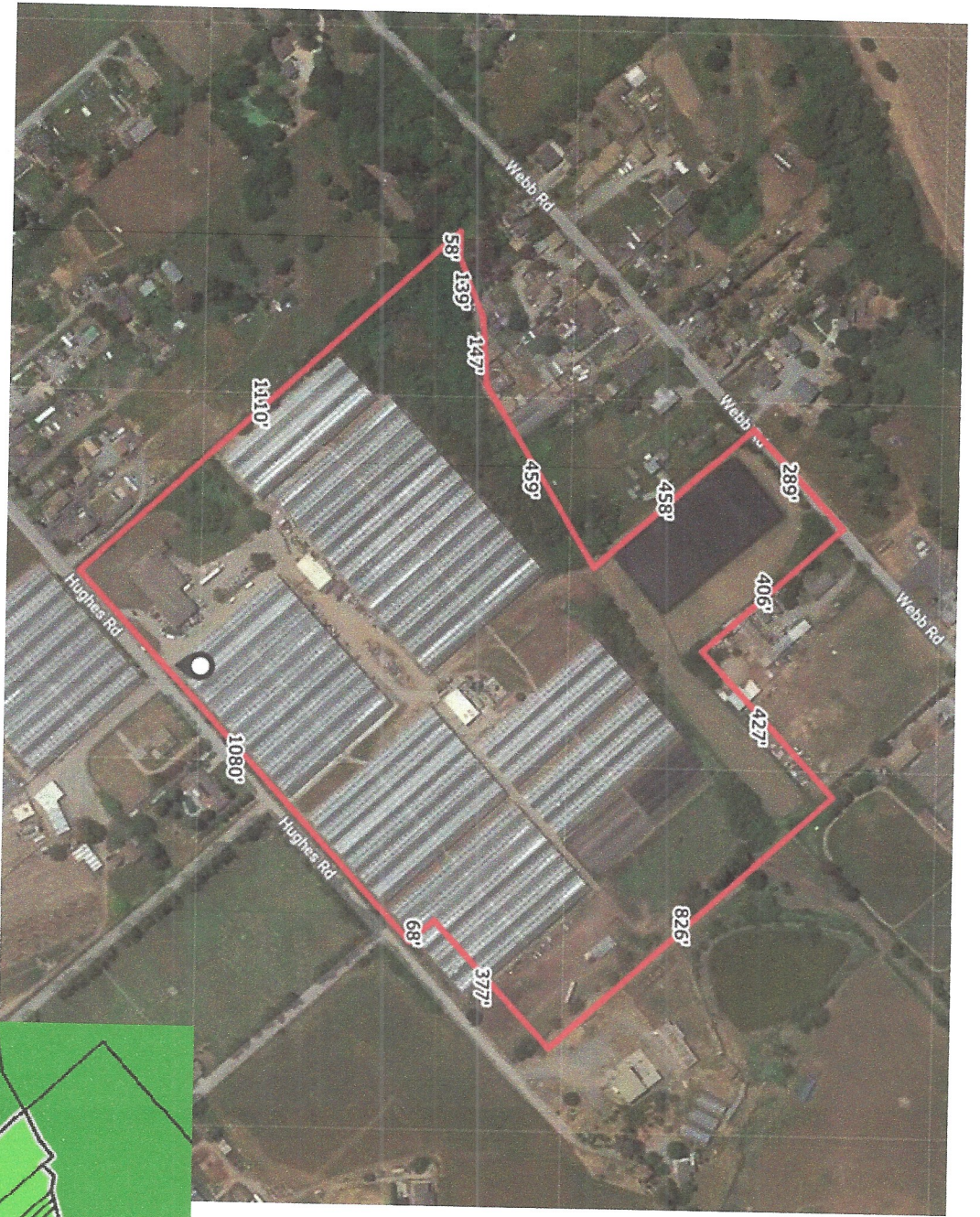


- 594,169+- square feet of steel and double poly greenhouses. Each range has concrete center isles. Houses have computer controlled top ventilation for humidity and temperature control
- Gutter height 10-feet.
- Existing power supply; 400 amps 600 amps & 600 amps, plus 150 KW diesel generator.
- Natural gas through a 4-inch meter.
- Radiant heat from four gas-fired steam boilers (three are 200 horse power and one is 150 horse power)
- Irrigation water from two existing wells.
- Owner will be drilling a new additional well option period, creating 300-400 gallons per minute.
- Significant existing water storage tanks.
- Packing and office building, double level.
- Site is completely fenced and gated.
- Significant employee parking
- Located on the easterly side of the Pajaro Valley, with excellent warm microclimate.



Each range has concrete center  
isles and the houses have computer  
controlled top ventilation for humidity  
and temperature control, and a 10-foot  
gutter height.





Approximately 33 acres zoned CA in Santa Cruz County.



## SANTA CRUZ COUNTY LOCAL ADDENDUMS

### SANTA CRUZ AGRICULTURAL LAND PRESERVATION AND PROTECTION ORDINANCE

A person who is acting as an agent for a Transferor of real property which is located in the unincorporated portion of the County or the Transferor if he or she is acting without an agent, shall disclose to the Acquiring Party that:

Santa Cruz County has a strong rural character and an active historical agricultural sector. As a property owner or lessee you should be prepared to accept properly conducted agricultural practices that are allowed for in Federal, State and County laws and regulations, are consistent with accepted customs and standards and are operated in a non-negligent manner. Accepted agricultural practices that may cause inconveniences to property owners during any 24-hour period may include but are not limited to: Noise, odors, fumes, dust, smoke, pests, operation of farm equipment, storage and application and disposal of manure and the application of pesticides and fertilizers by ground or air. The County of Santa Cruz will not consider an agricultural practice to be a nuisance if implemented in accordance with Federal, State and local law. Nothing herein is intended to limit rights under Federal, State, and local regulations governing pesticide use.

Santa Cruz County Code Section 16.50.025 Definitions includes, but is not limited to the definitions of:

**Acquiring Party:** For purposes of this chapter, in a sale, exchange, installment land sale contract, option to purchase, or residential stock cooperative improved with residential units, "Acquiring Party" refers to the individual or entity that will or may acquire ownership of the property through the transfer. In a ground lease coupled with improvements, the "Acquiring Party" refers to the tenant.

**Transfer:** For the purposes of this chapter includes the following: sale, exchange, installment land sale contract, lease with option to purchase, any other option to purchase, or ground lease coupled with improvements or residential stock cooperative improved with residential units.

**Transferor:** For purposes of this chapter, in a sale, exchange, installment land sale contract, option to purchase, or residential stock cooperative improved with residential units, "Transferor" refers to the individual or entity that owns the property immediately before the transfer. In a ground lease coupled with improvements, the "Transferor" refers to the owner of the leased premises and any property manager employed by the owner to manage the leased premises.

**Note:** There are additional requirements at the time of issuance of building permits within certain areas of the unincorporated area of the County. For entire text and definitions, please review text of Chapter 16.50 adopted by the Board of Supervisors on 12/09/03. Copies may be obtained from the County Clerk of the Board of Supervisors, 701 Ocean Street, Santa Cruz, CA 95060

Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_  
Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_  
Seller(s): \_\_\_\_\_ Date: \_\_\_\_\_  
Seller(s): \_\_\_\_\_ Date: \_\_\_\_\_

# NATURAL HAZARD DISCLOSURE STATEMENT

THIS NATURAL HAZARD DISCLOSURE STATEMENT APPLIES TO THE FOLLOWING PROPERTY:  
**133 HUGHES RD, WATSONVILLE, CA, 95076 ("PROPERTY")**

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the Property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this Statement to any person or entity in connection with any actual or anticipated sale of the Property.

The following are representations made by the transferor and his or her agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the transferee and transferor.

**THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):**

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.  
 Yes:  No:  Do not know and information not available from local jurisdiction:

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to section 8589.5 of the Government Code.  
 Yes:  No:  Do not know and information not available from local jurisdiction:

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to section 51178 or 51179 of the Government Code. The owner of this Property is subject to the maintenance requirements of section 51182 of the Government Code.  
 Yes:  No:

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to section 4142 of the Public Resources Code.  
 Yes:  No:

AN EARTHQUAKE FAULT ZONE pursuant to section 2622 of the Public Resources Code.  
 Yes:  No:

A SEISMIC HAZARD ZONE pursuant to section 2696 of the Public Resources Code.

Yes (Landslide Zone):  No:  Map not yet released by the state:

Yes (Liquefaction Zone):  No:  Map not yet released by the state:

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER.

THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Transferor(s): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Transferor(s): \_\_\_\_\_ Date: \_\_\_\_\_

Agent(s): \_\_\_\_\_ Date: \_\_\_\_\_

Agent(s): \_\_\_\_\_ Date: \_\_\_\_\_

Check only one of the following:

Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code section 1103.7, and that the representations made in this Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code section 1103.4. Neither Transferor(s) nor their agent(s) (1) has independently verified the information contained in this Statement and report or (2) is personally aware of any errors or inaccuracies in the information contained on this Statement. This Statement was prepared by the provider below:

**This statement was prepared by the following third-party disclosure provider: SNAPNHD, LLC on 07/27/20**

Transferee represents that he or she has read and understands this Statement. Pursuant to Civil Code section 1103.8, the representations made in this Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.

By signing below, Transferee(s) also acknowledge(s) they have received, read, and understand the additional disclosures, materials and legal information provided in this Report, in the tax disclosures (Mello-Roos and Special Assessments), in the Environmental Report (if ordered), and in the required notices and booklets/information regarding Environmental Hazards, Earthquake Safety, Home Energy Rating System, Lead-Based Paint and Mold, all of which are available at [www.snapnhd.com/resources](http://www.snapnhd.com/resources).

Signature of Transferee(s): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Transferee(s): \_\_\_\_\_