

FOR LEASE

MONTEREY METZ RANCH

Metz Road, King City



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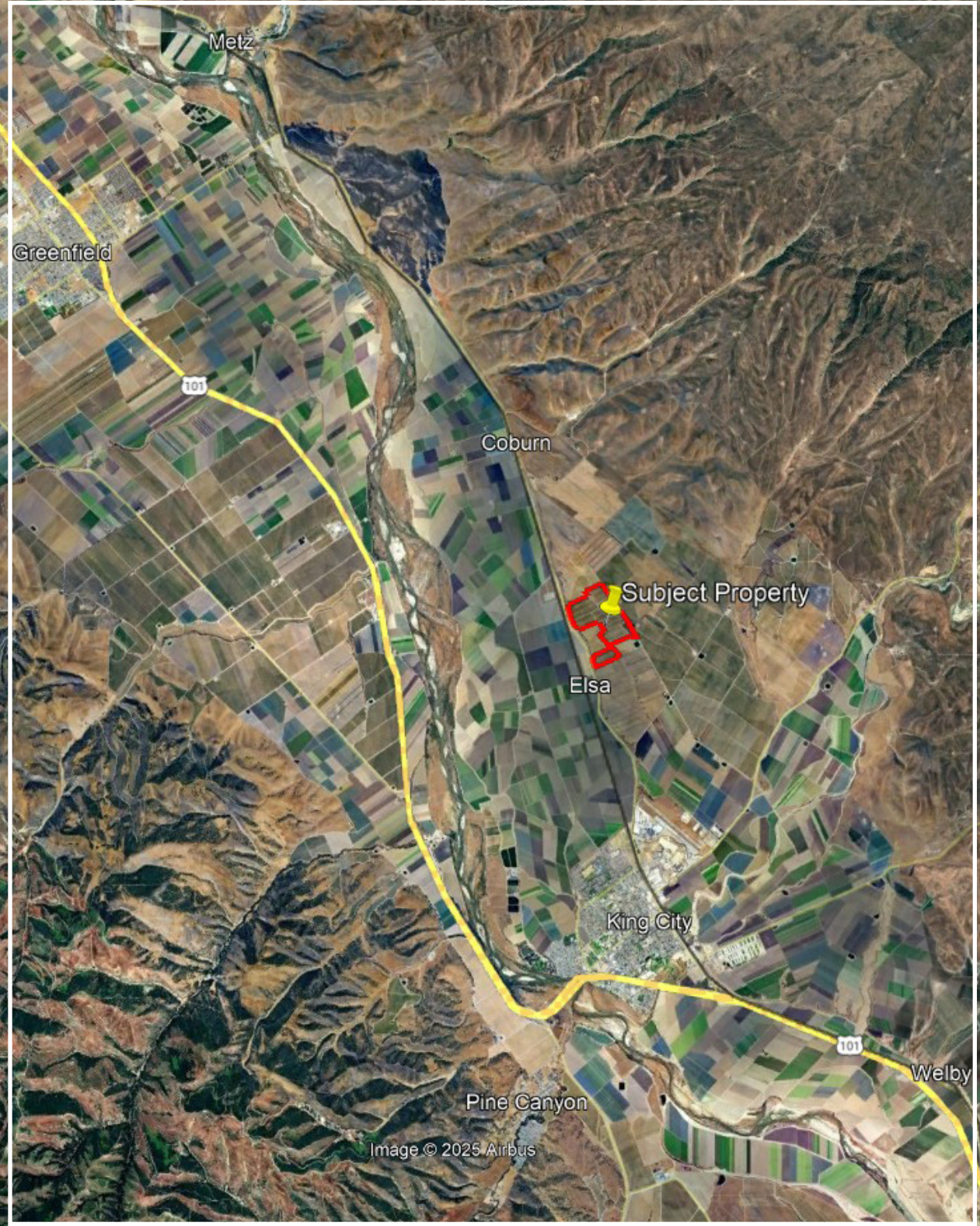
Brigantino & Davis is honored to offer the Monterey Metz Ranch for lease. This is a 185.5+/- acre ranch located on Metz Road, north of King City, in Monterey County. This is former vineyard acreage that is ready for conversion to irrigated row crops. It is located in a desirable farming area with limited flood or food safety threats, has a nearly level to gently sloping topography, productive class II soils, and an ample supply of water from the San Lorenzo Water Company.

BRIGANTINO & DAVIS

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Property Details

LOCATION:	Along the east side of Metz Road, approximately two miles north of King City, Monterey County
ASSESSOR'S PARCEL NUMBER:	A portion of 245-051-038
GROSS LAND AREA:	185.5+/- acres
USABLE/FARMABLE AREA:	185.5+/- acres
ACCESS:	Metz Road frontage
WATER:	San Lorenzo Water Company
SOILS:	Rincon clay loam and Garey sandy loam, which are class II soils that are conducive for all vegetables typically grown in the area
ZONING/LAND USE:	F/40 - Farmlands, 40 acre minimum
ANNUAL RENT:	\$1,000 per acre, which includes real estate taxes



Soils

The ranch consists of Rincon clay loam and Garey sandy loam soils. Approximately 60% of the ranch is Rincon clay loam, with the remainder being Garey sandy loam. These are class II soils that are conducive for all vegetables typically grown in the area.

Water

Irrigation water is obtained from the San Lorenzo Water Company (SLWC), which is a private mutual water company. SLWC was developed in the late 1990s with nine interconnected wells located on the lower bench of the Salinas Valley, near the Salinas River. It serves 4,600 acres, of which approximately one-third are for row crop production and two thirds are for wine grape production. The wells pump water up to several reservoirs, one of which is located in the southeast corner of the property and has a 28 acre-foot storage capacity, with pumps then distributing water to the individual properties. Water is then distributed throughout the property via high-pressure underground distribution lines.

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.

