

FOR SALE

SARGENT RANCH

Highway 25, Gilroy, Santa Clara County



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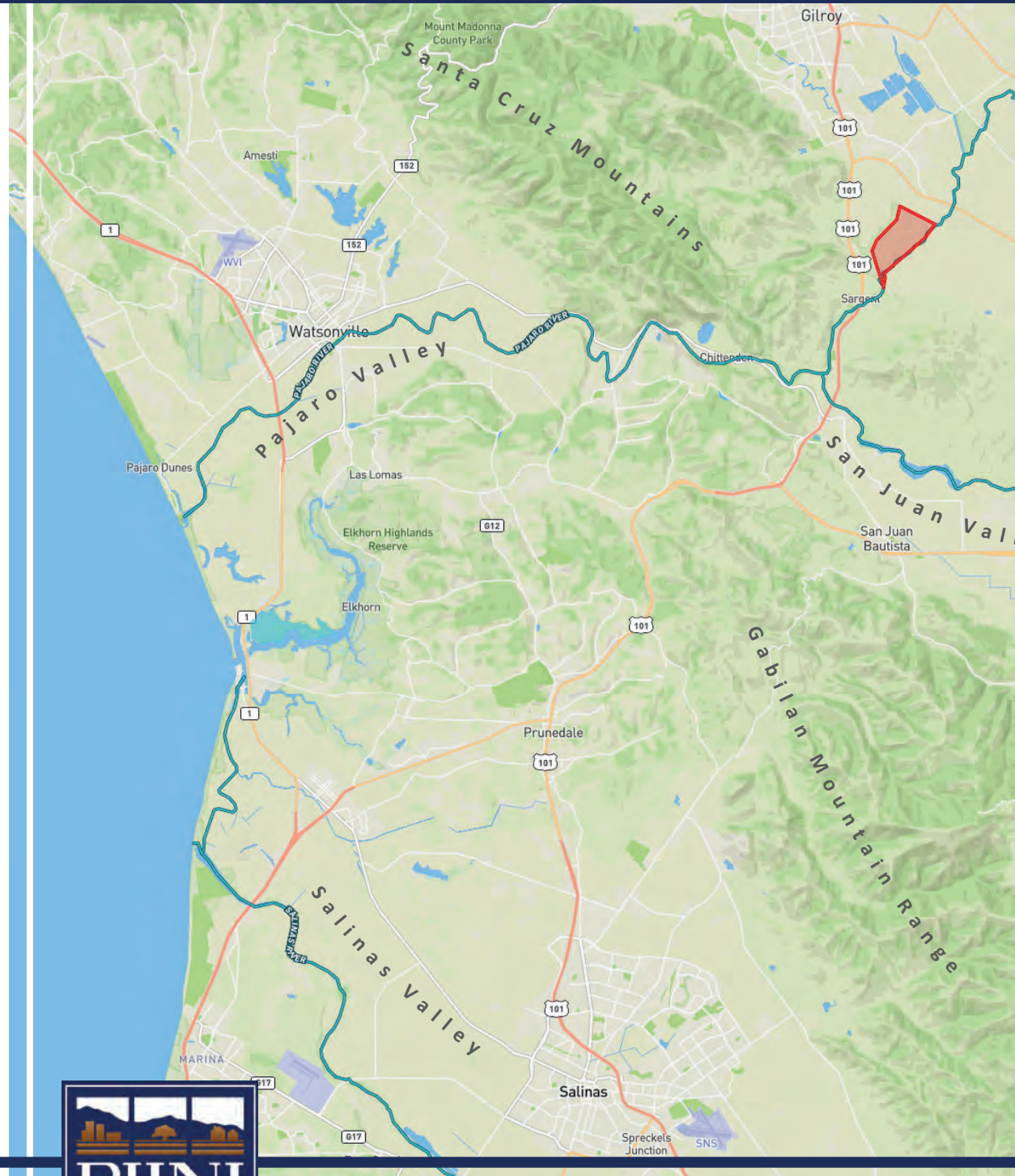
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The Sargent Ranch is located at the south end of Santa Clara County, just north of the Santa Clara-San Benito County line. This location is within a 30-mile drive to Salinas and Watsonville, the regional headquarters for the agricultural industry, providing efficient transport to the area's cooling and processing facilities.

Set at the confluence of the Pajaro River and the Carnadero Creek, the ranch is within an intensively cultivated farming region that benefits from prime level soils and an abundant water supply.

Additionally, being only 15+/- miles inland from the Monterey Bay and along the Pajaro River, the geographic setting allows summer coastal fog to ebb and flow over this ranch. For row crop farming, this provides the ability to grow all the fresh vegetable crops normally associated with those grown at the north end of the Salinas Valley and the Pajaro Valley.

With 523+/- usable acres, the Sargent Ranch represents one of the largest remaining holdings of prime farmland in Santa Clara County.



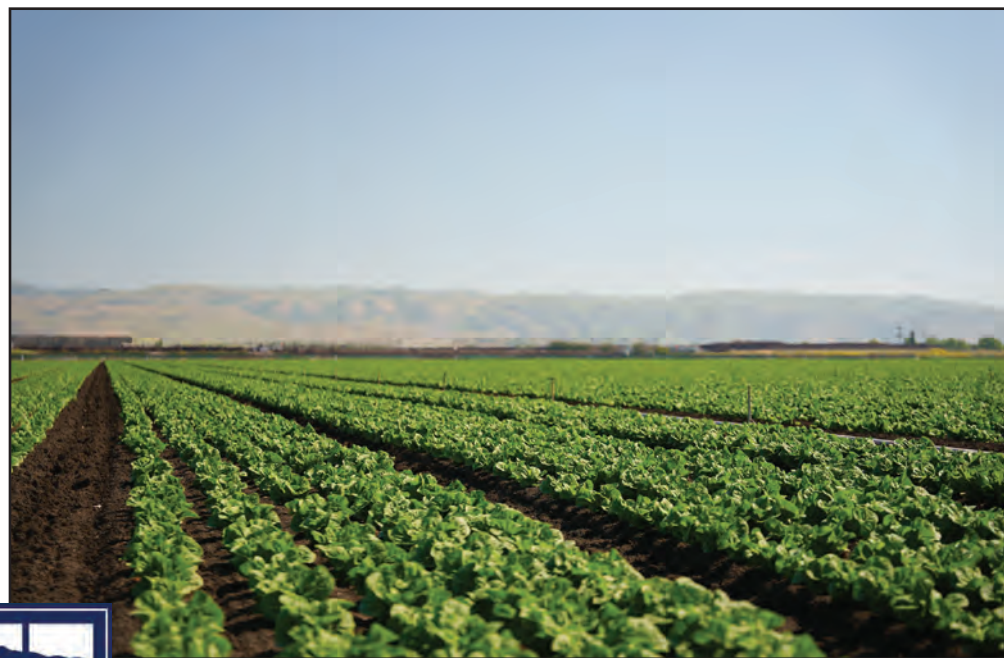
APN: 841-36-012

***Acreage:** Gross Acreage: 570.0+/-
 Usable Acreage: 523.0+/-
 Net Crop Acreage: 492.8+/-

The ranch is situated on a level bench of the Santa Clara Valley bound between the Pajaro River to the south and the Carnadero Creek to the north. Excluding the land within these water courses, the ranch has a usable area of 523.0+/- acres that is divided into 31+/- farming blocks with a net crop area of 492.8+/- acres.

Access: Access is provided by two private rights-of-way, with primary access from Highway 25 to the ranch’s north boundary, and secondary access from Highway 101 to the ranch’s west boundary.

Topography & Soils: The usable acreage has a level topography at an elevation of about 130 to 140 feet above sea level. The soils are mostly from the Clear Lake, Campbell, and Pacheco series, which are heavy fertile soils and highly productive when drained.



<i>Soil Symbol</i>	<i>Soil Name</i>	<i>Slopes</i>	<i>Class</i>	<i>% of Ranch*</i>
Ch	Clear Lake clay, drained	0-2%	2s	72.3%
Pd	Pacheco clay loam	0-2%	2w	13.1%
Ce	Campbell silty clay, muck substratum	0-2%	3w	4.7%
Pa	Pacheco fine sandy loam	0-2%	3w	3.6%
Cc	Campbell silty clay loam, clay substratum	0-2%	3w	3.0%
Other minor soils				3.0%
Total				100.0%



Drainage: The location of the ranch next to two watercourses results in annual flooding on the adjoining fields; however, the entire ranch is improved with drain tiles, benefits from a drainage ditch that runs through the middle of the ranch, and has good overall drainage. Historically, the ranch is farmed from March through November with two vegetable crops per season.

Water: Water is provided by five irrigation wells. The wells are interconnected and water is distributed through underground high-pressure PVC lines. Well and water quality reports will be provided upon request.

Conservation Easement: An agricultural conservation easement protects the long-term agricultural use of this ranch.

Property: An application to enter into a Farmland Security Zone (FSZ) contract with

Taxes: Santa Clara County is being submitted. An FSZ contract, also known as a Super Williamson Contract, provides a 35% reduction in the assessed land value in exchange for maintaining the agricultural use.

Lease: The ranch is leased to a single long-term tenant through October 31, 2026. Lease details will be provided upon a signed confidentiality agreement.

Price: \$15,000,000 (\$28,680+/- per usable acre)

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

**The acreages 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.*





		Sargent Ranch Boundary
		Access Roads
		Ch Soil Map/Symbols
		Irrigation Well

