

# FOR SALE

# OLD NATIVIDAD RANCH

26.3 Acres - 540 Old Natividad Road, Salinas, CA 93908



263 Lincoln Ave., Salinas, CA 93901  
piinirealty.com - DRE: 01519647

Joe Piini (DRE: 01889295)  
Office: 831.422.5327x105  
Cell: 831.229.6913  
joe@piinirealty.com



**Address:** 540 Old Natividad Road, Salinas, CA 93908

**APN:** 211-041-013

**Location:** Located on the east side of the Salinas Valley, these 26.3 acres are situated at the base of the Gabilan Range and present an opportunity for a small berry farm, with gentle slopes and good soils; a rural residence with views of the Salinas Valley; an agricultural yard; or a combination of these with added radio tower income.

**Zoning:** Farmlands (F/40)

**\*Land Area:** There are 26.3+/- gross acres with a potential net crop area estimated at 23.6+/- acres if developed for a small farm, with the remaining acreage likely set aside for internal farm roads and a reservoir.

**Topography** With an overall west-facing slope, this property has a nearly  
**& Soils:** level soil (0-2%) at the west end, gently sloping soils (2-9%) throughout the middle, and moderately sloping soil (9-15%) at the east corner. These soils are rated Class 1 to 4 and on the east side of the valley are typically used for strawberries when irrigated.

**Water:** Irrigation and domestic water are available from Alco Water, which has potable and non-potable water lines along Old Natividad Road that are available to serve this property.



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**Radio Towers:** There are four radio towers that provide an additional income of \$5,127 per month. The towers are leased into 2028 with annual 4% increases. There is also a 13-month early termination clause that will enable a buyer to pursue a different use of the property.

**Improvements:** In addition to the radio tower improvements, there is a small garage on the property and perimeter fencing.

**Price:** \$1,800,000

**Notice:** *\* The information included in this brochure, including but not limited to the land area estimates, were obtained from sources deemed reliable but is not guaranteed. Prospective buyers shall conduct their own research as to the land areas, agricultural potential of the property, availability of water, and permitted uses.*



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