

FOR SALE - VIERRA RANCH

Old Stage Road, Salinas, Monterey County

We are pleased to present the Vierra Ranch, an easily accessible ranch that is defined by its wildlife, oaks and climate.

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Located at the north end of the Gabilan Mountain Range in north Monterey County, the Vierra Ranch provides the ideal balance between rural countryside and accessibility.

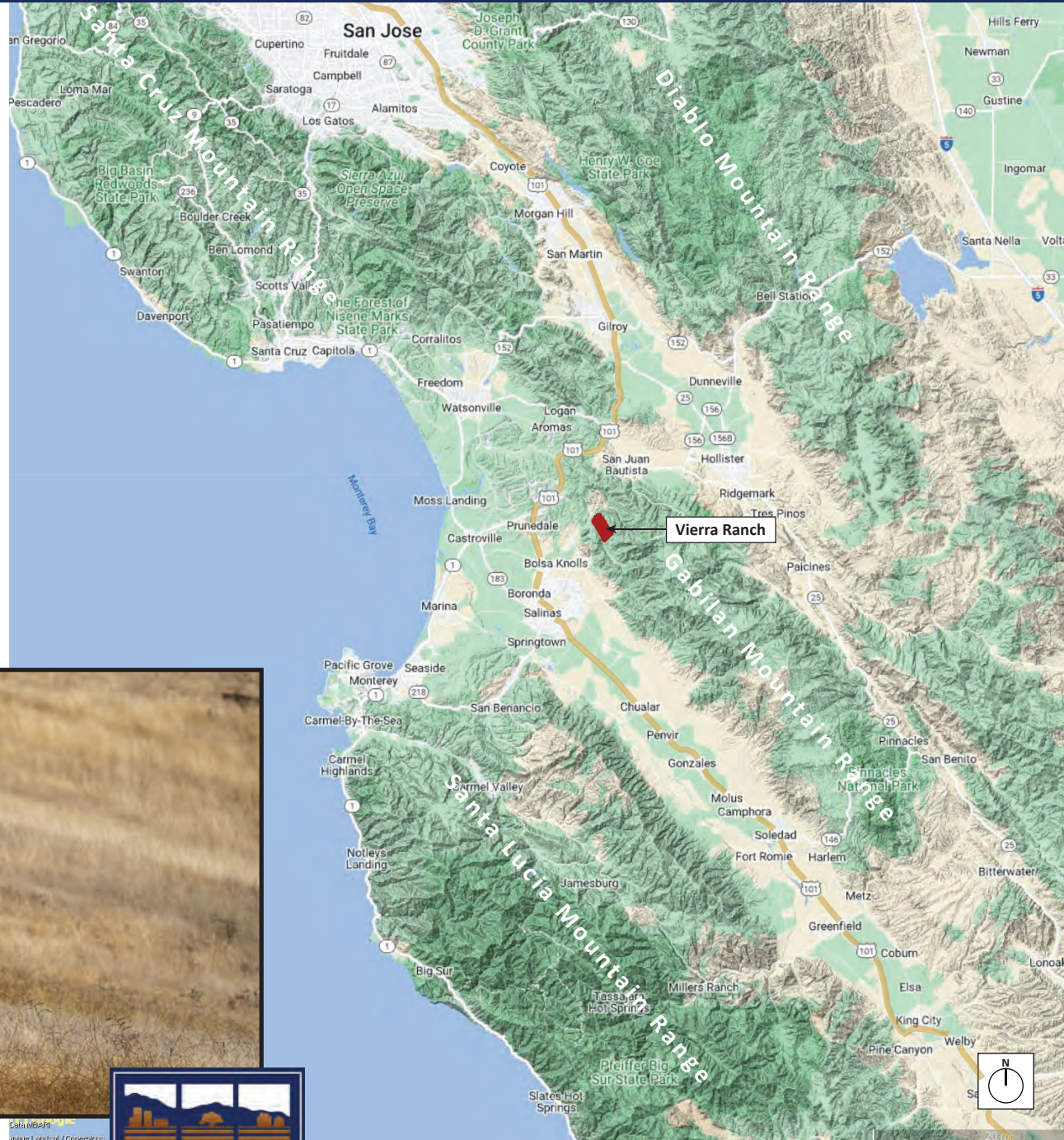
The ranch is within 10 miles from downtown Salinas, 30 miles from the Monterey Peninsula, 35 miles from downtown Santa Cruz and 55 miles from downtown San Jose.

Direct access is provided by Old Stage Road--a paved road steeped in history as it was built as a spur road to the El Camino Real, connecting the San Juan Bautista Mission to the Salinas Valley.

Additionally, the ranch is only 12 miles inland from the Monterey Bay, which provides a cooler climate than those ranches farther inland.



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APNs: 199-011-007 & -010

***Acreage:** 964.1 +/- acres

Topography: The west end of the ranch fronts along Gabilan Creek and is within a narrow valley where there are 95+/- acres that have a level-to-gently sloping terrain at an elevation of 300 to 400 feet above sea level.

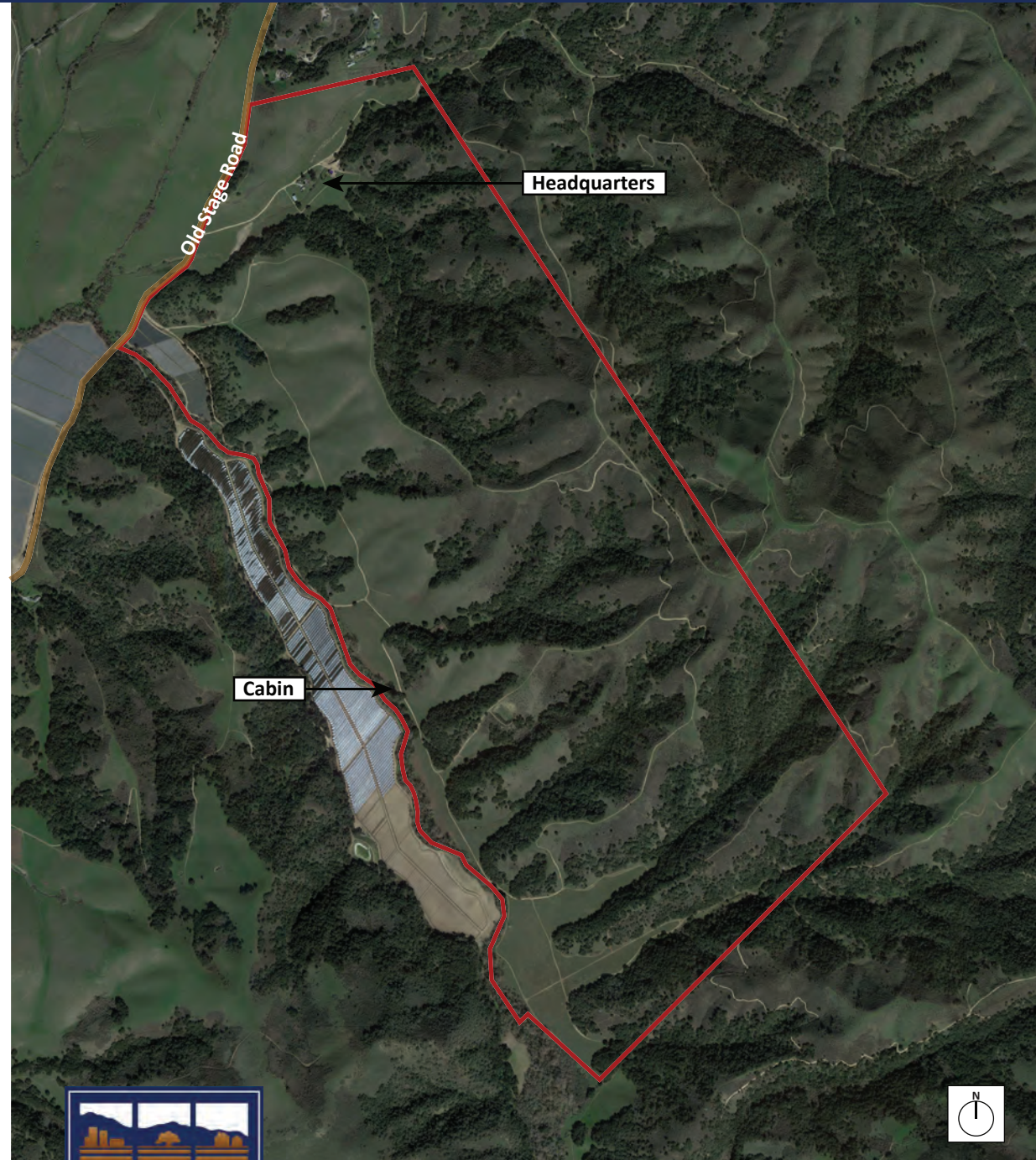
From this valley, the terrain rises up to the east to an elevation of 1,110+/- feet atop a ridge near the eastern boundary. Overall, the ranch has a west-facing slope.

Farmland: The ranch has 10+/- acres along the valley floor that are currently farmed for strawberries and which adds diversity and a source of income.

Vegetation: The west half of the Vierra Ranch is characterized by rolling grassland with numerous stands of oaks while the east half is more mountainous brushland that provides excellent wildlife habitat.

Views: The views from the lower elevations are mostly of the oaks studded hillsides and adjoining farmland while the upper elevations include expansive views of the Gabilan Range and peaks of the Salinas Valley and Monterey Bay.

Wildlife: This section of the Gabilan Range is habited by black tail deer, boars, tule elk, bobcats, mountain lions, and coyotes.



Water: Multiple water sources provided water to the ranch-- including one irrigation well, one domestic well and several springs that feed water troughs to support the cattle grazing operation.

The ranch also has nearly 1.9+/- miles of frontage along Gabilan Creek--a major stream that drains the northwest slopes of the Gabilan Range toward the Monterey Bay.

Improvements: The ranch headquarters is improved with a small dwelling, two barns, and one equipment shed. There is also a hunting cabin along Gabilan Creek that was built toward the turn of the 20th Century.

Conservation Easement: The property is subject to a conservation easement for the purpose of protecting the natural beauty and ecology of this land in perpetuity. The easement is held by the Big Sur Land Trust. A copy of the easement will be provided upon request.

Price: \$2,900,000

Notes: Do not go direct. Please contact Piini Realty for all showings.

**The acreages and square footages shown are estimates derived from sources that are deemed reliable but are not guaranteed. The maps included in this offering are for illustration purposes only and are not intended to represent a survey of the property.*



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Main residence

The main residence is situated at the ranch headquarters, just off Old Stage Road. This dwelling measures 1,060+/- square feet and has been well maintained.

The barns are classic ranch improvements that support a ranching use of the property.



Barn



Hunting cabin

Nestled in the oaks and next to the Gabilan Creek is the hunting cabin--a small 420-square foot dwelling that provide an excellent get-a-way.

