



A legacy OF FARMING IN ONE OF
CALIFORNIA'S MOST FERTILE VALLEYS.



Property Details

The Struby Ranch is located at 10 and 30 San Jon Road, which is about one mile west of Salinas in the Boronda-Espinosa Farming District. The property is surrounded by agricultural farmland that is primarily used for growing fresh vegetable crops and strawberries.

STRUBY RANCH

30 San Jon Road,
Salinas, Monterey County, CA

APNS 253-012-014 & 253-014-002

\$7,490,000.00

Location & Setting

- Struby Ranch is located at 10 & 30 San Jon Road, about **1 mile west of Salinas in Monterey County's Boronda-Espinosa Farming District.**
- This district lies in the northern Salinas Valley, just 5 miles from the Monterey Bay, benefiting from a **cool coastal climate ideal for premium vegetable and berry production.**
- The Salinas Valley—known as “**America's Salad Bowl**”—produces much of the nation's lettuce, broccoli, and strawberries, contributing over \$4.3 billion annually to Monterey County agriculture.

SAN JON ROAD, SALINAS, MONTEREY COUNTY, CA

Agricultural Highlights

- **Primary crops:** spring and fall lettuce, Brussels sprouts, strawberries, and broccoli.
- **Total land area: 111.5± acres**
 - 90± acres of highly usable farmland
 - 85.7± net crop acres divided into five productive blocks
 - 8.5± acres of additional usable farmland and building yard north of San Jon Road
- **Soils:** fertile Antioch sandy loams and Diablo clay loams, typical of the Boronda–Espinosa region — well-drained and productive for vegetable crops.



111.5± ACRES

Water & Irrigation

- Irrigation supplied by an on-site **well (60 hp pump)** yielding **544 gallons per minute (gpm)** — distributed through **high-pressure PVC lines** for **sprinkler and drip systems**.
- The ranch sits within the **180/400 Foot Aquifer Subbasin**, part of the **Salinas Valley Water Basin** managed under the **Sustainable Groundwater Management Act (SGMA)**.
- The ranch benefits from the **Castroville Seawater Intrusion Project (CSIP)**—a recycled water program helping offset regional groundwater overdraft.





Structures & Use

- **Three dwellings** (two habitable) offering potential farmworker or rental housing.
 - *Main house*: 3 bed / 2 bath
1,292 sq. ft.
 - *Second house*: 2 bed / 1 bath
965 sq. ft.
- **Five farm buildings** (former dairy facilities): shop, storage warehouse, milk barn, granary, and hay barn — useful for equipment, materials, and farm operations.



Land & Access

- Easy access via **San Jon Road**, connecting to **Boronda Road and Highway 183**.
- Topography: **level to gently rolling**, elevation ~65–70 ft above sea level.
- Most of the land lies in **FEMA Flood Zone X** (minimal hazard).

FEMA FLOOD ZONE X (MINIMAL HAZARD)

Value & Use

- Considered a “**good irrigated row crop ranch**” within one of California's most productive farming regions.
- **Highest and Best Use:**
ongoing **agricultural production**
across approximately **98.5± acres**.
- Strong regional demand for **cool-climate farmland** near the coast, supporting steady lease values.
- Property has been leased for agriculture for over 40 years and is **currently under lease until 2028**.

WITHIN ONE OF CALIFORNIA'S MOST
PRODUCTIVE FARMING REGIONS

WILLIAMSON ACT CONTRACT

The ranch is subject to a Land Conservation Contract (LCC), which is also referred to as a Williamson Act Contract. Williamson Act Contracts provide tax relief to agricultural property owners who contract with their county to restrict the use of the property during the contract period to agricultural and open space use.

A standard Williamson Act Contract is for 10 or 20 years during which the assessed valuation is predicated on the agricultural income value of the property. A Farmland Security Zone (aka Super Williamson) has a 20-year term during which the assessed valuation is based on 65% of the California Proposition 135 valuation or Williamson valuation, whichever is less. All land conservation contracts automatically renew annually for an additional year unless either party files a “notice of non-renewal”.

The LCC on the subject property is a standard 20-year Williamson Act Contract (AGP 76-010).



8.5± ACRES OF ADDITIONAL USABLE FARMLAND
AND BUILDING YARD NORTH OF SAN JON RD.





Contact

JUSTIN SINNER, ESQ.
Carson Tahoe Estate Planning

775.781.2267
justin@ct-ep.com

CA License: 339388
NV License: 15642

CARSONTAHOEEESTATEPLANNING.COM