

# Teraji Ranch

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Salinas, California

**For Additional Information, Please Contact:**

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# Property Description

- SIZE:** Approximately 16 acres
- LOCATION:** The Teraji Ranch is located on Highway 68 adjacent to and behind the Villa Hand Car Wash in Salinas, CA.
- ZONING:** The property is presently zoned Farmlands (F/40) as per Monterey County Zoning Ordinance, Title 21. The Farmlands district is designated
- ...to provide a district to preserve and enhance the use of the prime, productive and unique farmlands n Monterey County while also providing an opportunity to establish necessary support facilities for those agricultural uses.*
- Principally permitted uses in the farmland district include all soil dependent agricultural uses, including crop and tree farming, dry land farming, livestock farming, greenhouses and vineyards. Single family dwellings accessory to the agricultural use of the property, not exceeding three in total, for an owner, operator or employees employed on-site are also permitted without a Use Permit.*
- The Farmland regulation allows a maximum density of one unit per 40 acres (F/40).
- SOILS:** CnA – Cropley Silty Clay – This is the best available soil for vegetable row crop.

**BUILDING IMPROVEMENTS:**

There are no improvements on the property.

**WATER AND UTILITIES:**

City water is available at the site, however, irrigation water supply is from adjacent property. All other utilities are available at the street.

**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:**

207-091-014, 020 & 021

**RENTAL INCOME:**

The rental income on the ranch is \$850.00 per month.

**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:**

\$1,200,000.00  
(One Million, Two Hundred Thousand Dollars)

# Disclaimer

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