

FOR SALE - HEROLD RANCH

Gonzales - Salinas Valley

We are pleased to present this highly anticipated offering of the Herold Ranch - a prime irrigated row-crop ranch that at 560± acres is one of the larger remaining holdings in the Salinas Valley.

For more information, please call or visit www.heroldranch.com.

263 Lincoln Avenue
Salinas, CA 93901
(831) 422-5327
piinirealty.com



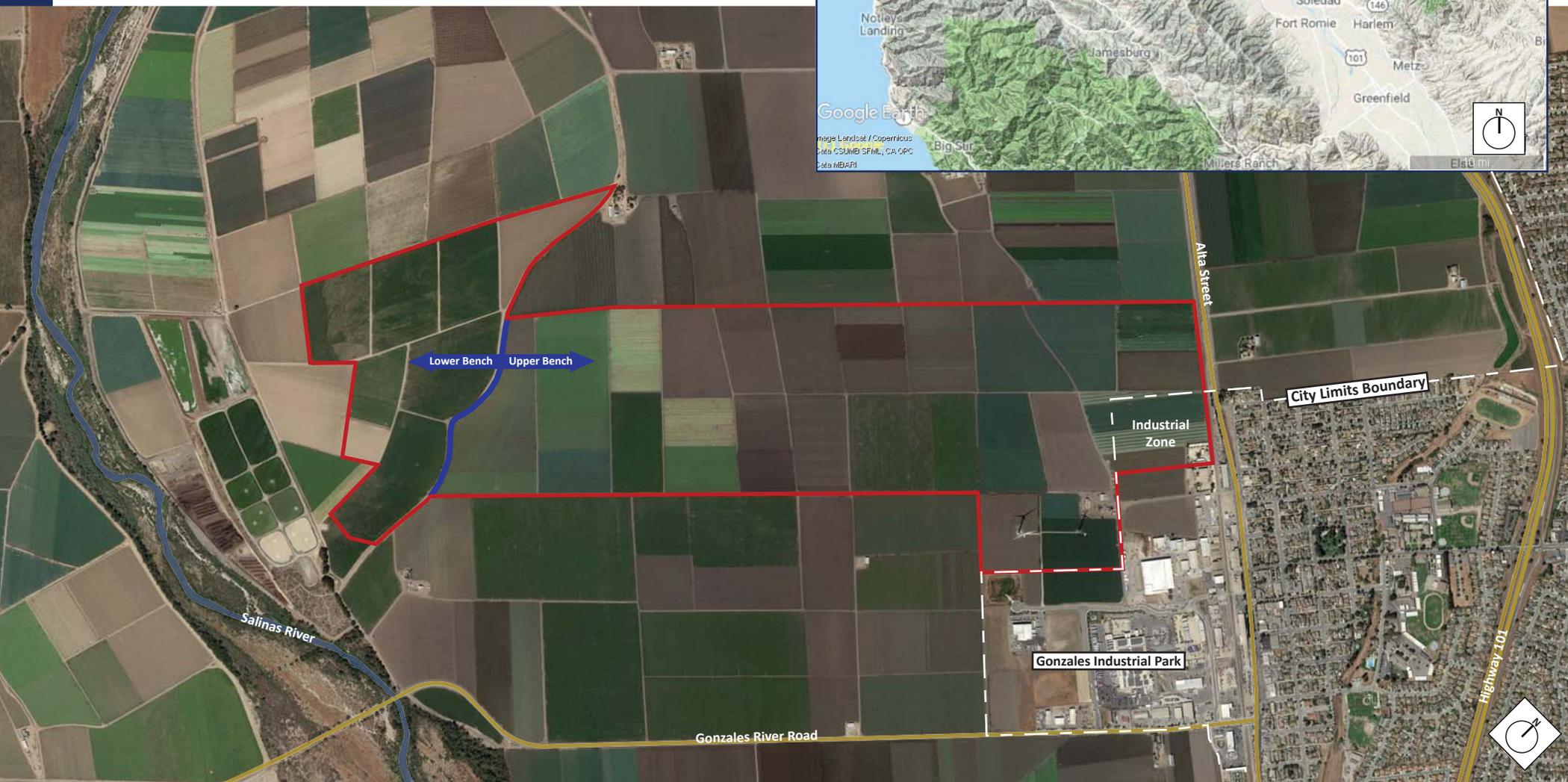
John Piini (x103)
Cell: (831) 809-2258
john@piinirealty.com
DRE: 00542238

Joe Piini (x105)
Cell: (831) 229-6913
joe@piinirealty.com
DRE: 01889295

LOCATION

The Herold Ranch is a prime row-crop ranch situated on the west side of the Salinas Valley, between Gonzales and the Salinas River. This area is part of a farming district that is regarded as one of the premier growing regions of the Salinas Valley, with fertile clay-loam soils that are well suited for a variety of fresh vegetable crops.

The ranch is approximately 13 miles to the south of Salinas and about 25 miles south of the Monterey Bay. This location provides a temperate climate and a ground water supply that is removed from the saltwater intrusion occurring to the north and west of Salinas.



With 560± acres and an overall length that stretches nearly 1.9 miles, the Herold Ranch is a substantial ranch. It is situated on two level benches, with 430± acres on an upper bench that has a uniform Cropley silty clay soil, and 130± acres on a lower bench where sandier loam soils (Pico fine sandy loam and Mocho silt loam) enable early Spring and late Fall crops.

These prime soils are suitable for growing a wide variety of fresh vegetable crops, including Iceberg lettuce, leaf lettuces, asparagus, broccoli, cauliflower, etc.



Included with this offering are 21.6± acres that are situated within Gonzales' city limits boundary and zoned industrial. The industrial district of Gonzales is home to several new agricultural processing facilities, including Taylor Farms, Mann Packing and Pure Organics. With an increasingly tight supply of industrial land in the Salinas Valley, this acreage provides an ideal opportunity for a future industrial subdivision or a single agricultural processing facility.

Within the industrially-zoned acreage is an established farm labor camp. This facility is set on 1.7± acres and has 8 separate buildings. With a tight labor supply, this existing facility can provide much needed farmworker housing for an agricultural company or additional income for a passive investor.



FOR SALE - HEROLD RANCH

Gonzales - Salinas Valley

APNs: 020-011-001; 223-061-005, and-023.

***Acreage:** Farmland:
- Upper bench farmland: 409.0± acres
- Lower bench farmland: 130.0± acres
Total farmland: 539.0± acres
Industrial land: 21.6± acres
Total acreage: 560.6± acres

***Soils:** The soils on the ranch are intensively-cultivated prime soils that have a 0 to 2% slope. The soils are summarized as follows:

Area	Soil Name	% of Ranch	Acreage
Upper bench:	Cropley silty clay (CnA)	75.9%	430.6±
Lower bench:	Pico fine sandy loam (Pf)	5.6%	30.3±
Lower bench:	Mocho silt loam (MnA)	18.5%	99.7±

***Water:** Five wells provide irrigation water to the ranch with a combined capacity of 5,550± gallons per minute. Water from these wells is distributed through underground high-pressure lines. Recent pump tests and water quality analysis reports were completed and are available upon request.

Impr: There are two building yards on the ranch--one is improved with a single family dwelling, barn, and equipment shed; the other is improved with a farm labor camp. The farm labor camp includes 8 separate buildings that provide a total of 24± bedrooms, a commercial kitchen, large dining area, restrooms, laundry and a separated single-family dwelling.

Windmills: The two windmills shown are located within easements on this property, are owned by others and not part of this offering.

Lease: The entire ranch, including the farm labor camp, is leased through the 2020 growing season to a local grower. Lease details will be provided upon request.

Farmland Security Zone: The farmland-zoned portion of the property is subject to a 20-year Farmland Security Zone Contract, which provides a tax benefit upon sale by limiting the assessed valuation to 65% of the property's Proposition 13 valuation.

Conservation Easement: With the exception of the industrial acreage, this property is also subject to an Agricultural Conservation Easement from 1994 that is intended to preserve the ranch's prime agricultural use.

Price: \$37,700,000

Offer Notice: *Sellers have instructed Piini Realty that sellers will not review or respond to any offer prior to October 24, 2019. Piini Realty will present offers to the sellers commencing on October 25th and will continue to present offers until a Purchase Agreement is executed. Sellers are also requesting a minimum of 5 days to respond to any offer.*

*** The information contained in this brochure, including the acreage and water capacity estimates, were obtained from sources deemed reliable but are not guaranteed.**

For more information, please call or visit www.heroldranch.com.

263 Lincoln Avenue
Salinas, CA 93901
(831) 422-5327
piinirealty.com



John Piini (x103)
Cell: (831) 809-2258
john@piinirealty.com
DRE: 00542238

Joe Piini (x105)
Cell: (831) 229-6913
joe@piinirealty.com
DRE: 01889295