



Located immediately west of the city of Greenfield in the Salinas Valley is the Silveira Home Ranch--a 107.6-acre\* irrigated row crop ranch with vineyard potential as part of the Arroyo Seco AVA and long-term development potential as part of the city of Greenfield.



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**Zoning:** The entire property is located within the county and zoned Farmlands (F/40). However, the eastern portion of the ranch adjoins Greenfield's city limits boundary, is within the sphere of influence, and identified for future medium density residential use.

**APNs:** 109-281-007, -010, -011, -013; 109-302-001 & 109-312-005.

**\*Acres:** Gross: 109.4 acres  
Usable: 107.6 acres  
Net crop: 99.7 acres

**Soils:** The ranch has level (0 to 2% slopes), gravelly loam soils from the Arroyo Seco (AvA) and Elder (EcA) series. These are well drained soils with a Grade 1 and 2 classification that are intensely cultivated for both fresh vegetables and wine grapes in this region.

**Water:** Water is provided by one irrigation well that was recently tested at 1,168 gpm and two domestic wells. Well reports are available upon request.

**Improvements:** There are several farm buildings and three dwellings that provide an opportunity for an additional source of income or employee housing.

**Price:** \$4,750,000



The Arroyo Seco AVA is located at the south end of the Santa Lucia Mountain Range, takes in the Arroyo Seco gorge, and extends across the Salinas Valley in the vicinity of Soledad and Greenfield.

Designated in 1983, this AVA is one of the older recognized appellations in California and is also one of the smallest at only 18,240 acres.

The appellation is known for its well-drained sandy loam soils, a cool coastal climate that has morning fog and afternoon offshore winds, and one of the longest growing seasons in California.

The western part of the appellation takes in the gorge and has a warmer microclimate that is well suited for Bordeaux and Rhone varietals.

The central and eastern parts of the appellation, which includes the vicinity of the Silveira Home Ranch, has a cool ocean-influenced climate that favors Chardonnay, Riesling and Pinot Noir.

Adjoining the Silveira Home Ranch are five different vineyards as shown on the adjoining appellation map.

