

For Sale

Raymond Ranch

Gloria Road, Gonzales, Monterey County



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Raymond Ranch

The Salinas Valley is one of the most productive agricultural regions in the country that provides ideal growing conditions for many crops due to its cool coastal climate, fertile soils, and water supply.

The Raymond Ranch is centrally located within this valley and is within 30 miles from the Monterey Bay where cool nights and afternoon winds help maintain a cooler coastal temperature than the more inland locations.

The ranch is situated between the towns of Gonzales and Soledad and on the east side of the valley. This part of the valley is known for its well-drained DG soils that are intensively cultivated for wine grapes and a wide variety of fresh vegetable row crops.



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RANCH DETAILS

APN: Portion of 257-021-029

Acreage: Estimated at 298+/- usable acres after the possible lot line adjustment as shown. This adjustment will square up the western boundary with the actual acreage to be determined.

Access: Access is provided by Gloria Road, a county road that runs along the north boundary of this ranch and provides convenient access to Highway 101.

Topography: The property has a level-to-gently sloping terrain that slopes down from the northeast corner to the south-west boundary, with an overall elevation change from about 300 to 470 feet above sea level.

Soils: The soils are mostly from the Chualar and Elder series, which are well-drained DG-type soils that are regarded as prime farmland.

These soils are common along the east side of the Salinas Valley and are intensively cultivated for a variety of row crops and wine grapes.

Soil Symbol	Soil Name	Slopes	Class	% of Ranch
CbA	Chualar loam	0-2%	1	49.1%
CbB	Chualar loam	2-5%	2e	35.0%
EaA	Elder sandy loam	0-2%	1	14.8%
Other minor soils				1.1%
Total				100.0%



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Water: The water system is currently set up for a vineyard, with one well that is equipped with a 250 hp motor and yields 1,205 gpm according to a 2017 pump test. Water is distributed through underground PVC lines for drip irrigation. The well will be off-site upon completion of the lot-line adjustment, with access provided by a new easement.

Converting the ranch to row crops will require the addition of a second well and new distribution lines, the cost of which has been considered in this offering.

Aquifer: The ranch at the north end of the Forebay Aquifer Subbasin,

Vineyard: which “has historically not been considered in overdraft.”

Buildings: Toward the south end of the ranch is a building yard with a double-wide manufactured home and several older structures.

Property The seller has submitted a Farmland Security Zone (FSZ)

Taxes: application with the County of Monterey, which, if approved, will provide reduced property taxes.

Price: \$11,920,000 (\$40,000 per usable acre)

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

**The information contained in this brochure, including but not limited to the acreage estimates, were 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.*



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