

Mills Adobe Ranch

Monterey County, California

For Additional Information, Please Contact:

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Property Description

SIZE:	Approximately 506 acres
LOCATION:	Mills Adobe Ranch is located outside the town of Gonzales, in Monterey County, CA.
ZONING:	F/40 (See Attachment)
SOILS:	60% CbB – Chualar loam 2 to 5 percent slopes 40% PnC – Placentia sandy loam, 2 to 9 percent slopes
BUILDING IMPROVEMENTS:	There is a 3,200 square foot shop building on the property. Construction consists of a concrete slab foundation, pre-engineered steel frame and enameled steel roof and siding. Approximately 800 square feet of the building are enclosed and used for storage. The remainder of the building has one side open for easy in and out access of large equipment. The building is approximately 2 years old and in good condition. There is also a single wide mobile home on the property.
WATER SYSTEMS:	Irrigation water is presently supplied by a series of two deep wells, two reservoirs, and high pressure underground distribution lines. Both wells are located on site. Well #1, the mail well, is approximately 1,200 feet deep with a 16 inch steel casing, powered by a diesel pump, and produces approximately 2,200 gallons per minute of good quality water. This well is located along Iverson Road near the center of the ranch. It is reported to be approximately 10 to 12 years old and in very good condition. Well #2 is used as a supplemental well. It is located at the northwest corner of the ranch and is reported to be 1,100 feet deep with a 16 inch steel casing. The well is powered by an electric turbine pump and produces approximately 1,700 gallons per minute of good quality water. The age of the well is unknown. The on site wells are interconnected mainly by high-pressure underground PVC lines. In addition, the entire ranch is improved with high pressure PVC lines and set up for drip irrigation. There is a large irrigation reservoir near the center of the ranch with two electric and one diesel powered booster

pumps. There is a second, smaller reservoir at the east side of the ranch. Both reservoirs are lined.

DRAINAGE:

Drainage is provided via surface drain ditches along natural contours of the land.

EASEMENT RESTRICTIONS:

There are no easement restrictions on the property.

**WILLIAMSON ACT
PROPERTY TAXES:**

This property is not under a Williamson Act contract.

**MONTEREY COUNTY, CA
ASSESSOR'S PARCEL NUMBERS:**

223-042-008

RENTAL INCOME:

The rental income on the ranch is \$1,186 per acre. 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:

\$12,000,000 (Twelve Million Dollars)

Disclaimer

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