

FOR SALE - GAVER RANCH

Blackie Road, Castroville, Monterey County

Introduction

We are pleased to present for sale the
Gaver Ranch--a proven agricultural
holding located in the rolling hills that
form the north end of the
Salinas Valley.

This ranch features 341.5 gross acres*
that have a rolling topography, sandy
loam soil, a cool coastal climate, and a
good water supply.

The lease structure provides an
opportunity to the real estate investor as
a leased agricultural holding, or to a
grower looking for more land.



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Location

Located in north Monterey County, the Gaver Ranch is 4.5 miles inland from the Monterey Bay, which provides a cool coastal climate that is ideal for growing strawberries, truck crops, and cut flowers.

With frontage and access along Blackie Road and Highway 156, the property has excellent linkage to Highway 1 to the west and Highway 101 to the east, resulting in a 15+/- minute travel time to the strawberry and vegetable processing facilities in Salinas and Watsonville.



APNs: 133-012-001 & -007

***Acreage:** Gross acres: 341.5 +/- acres
Usable acres: 305.0 +/- acres
Stated leased acres: 284.1 +/- acres (2024 season)

Soils: The soils are mostly fine sandy loams from the Elkhorn and Santa Ynez soil series. These soils are moderately well drained to well drained and are ideally suited for strawberries.



Topography: The ranch has a rolling topography that is typical of this region. According to the soil survey, slopes vary from 2 to 30%, as follows:

<u>Slope</u>	<u>*Approx. Acres</u>	<u>*Approx. % of Usable Acres</u>
2 to 15%	223.6 acres	73.3%
9 to 20%	11.3 acres	3.7%
15 to 30%	70.2 acres	23.0%
Totals	305.0 acres	100.0%

Drainage: The ranch is extensively improved with drainage culverts and drain rock retention ponds that are designed to minimize erosion and protect habitat areas, all of which was developed as part of an active maintenance plan.

Maintenance A maintenance plan was implemented in 2019 and runs into 2031.

Plan: This plan provides for a continued agricultural use of the property in a manner that protects and restores habitat areas through measures that include bank stabilization, erosion control, and revegetation.



Water: The ranch is improved with two irrigation wells that were developed in 2024 (West Well) and 2025 (East Well).

The West Well is 840+/- feet deep and improved with a 75-hp variable frequency motor. The East Well is 800+/- feet deep and improved with a 100-hp variable frequency motor. Well and water reports are available upon request.

Leases: The entire ranch is currently leased to several tenants. The leases have staggered expiration dates from 2026 to 2028. All of the leases can be terminated upon a sale, which provides an opportunity for a grower.

Rental information will be provided upon receipt of a signed confidentiality agreement.

Price: \$10,500,000 (\$34,425+/- 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.*

