

Mills King City Ranch

Monterey County, California

For Additional Information, Please Contact:

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Property Description

SIZE:	Approximately 291.2 acres
LOCATION:	Mills King City Ranch lies in Monterey County in the state of California.
ZONING:	F/40 (See Attached Adobe Acrobat Document)
SOILS:	CnA – Cropley silty clay, 0 to 2 percent slopes and MoA – Mocho silty clay loam, 0 to 2 percent slopes (See Attached Adobe Acrobat Document)
PROPERTY IMPROVEMENTS:	None
WATER SYSTEMS:	There are 4 wells on the property. The current farmer is using two of them to service his crops. Both wells are pumping approximately 1,300 GPM and the water is of good quality.
EASEMENT RESTRICTIONS:	There is a conservation easement on the property.
WILLIAMSON ACT PROPERTY TAXES:	This property is not under a Williamson Act contract.
MONTEREY COUNTY, CA ASSESSOR'S PARCEL NUMBERS:	245-101-010
RENTAL INCOME:	The rental income on the ranch is \$261,000.00 per year. The Tenant is responsible for the annual property tax bill.
BROKER'S COMMENTS:	The property represents some of the world's best vegetable row crop land. Row crop lands in the Salinas Valley are vastly more productive than lands anywhere else on the North American Continent due to the unique topography and the influence of the Pacific Ocean, allowing sensitive vegetable crops to be grown successfully during the summer months. This rare land availability is a result of current financial conditions. Typically, there are no properties available for sale in the Salinas Valley, and this property is one of the best in the County.
PRICE:	\$7,500,000 (Seven Million Five Hundred Thousand Dollars)

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