

FOR SALE

SOMAVIA RANCH

Somavia Road, Salinas Valley, Monterey County



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



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

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

The Somavia Ranch is located at the north end of the Salinas Valley, between Salinas and Chualar, in a highly productive agricultural region. Situated approximately 16 miles inland from the Monterey Bay and on the west side of Highway 101, this area has a cool coastal climate during the summer growing season and deep fertile loam soils that are well suited for most of the vegetables grown in the Salinas Valley.

Additionally, the farmland around Somavia Road is considered by local farmers as having excellent water resources from a higher-than-average aquifer recharge rate.



LOCATION



APN: 137-151-009

Acreage: Gross & Usable Acreage: 66.1+/-
 Leased Acreage: 66.0+/-

Access: Access is provided by Somavia Road, a paved county-maintained road that runs along the southeast end of the ranch. Somavia Road intersects with Highway 101 near the southeast corner and opposite the Southern Pacific Railroad line, which runs between this ranch and the highway frontage.

Topography & The ranch has a gently rolling topography that is part of an upper

Soils: bench of the Salinas Valley and at an elevation of about 90 feet above sea level.

The soils are mostly from the Antioch and Cropley series, which are deep to very deep soils that are intensively cultivated in this area for a wide variety of vegetable row crops. The Antioch soils have a very fine sandy loam profile over clay and are moderately well drained. The Cropley soils have a silty clay profile that are well drained.



| <i>Soil Symbol</i> | <i>Soil Name</i> | <i>Slopes</i> | <i>Class</i> | <i>% of Ranch</i> |
|--------------------|------------------------------|---------------|--------------|-------------------|
| AeA | Antioch very fine sandy loam | 0-2% | 3s | 3.5% |
| AeC | Antioch very fine sandy loam | 2-9% | 3e | 44.5% |
| AeD | Antioch very fine sandy loam | 9-15% | 4e | 19.2% |
| CnA | Cropley silty clay | 0-2% | 2s | 16.2% |
| CnC | Cropley silty clay | 2-9% | 2e | 15.6% |
| PnA | Placentia sandy loam | 0-2% | 3s | 1.0% |
| Total | | | | 100.0% |



Water: Water is provided by one irrigation well located toward the west end of the ranch and distributed through underground high-pressure PVC lines. The well is equipped with a 100hp motor.

According to a recent pump test, the well yields 767 gallons per minute, or approximately 11.6 gallons per minute per acre, with standing water at 76 feet. Well and water quality reports will be provided upon request.

Subbasin: The ranch is location within the 180/400 Foot Aquifer Subbasin but within a specific area regarded by local farmers as one of the more water rich areas of the Salinas Valley. The soils around Somavia Road provide for a higher aquifer recharge rate as compared to elsewhere in the valley.

Conservation Easement: An agricultural conservation easement held by the Ag Land Trust protects and preserves the ranch's long-term agricultural use.

Lease: The ranch is leased through the 2026 growing season. Lease details will be provided upon a signed confidentially agreement.

Price: \$4,125,000 (\$62,500+/- per 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 and water, well and aquifer details, 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.*





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| | Somavia Ranch Boundary |
| | Soil Map/Symbols |
| | Irrigation Well |