

ALTO CORRALITOS RANCH

+56.61 Acres | 216 Merk Road, Watsonville, CA

Agricultural Farmland with Rural Homesite Potential

OFFERING PRICE: \$3,349,000

Available as a single offering or as two separate parcels:

±37.32 Acres offered at \$2,249,000 | ±19.29 Acres offered at \$1,100,000

Executive Summary

Alto Corralitos Ranch presents a rare opportunity to acquire a sizable agricultural holding in one of Santa Cruz County's most established farming communities.

The property consists of two parcels offering productive farmland, existing improvements, forested acreage, and rural residential opportunity. Well suited for owner operators, lifestyle agricultural buyers, or long term land investors.



The Offering

Alto Corralitos Ranch comprises two agricultural parcels totaling approximately 56.61± acres along Merk Road in the Corralitos area of Santa Cruz County. Situated within a long established farming corridor, the property reflects the historic agricultural character of the Corralitos Valley. The landscape includes open and cultivated farmland interspersed with eucalyptus and redwood forest, creating a balance between productive ground and natural habitat. Approximately 22+ acres are farmable and have been actively cultivated by a respected local organic grower, providing continuity of agricultural use and demonstrating the site's suitability for small scale, high quality farming operations. Agricultural production is supported by an on site well and infrastructure typical of long standing working farms in the area. Together, the land characteristics, water resources, and farming history position Alto Corralitos Ranch as an attractive opportunity for owner operators, lifestyle agricultural buyers, or land investors seeking productive acreage in a supply constrained coastal market.

Improvements on the property include two single family residences, a barn, and ancillary agricultural structures. The southern parcel contains productive farmland along with the existing improvements. The northern parcel includes additional farmed land as well as a flat homesite adjacent to Merk Road, offering straightforward access and near term rural residential potential. It also features an elevated, level ridge area with expansive exposure and panoramic views. Together, the improvements and range of homesite opportunities provide flexibility for continued agricultural use with on site residences or longer term planning for a rural estate, while preserving the agricultural integrity that defines the Corralitos area.



APN:108-171-11

Property Overview

PROPERTY HIGHLIGHTS

- APNs: 108-171-11 (±37.32 Acres) | 108-051-05 (±19.29 Acres)
- ±56.61 acres total
- 22+ acres of estimated farmable land, plus limited homesite opportunities
- Zoned CA P (Commercial Agriculture – Agricultural Preserve)
- On site well; Merk Road frontage
- Enrolled in the Williamson Act



SITE VISITS ARE BY APPOINTMENT ONLY AND MUST BE COORDINATED THROUGH CUSHMAN & WAKEFIELD.
DO NOT ENTER SUBJECT PROPERTY

IDEAL FOR:

- Owner operators and local growers
- Lifestyle buyers seeking rural homesites with income potential
- Agricultural investors seeking long term land appreciation
- Conservation minded buyers pursuing agricultural preservation

OFFERING PRICE: \$3,349,000



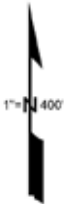
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APN:108-051-05



Assessor's Map No. 108-17
County of Santa Cruz, Calif.
Feb. 1997

NOT TO BE REPRODUCED WITHOUT PERMISSION 1007



Assessor's Map No. 108-05
County of Santa Cruz, Calif.
Oct. 1997

Property Features Map



Land & Agricultural Features

- L1. Primary Agricultural Well
(Serves Agricultural and Residential Uses)
- L2. Secondary Well (Currently Inactive)
- L3. Primary Farmland Area
- L4. Secondary Farmland Area
- L5. Additional Farmland Area
- L6. Level Home Site
- L7. Elevated Potential Homesite with Valley and Ocean Views

Existing Improvements

- I1. Metal Agricultural Barn
- I2. Primary Residence
- I3. Secondary Residence
- I4. Wood-framed Accessory Building



Watsonville & Surrounding Agricultural and Forested Lands

Watsonville and the greater Corralitos Valley are recognized as one of the most productive and enduring agricultural regions on California's Central Coast. The Pajaro Valley supports a diverse mix of row crops, berries, and specialty agriculture, with long-standing farming operations contributing to both the local economy and the broader food supply chain.

The area surrounding Merk Road reflects a blend of active agriculture and preserved natural landscape. Productive farmland is interspersed with mature eucalyptus stands, redwood groves, and rolling hillsides, creating a setting that balances working land with environmental character. This combination has historically supported both commercial farming and rural residential uses, making the region attractive to owner-operators, legacy landholders, and lifestyle buyers alike.

In addition to its agricultural strength, the area benefits from proximity to key regional employers and agricultural institutions, including Driscoll's, headquartered in Watsonville, with operations and facilities located throughout the Pajaro Valley, including along Corralitos Road. Continued investment in agriculture, infrastructure, and housing throughout the region has reinforced Watsonville's role as a stable and evolving Central Coast community.

Beyond its economic fundamentals, the region is equally defined by its natural setting and accessibility. Proximity to the Monterey Bay, a mild coastal climate, and convenient access to Santa Cruz and the greater Bay Area contribute to long-term desirability. The area is also known for its natural beauty, including redwood groves, wildlife habitat, and access to one of the region's more popular bird-watching corridors along Merk Road.





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