



LEGACY & LAND  
GROUP

± 285 ACRES AVAILABLE

42100 El Camino Real  
Greenfield, California

# FIVE STAR RANCH

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. CONCEPTUAL SITE PLAN AND RENDERINGS

## 5 Star Ranch | ±285 Acres | Greenfield, CA

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*Located in the heart of California's Salinas Valley, 5 Star Ranch is a premier, turnkey agricultural property encompassing approximately ±285 acres in one of the most productive farming regions in the world. The ranch has been thoughtfully developed and operated by a highly respected grower, reflecting a strong commitment to stewardship, integrity, and consistent production.*

*Significant capital improvements have enhanced the property's agricultural performance, including extensive rock removal, a fully reworked agricultural well, and redesigned underground mainlines. These upgrades have substantially increased water capacity and reliability, supporting efficient large-scale farming operations.*

*The ranch has been actively farmed under current ownership, with systems tested and proven in real-world conditions. With its strong agricultural fundamentals and prime Salinas Valley location, 5 Star Ranch represents an exceptional opportunity to acquire a high-quality, production-ready farm with long-term investment appeal.*

# VFD SYSTEM



*A Variable Frequency Drive (VFD) system has been installed to precisely match irrigation demand, improve efficiency, and reduce long-term energy consumption. The ranch has been actively farmed under current ownership, with all systems tested and proven in real-world conditions, resulting in a fully operational and production-ready farm.*

*\*image just for example, not actual unit*

# PROPERTY OUTLINE

±285 Acres



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±285 Acres



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# Property Overview

5 Star Ranch | ±285 Acres | Greenfield, CA

## PROPERTY HIGHLIGHTS

- ±285 acres of prime agricultural land in the Salinas Valley
- Actively farmed, fully developed, and production-ready operation
- Extensive rock removal completed to enhance soil productivity
- Agricultural well fully reworked with significantly increased capacity
- Redesigned and upgraded underground irrigation mainlines
- Proven water reliability supporting large-scale farming operations
- Systems tested and operated under current ownership
- Well-maintained infrastructure with no deferred capital needs
- Suitable for owner-operators, institutional buyers, and long-term landholders
- Strong long-term agricultural viability in a premier growing region

## LOCATION

- Address: 42100 El Camino Real, Greenfield, CA 93927
- Located in the heart of California's Salinas Valley—one of the most productive agricultural regions in the world
- Favorable climate, fertile soils, and long growing season
- Established agricultural corridor with supporting infrastructure and labor availability
- Convenient access to Highway 101 and surrounding agricultural communities
- Approximately:
  - 10 minutes to Greenfield
  - 45 minutes to Salinas
  - 1.5 hours to Monterey Peninsula
  - 2.5 hours to San Jose



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# ADDITIONAL IMAGES





# LEGACY & LAND GROUP

For more information, please contact one of  
the following individuals:



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This property is being sold as-is, without any representations or guarantees from the Seller. Legacy and Land Group makes no warranties or assurances regarding:

- The quality, adequacy, availability, transferability, or cost of surface or well water, or water rights (if any).
- Eligibility to receive irrigation water from any district or other provider.
- The price or amount of irrigation water that may be obtained now or in the future.
- Historical or expected allocations of irrigation water.
- The number of irrigable or arable acres.
- The continued ability of any district to deliver water.
- Whether the property lies within any district's service area.

#### Water & Property Disclosure

Sustainable Groundwater Management Act (SGMA):

California law requires groundwater basins to be sustainable by 2040. SGMA limits the amount of water that may be pumped from underground aquifers. Buyers should understand that water availability is subject to change and strongly consult with their own water attorney, hydrologist, or other environmental professional.

Additional information is available at:

California Department of Water Resources SGMA Portal:

<https://sgma.water.ca.gov/portal/>

Phone: (916) 653-5791

#### Buyer Notice:

Federal and state water laws, including SGMA, may significantly affect the availability, cost, and rights to water. Buyers are strongly advised to conduct their own due diligence and not rely on any written or verbal statements by the Seller or Broker.

#### Disclaimer:

Information provided by Legacy and Land Group is from sources believed to be reliable but has not been independently verified. No guarantee is made as to accuracy or completeness. Past performance of the property is not a guarantee of future results, which may be affected by weather, market conditions, management, and regulatory changes.

Legacy and Land Group is acting solely in its capacity as a real estate brokerage. We do not provide specialized expertise in engineering, hydrology, geology, environmental science, or financial investments. Buyers are advised to consult with qualified professionals (attorneys, engineers, financial advisors, or environmental experts) as needed to fully evaluate the property.