

# Pozzi Ranch

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Monterey County, California

**For Additional Information, Please Contact:**

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# Property Description

- SIZE:** Approximately 60.61 acres (53 farmable acres)
- LOCATION:** The Pozzi Ranch is located on Natividad Road approximately 1.5 miles northeast from the city limits of Salinas, Monterey County, CA.
- ZONING:** The property is presently zoned Farmlands (F) 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). As such, the Pozzi Ranch could not be subdivided further; however, the three lots, which are each less than 40-acres, were created prior to the current zoning regulation.
- The three lots are legal lots and each lot has the right to pursue development of the allowed uses as per the Farmland Zoning regulation.
- SOILS:**
- 66.8% EaA – Elder sandy loam, 0 to 2% slope
  - 27.6% AvA – Arroyo Seco gravelly loam, 0 to 2% slope
  - 2.8% CbB - Chular loam, 0 to 2% slope
  - 2.1% Xd – Xerorthents, dissected, slope n/a
  - 0.7% CbA – Chular loam, 0 to 2% slope

**BUILDING IMPROVEMENTS:**

The ranch is improved with a storage shed that is located within the building yard. The shed measures 1,176 sq. ft. (49 feet long by 24 feet wide), and has a concrete slab foundation, wood frame, and metal siding. The quality of construction is low cost and the condition is fair to poor. The effective age is about 40 to 50 years.

There is a concrete slab that surrounds a portion of the shed and which measures approximately 2074 sq. ft. (61 feet long by 34 feet wide), also there is a concrete slab on the left side of the shed which measures approximately 864 sq. ft. (36 feet long by 24 feet wide). A mobile home burned on the property and there is a septic tank in the ground.

**WATER SYSTEMS:**

The Pozzi Ranch is equipped with three water wells:

Assigned Well	Location	Depth	Pump size	GPM
1	Parcel A	550	30	350
2	Parcel A	550	30	425
3	Parcel C	550	50	250
Total capacity				1025
Net crop acreage				49.1
GPM per net crop acre				20.9

The water capacity from these three agricultural wells is more than ample for the existing agricultural use.

**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:**

221-012-023, 211-012-043 and 211-012-044

**RENTAL INCOME:**

The rental income on the ranch is \$1,800 per usable acre. The Tenant is responsible for their proportionate share of the annual property taxes. An additional \$9,000 per annum from a lease on the yard area This is in addition to the \$90,000 per annum on the row crop land. Therefore, the total income is \$99,000 per annum

**BROKER'S COMMENTS:**

The property represents some of the world's best vegetable row crop land and has unbelievable cropping options. 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. This property is one of the finest in the County because it is positioned to grow all of the standard vegetable crops as well as strawberries and bush berries.

**PRICE:**

\$1,600,000.00

(One Million Six Hundred Thousand Dollars)

# Disclaimer

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