

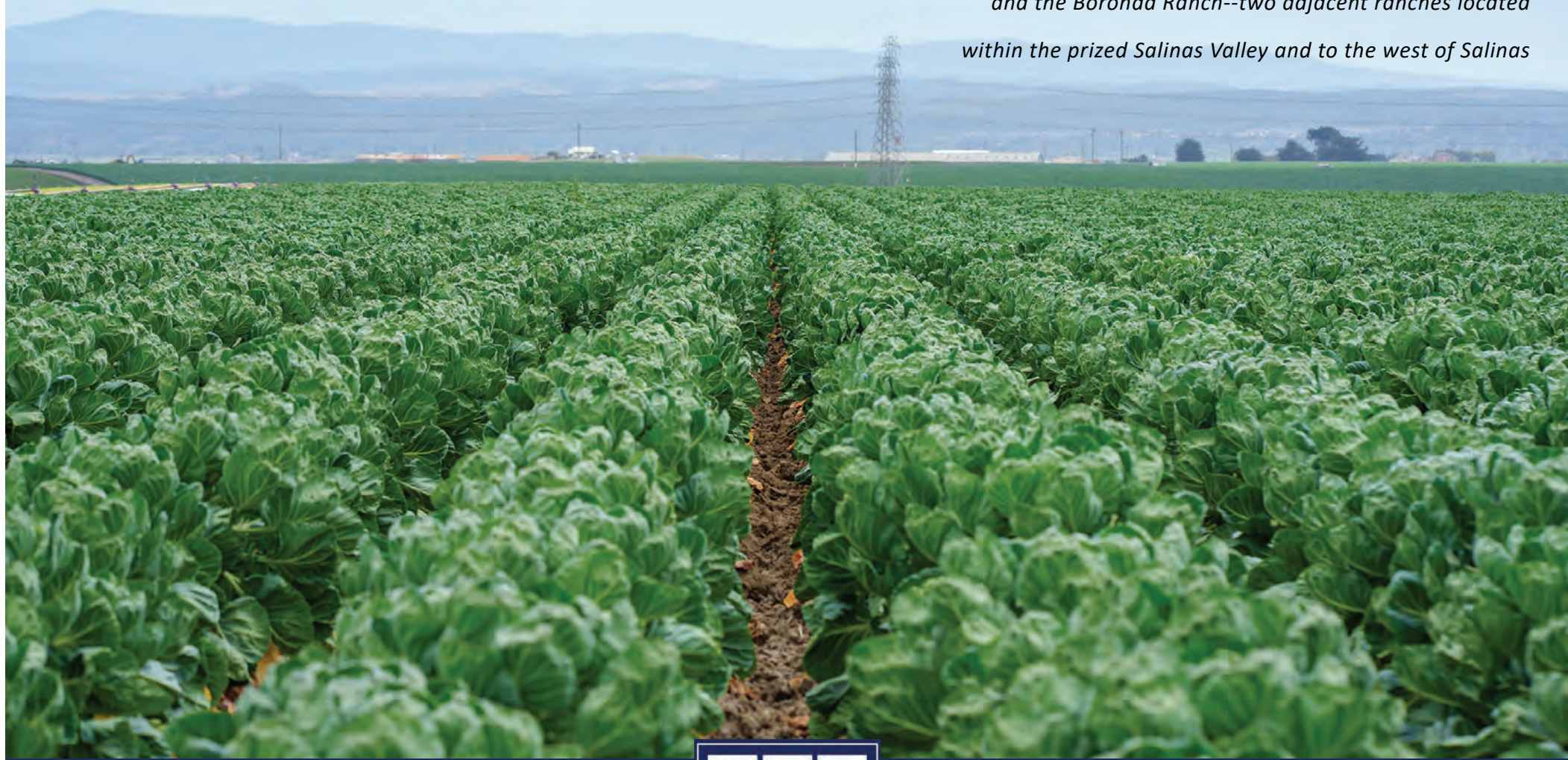
FONTES RANCHES

San Jon Ranch
Boronda Ranch

FOR SALE

Salinas Valley Farmland

*We are pleased to present the Fontes' San Jon Ranch
and the Boronda Ranch--two adjacent ranches located
within the prized Salinas Valley and to the west of Salinas*



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FONTES RANCHES

Ranch Location Map

FOR SALE



Boronda District: The Boronda District is to the west of Salinas, northeast of Highway 183, and characterized by a gently rolling topography, a mixture of clay and sandy loam soils, and a cool coastal climate. The district is intensively cultivated for both fresh vegetables and strawberries.

Location: This ranch fronts on the west side of Boronda Road and extends westerly to the San Jon Ranch and southerly to Highway 183. Opposite Boronda Road is the unincorporated community of Boronda. Aside from the Boronda community, the ranch is adjoined by irrigated farmland.

Zoning: Farmlands (F/40)

APNs: 227-011-014 and -015

Acres: Gross & usable acreage: 483.8± acres

- Building, equipment & solar yards: 22.0± acres
- Reservoir & drainage ditches: 4.0± acres
- Usable farmland: 457.8± acres

Water: Irrigation water is primarily provided from two deep aquifer wells completed in 2018 and 2024. These wells are drilled to a depth of 1,700± feet with 16-inch stainless steel casing, are connected to PG&E, and improved with 450 hp VFD motors.

Additionally, there are several additional groundwater wells, including one irrigation well, one backup irrigation well, and two dust control wells.



BORONDA RANCH

Ranch Details (continued)

Topography & Soils: The Boronda Ranch has a rolling topography with soils comprised of a mix of sandy loams and clays that are typical of the Boronda District. In this area, the sandy loams are generally found on the rolling hilltops while the clays are in the drainage depressions. With proper management, these are highly productive soils that are intensively cultivated for both strawberries and fresh vegetable crops.

<i>Soil Symbol</i>	<i>Soil Name</i>	<i>Slopes</i>	<i>Irrigated Classification</i>	<i>% of Ranch</i>
AeC	Antioch very fine sandy loam	2 to 9%	3e	33.0%
DdE	Diablo clay	15 to 30%	4e	21.6%
CnC	Cropley silty clay	0 to 2%	3s	13.2%
DdD	Diablo clay	2 to 25%	4e	10.5%
AeA	Antioch very fine sandy loam	0 to 2%	3s	9.8%
Cg	Clear Lake clay	0 to 1%	2w	7.2%
Other				6.4%

Yards: The ranch has two yards--one is located off Highway 183 at the south end and one is located off Boronda Road at the north end.

Solar Panels: The ranch is improved with a 386 kw solar power system that consists of 882 panels. The system was installed in 2021.

Buildings: The north yard is improved with a modular office, barn and an unfinished office. The south yard is improved with one single-family dwelling.

Lease: The ranch is leased through the 2027 season.

Price: \$30,950,000



BORONDA RANCH

Aerial Map



Location: The San Jon Ranch is to the immediate west of the Boronda Ranch, fronts on both sides of San Jon Road, and is approximately 0.5± miles east of Highway 183, 2.5± miles north of Salinas, and 4.4± miles south of Castroville. Similar to the adjacent Boronda Ranch, the surrounding properties are intensively cultivated for a wide variety of fresh vegetable crops and strawberries.

Zoning: Farmlands (F/40)

APNs: 227-021-006,-007,-008,-009,-010 and -016

Acres:

Gross acreage:	183.1± acres
Usable acreage:	182.6± acres
- Building & equipment yard:	2.9± acres
- Usable farmland:	179.7± acres

The usable acreage excludes 0.5± acres located within a drainage ditch that flows through the property.

Water: Irrigation water is provided by two groundwater wells--one of which is a deep aquifer well completed in 2024. This well is drilled to a depth of 1,700 feet with 16-inch stainless steel casing, is connected to PG&E and is fitted with 300 hp VFD motor.

Additionally, there is one domestic well for the two residences.



Topography & Soils: The San Jon Ranch has a rolling topography with similar soils to the Boronda Ranch. With proper management, these are highly productive soils that are intensively cultivated for both strawberries and fresh vegetable crops.

<i>Soil Symbol</i>	<i>Soil Name</i>	<i>Slopes</i>	<i>Irrigated Classification</i>	<i>% of Ranch</i>
DdE	Diablo clay	15 to 30%	4e	34.5%
AeC	Antioch very fine sandy loam	2 to 9%	3e	31.1%
AeA	Antioch very fine sandy loam	0 to 2%	3s	12.6%
CnC	Cropley silty clay	2 to 9%	2e	9.3%
DdD	Diablo clay	2 to 25%	4e	7.4%
Rb	Rindge muck	0 to 2%	n/a	2.7%
Cg	Clear Lake clay	0 to 1%	2w	2.5%

Buildings: There is a 2.9± acre yard at the south end of the ranch, along San Jon Road, that is improved with two single-family dwellings (one of which was recently remodeled) and a 1,560± square foot storage building.

Lease: The ranch is leased through the 2027 season.

Price: \$11,940,000



SAN JON RANCH

Aerial Map



Listing Summary

SGMA: The Fontes Ranches are located within the 180-400-foot aquifer subbasin of the Salinas Valley Groundwater Basin. This subbasin is considered to be critically overdrafted, which has resulted in saltwater intrusion into the basin’s upper aquifers. Several potential projects are being considered with the goal of achieving groundwater sustainability by 2040; however, at this time, it is unknown what projects or policies will be implemented. Prospective buyers are advised to conduct their own research regarding California’s Sustainable Groundwater Management Act (SGMA).

Deep Aquifer: Due to saltwater intrusion in the upper aquifers, property owners began drilling into the deep aquifer at a cost that generally exceeds \$1,600,000 per well. The San Jon and Boronda Ranches include three deep aquifer wells developed between 2018 and 2024 and before the current uncertainty as to if new deep aquifer wells will be permitted.

Lisitng	Ranch:	Boronda	San Jon
Summary:	Usable Acres:	483.8±	182.6±
	Deep Aquifer Wells:	2	1
Price:		\$30,950,000	\$11,940,000

Listing Notes: Sellers will consider offers on the portfolio as well as the individual ranches.

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



The information contained in this brochure, including but not limited to acreage estimates, soils, wells, aquifers, zoning, permits, and SGMA, was obtained from sources deemed reliable but are not guaranteed. The maps included in this brochure are for illustration purposes only and are not intended to represent a survey of the ranches.

Buyers are advised to conduct their own research into the physical characteristics of these ranches, the potential impacts from SGMA, and the suitability of these ranches for the buyer’s intended uses and/or investment goals.

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