

FOR SALE

DUBACH RANCH

Castroville Boulevard, Castroville



Nick Davis
DRE #01951307
831.682.8972
nick@brigco.com

Brigantino & Davis is honored to offer The Dubach Ranch for sale. This is a 162.32 acre irrigated row crop ranch located on Castroville Boulevard, just off Highway 156, Castroville, Monterey County, California. This is a rare opportunity to acquire a highly productive irrigated row crop ranch, with future development potential, in the Salinas Valley.

BRIGANTINO & DAVIS

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

Property Details

LOCATION: Castroville Boulevard, just north of Highway 156, Castroville, Monterey County, CA

ASSESSOR'S PARCEL NUMBER: 133-081-007

GROSS LAND AREA: 162.32 acres

USABLE/FARMABLE AREA: 136.00 acres

ACCESS: Castroville Boulevard frontage

WATER: Castroville Seawater Intrusion Project (CSIP)

SOILS: The usable/farmable area consists of Santa Ynez fine sandy loam, Cropley silty clay and Diablo clay, typical soils for the area

ZONING/LAND USE: CAP(CZ) – Coastal Agriculture Preserve–Coastal Zoning
RC(CZ) – Resource Conservation–Coastal Zoning
Approximately 62 acres are within the Castroville Community Plan and identified for future development

LEASE: The property is leased through the 2023 season
Lease details are available with a signed NDA

PRICE: **\$7,900,000 (\$58,088 per usable/farmable acre)**

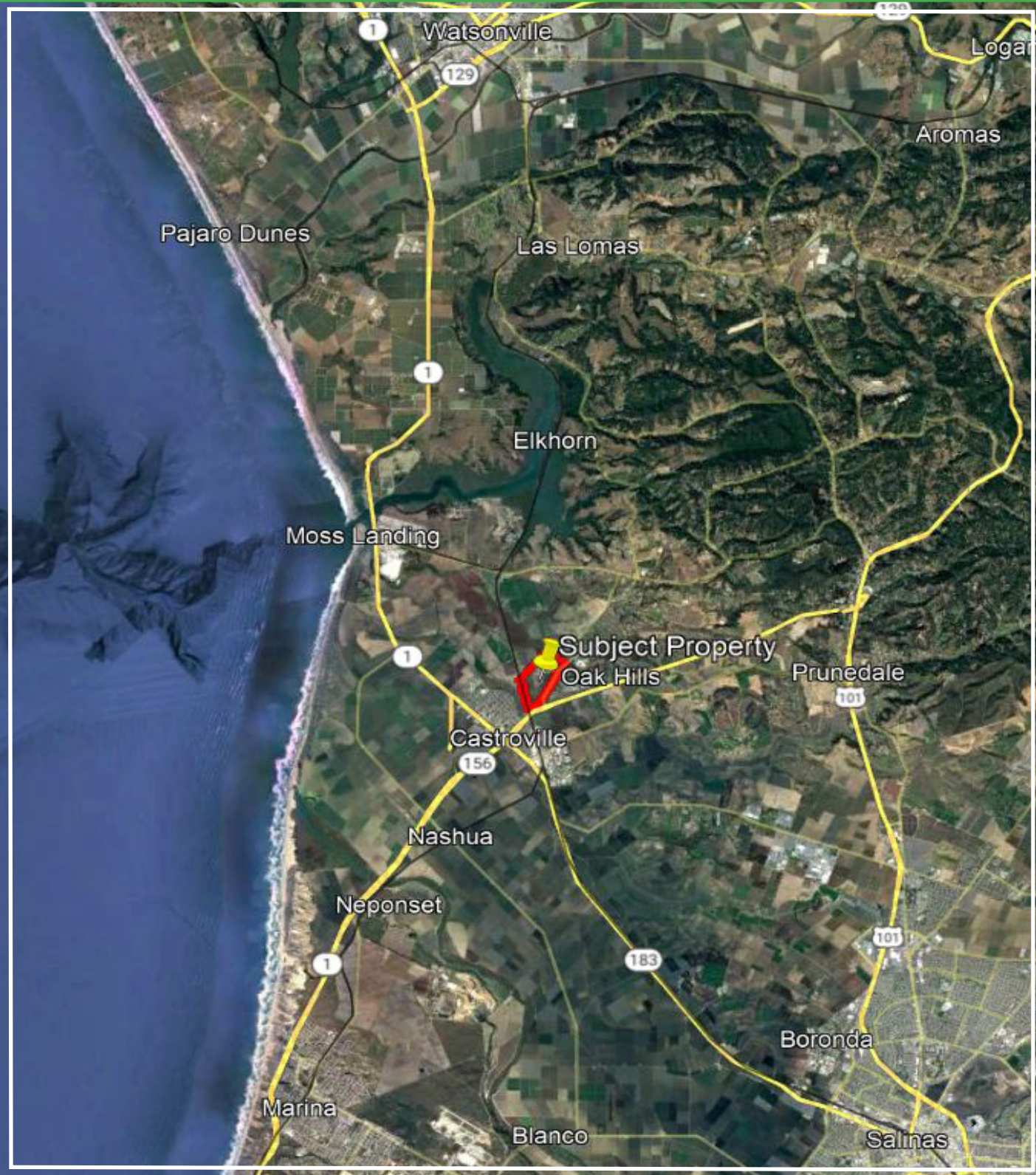


Location

The Dubach Ranch has extensive frontage along Castroville Boulevard, just north of Highway 156, Castroville, Monterey County, California. It is located approximately six miles northwest of Salinas, nine miles south of Watsonville and three miles inland from the Pacific Ocean. This location benefits from a cool coastal climate, which allows a variety of fresh vegetables and strawberries to be farmed.

The property is situated in very close proximity to Highway 156, Highway 183 and Highway 1, with Highway 101 less than five miles to the east. Cooling, processing and shipping facilities are nearby in Castroville, Salinas and Watsonville.

This is a highly productive agricultural region, with Monterey County boasting a \$4,100,000,000 agricultural industry. The chief crops grown being strawberries, lettuce, broccoli, spinach and numerous other fresh vegetable crops.



Soils

The usable/farmable area of the property consists of Santa Ynez fine sandy loam, Cropley silty clay and Diablo clay. Approximately 46% of the usable area is Santa Ynez fine sandy loam, 37% is Cropley silty clay, with the remainder being of the Diablo clay series. These are typical soils for the area that are commonly used for irrigated row crop and strawberry farming.



Water

Irrigation water is supplied by the Castroville Seawater Intrusion Project (CSIP). There is a CSIP turnout on the southern portion of the property, just off Castroville Boulevard. Water is distributed throughout the ranch via high-pressure PVC lines.



Zoning














The property is located in an unincorporated area of Monterey County and is zoned CAP(CZ) – Coastal Agriculture Preserve–Coastal Zoning and RC(CZ) – Resource Conservation–Coastal Zoning.

In addition, approximately 62 acres are located within the boundaries of the Castroville Community Plan and designated Low Density Residential, High Density Residential, Agricultural Conservation Buffer, Medium Density Residential, and Public/Quasi–Public for a future train station.

* Please contact the Monterey County Planning Department for details.

* 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.

Legend

	Proposed Community Plan Boundary		AB-C Agricultural Conservation Buffer
	Opportunity Areas		RC-C Resource Conservation
	Future Study Area		PQP-C Public/Quasi-Public
	LDR-C Low Density Residential		MU-C Mixed Use
	MXDR-C Mixed Density Residential		IND-C Industrial
	MDR-C Medium Density Residential		Train Station
	HDR-C High Density Residential		

