

# FOR SALE

# BEACH ROAD RANCH

W. Beach Road, Watsonville



**Nick Davis**  
DRE #01951307  
831.682.8972  
nick@brigco.com

Brigantino & Davis is honored to offer The Beach Road Ranch for sale. This is a prime 269.94 acre irrigated row crop ranch located in the highly desirable Beach Road farming district, just west of Watsonville, Santa Cruz County, California. The offering represents a rare and unique opportunity to acquire a highly productive, certified organic, irrigated row crop ranch in the Beach Road farming district. This ranch is ideal for vegetable and berry farming.

**BRIGANTINO & DAVIS**

18921 Portola Drive, Suite F, Salinas, CA 93908  
(831) 455-1070 | www.brigco.com



## Property Details

<b>LOCATION:</b>	W. Beach Road, Watsonville, Santa Cruz County, CA
<b>ASSESSOR'S PARCEL NUMBERS:</b>	052-171-11, 052-171-12, 052-171-13, 052-231-03, 052-231-29 & 052-231-30
<b>GROSS LAND AREA:</b>	269.94 acres
<b>USABLE/FARMABLE AREA:</b>	219.40 acres
<b>ACCESS:</b>	W. Beach Road and Shell Road frontage, and a right-of-way easement from W. Beach Road
<b>WATER:</b>	Two Pajaro Valley Water Management Agency (PVWMA) turnouts
<b>SOIL:</b>	The vast majority of the usable/farmable area consists of Clear Lake clay, a prime soil for the area
<b>ORGANIC STATUS:</b>	The entire ranch is certified organic
<b>PARCEL STATUS:</b>	The ranch consists of two separate parcels, which contain approximately 226.37 acres and 43.57 acres respectively
<b>BUILDING IMPROVEMENTS:</b>	A mobile home, two equipment sheds and a storage shed
<b>ZONING/LAND USE:</b>	CA – Commercial Agriculture
<b>LEASE:</b>	The property is leased through the 2026 season The lease includes an early termination clause Lease details are available with a signed NDA
<b>PRICE:</b>	<b>\$16,255,000 (\$74,088 per usable/farmable acre)</b>



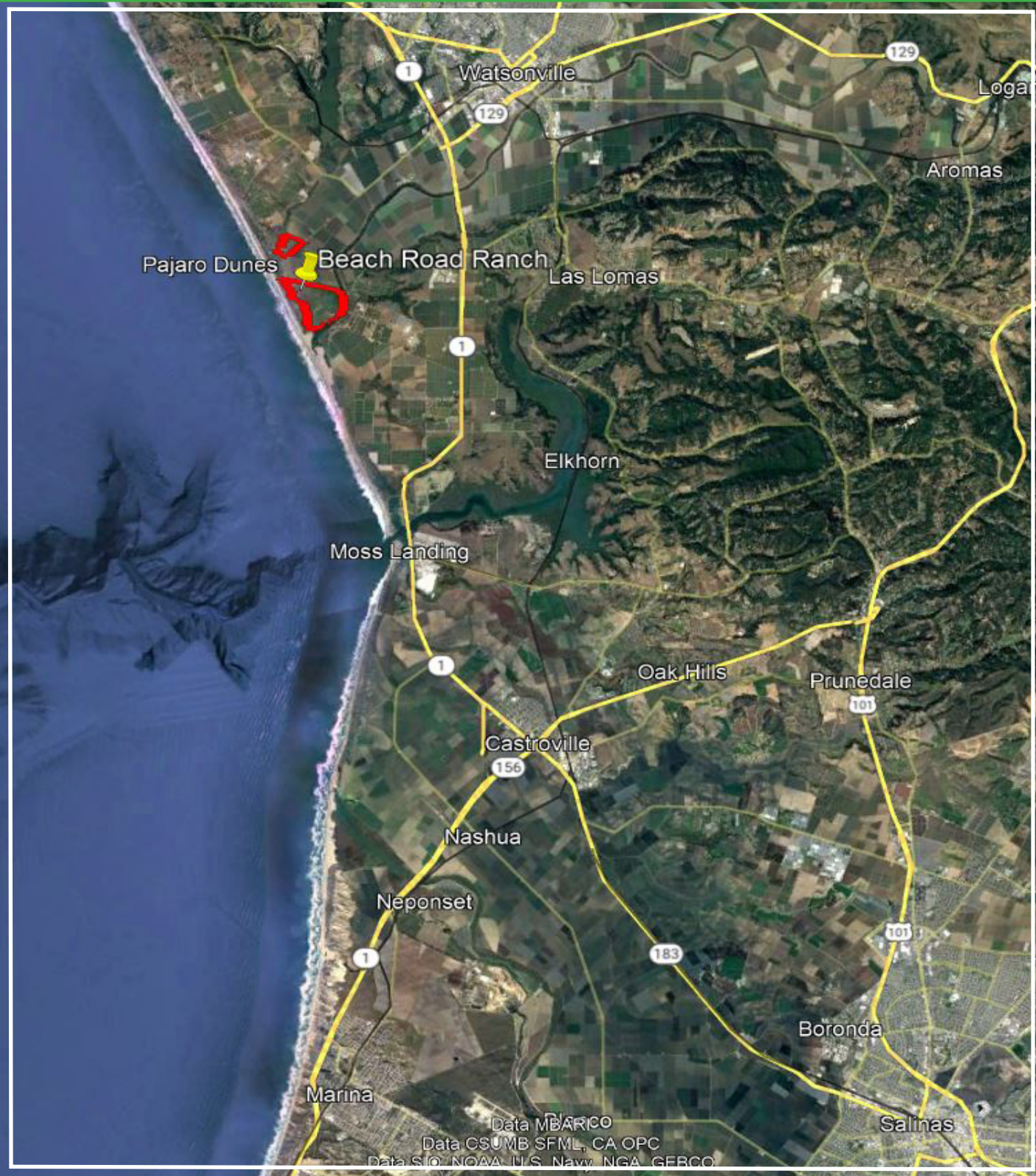


## Location

The Beach Road Ranch is located on W. Beach Road, Watsonville, Santa Cruz County, California. It is located within the Beach Road farming district, approximately three miles west of Watsonville, 12 miles northwest of Salinas, and just inland from the Pacific Ocean. This is a prime location that benefits from a cool coastal climate, which allows a variety of fresh vegetables and berries to thrive.

The property is situated in close proximity to Highway 1, Highway 129 and Highway 152. Cooling, processing and shipping facilities are nearby in Watsonville, Salinas and Castroville. In addition, the Pajaro Dunes Resort is located just west of the ranch, on the Pacific coastline.

This is a highly productive agricultural region, with Santa Cruz County and Monterey County boasting a combined \$4,757,000,000 agricultural industry. The chief crops grown being strawberries, lettuce, broccoli, spinach and numerous other fresh vegetable and berry crops.





## Soils

The vast majority of the usable/farmable area of the ranch consists of Clear Lake clay, with approximately 4% composed of Fluvaquentic Haploxerolls–Aquic Xerofluvents complex. Clear Lake clay is a prime soil in the area that is commonly used for vegetable and berry farming.



## Water

Irrigation water is supplied by the Pajaro Valley Water Management Agency (PVWMA). There are two PVWMA turnouts on the ranch. Water is distributed throughout the ranch via high-pressure PVC lines. There are two abandoned irrigation wells on the ranch as well.





## Organic Status

The entire ranch is certified organic. Organic certification was obtained from Quality Assurance International over five years ago.

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## Parcel Status

The ranch consists of two separate parcels, which contain approximately 226.37 acres and 43.57 acres respectively. Each parcel has its own Pajaro Valley Water Management Agency (PVWMA) turnout. This is a significant added benefit as each parcel could be sold separately.

## General Disclaimer:

\*The boundary lines and acreage estimates provided herein were obtained from sources deemed reliable, but are approximate. No guarantee is given regarding the accuracy of these estimates. Interested parties should seek professional assistance to obtain more accurate estimates. In addition, maps and photographs are provided for illustrative purposes and are not intended to be depicted as surveys of the property in question.

