

FOR SALE

MURPHY RANCH

Off Murphy Hill Road, Watsonville



Brigantino & Davis is honored to offer The Murphy Ranch for sale. This is a 162.5 acre irrigated row crop ranch that is located off Murphy Hill Road, approximately four miles east of Watsonville, Monterey County, California. This is a rare opportunity to acquire a productive irrigated row crop ranch located in the highly desirable Pajaro Valley. The nearly level topography and Class I and II soils make the ranch ideal for berry farming. Two on-site irrigation wells provide ample water and the building improvements have good rental potential or utility as agricultural support structures.

Nick Davis

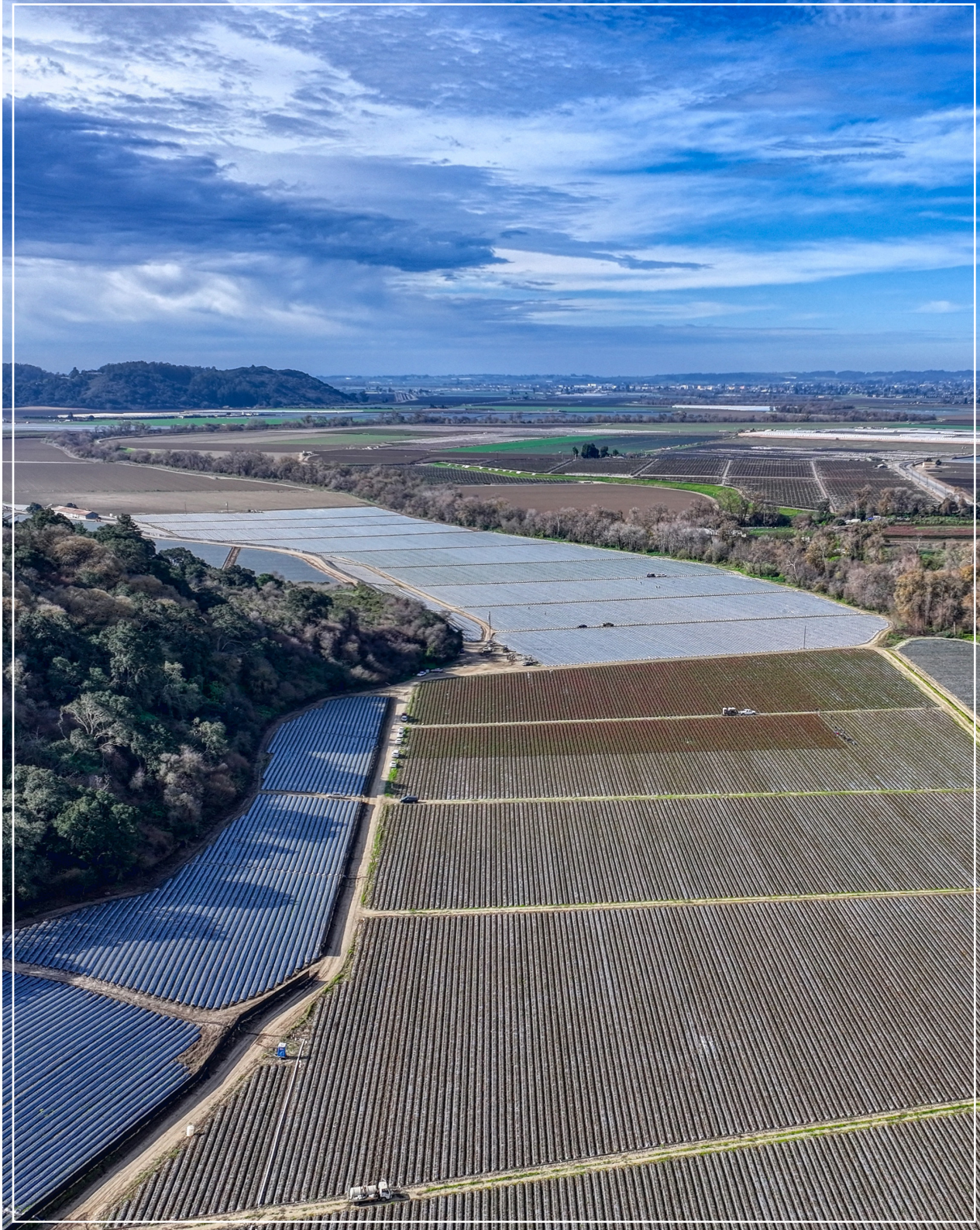
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BRIGANTINO & DAVIS

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Property Details

LOCATION:	Off Murphy Hill Road, approximately four miles east of Watsonville, Monterey County
ASSESSOR'S PARCEL NUMBER:	267-012-031
GROSS LAND AREA:	162.5+/- acres
USABLE/FARMABLE AREA:	144+/- acres
ACCESS:	A right-of-way easement off Murphy Hill Road
WATER:	Two wells that produce a total of approximately 1,650 gallons per minute and high pressure underground PVC distribution lines
SOILS:	The usable/farmable area predominantly consists of Mocho silt loam, Metz fine sandy loam and Salinas clay loam, which are Class I and II soils
ZONING/LAND USE:	F/40 - Farmlands, 40 acre minimum and O - Open Space
BUILDING IMPROVEMENTS:	A dwelling, large barn, equipment shed and two storage buildings
LEASE:	The property is leased through the 2027 season Lease details are available with a signed NDA
PRICE:	\$7,920,000 (\$55,000 per usable/farmable acre)

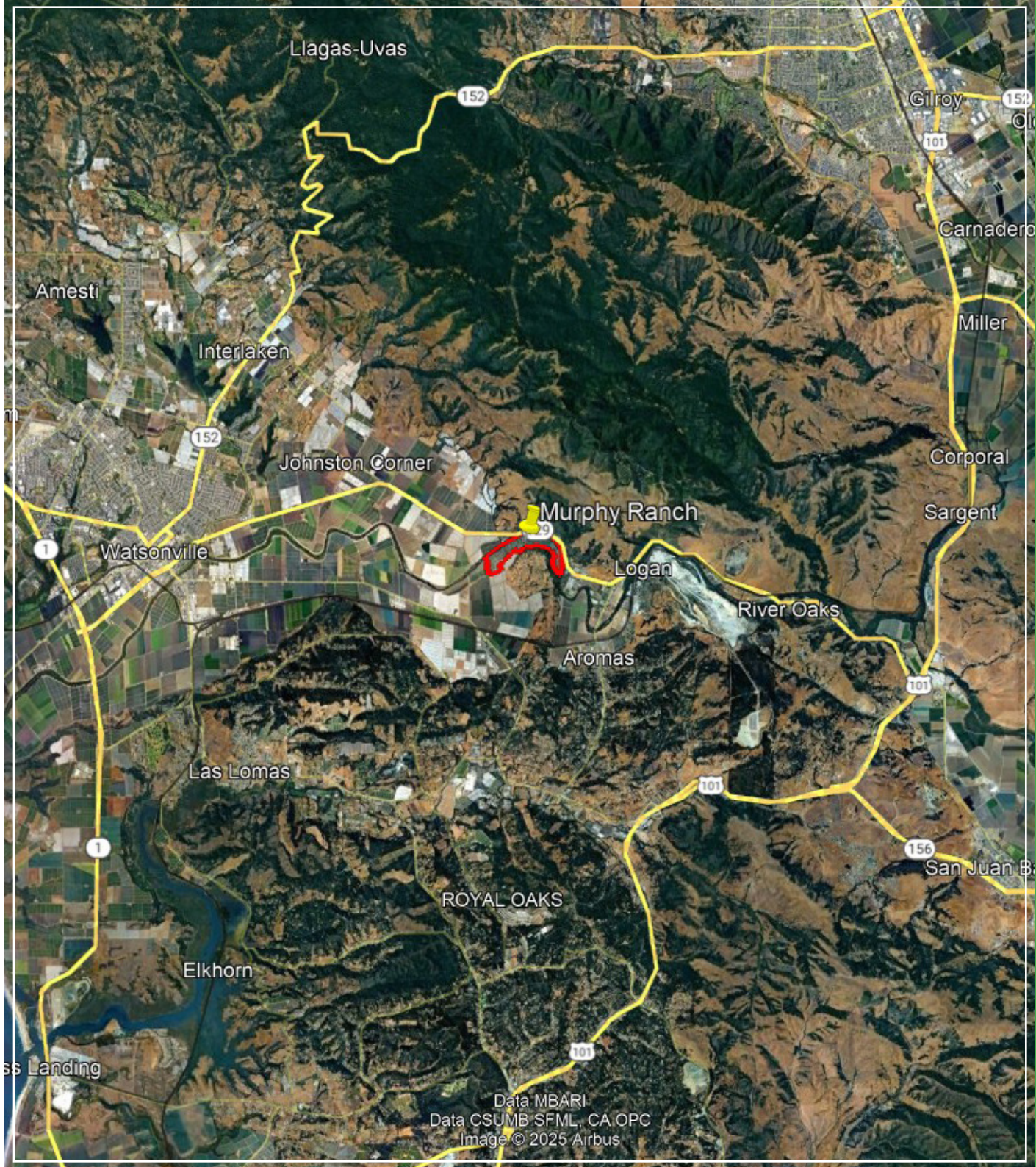


Location

The Murphy Ranch is located off Murphy Hill Road, near Watsonville, Monterey County, California. It is located approximately four miles east of Watsonville, seven miles west of San Juan Bautista and twelve miles north of Salinas. This location benefits from a slightly warmer micro-climate for the area, which allows a variety of berries and fresh vegetables to be farmed.

The property is situated in close proximity to Highway 129, Highway 1 and Highway 101, with the latter just six miles to the east. Cooling, processing and shipping facilities are nearby in Watsonville, Castroville and Salinas.

This is a highly productive agricultural region, with Monterey County and Santa Cruz County boasting a combined \$5,734,000,000 agricultural industry. The chief crops grown being berries, lettuces, broccoli, cauliflower, celery and numerous other fresh vegetable crops.



Soils

The usable/farmable area of the property predominantly consists of Mocho silt loam, Metz fine sandy loam and Salinas clay loam. Approximately 62% of the usable area is Mocho silt loam, 25% is Metz fine sandy loam, and 11% is Salinas clay loam. These are Class I and II soils that are typical for the area and ideal for irrigated row crop farming.



Water

The ranch is improved with two irrigation wells that produce a combined total of approximately 1,650 gallons per minute. This is a more than ample supply of water to farm the entire usable/farmable area. Water is distributed throughout the ranch via high-pressure PVC lines.



Building Improvements:

Building improvements on the ranch include a 1,200+/- square foot dwelling, a 17,110+/- square foot barn, a 6,140+/- square foot equipment shed, and two storage buildings. The dwelling has good potential to serve as employee housing or a rental, with the remaining structures providing good utility for agricultural support purposes.

General Disclaimer

The boundary lines and size 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.

