

# FOR SALE

# MALATESTA RANCH

West Beach Road, Pajaro Valley



**CERTIFIED ORGANIC**

Located within the Pajaro Valley of Santa Cruz County, the Malatesta Ranch is within a prime agricultural valley characterized by fertile soils and a temperate coastal climate. Due to these soils and climate, the valley is intensively farmed for lettuce, strawberries and a wide variety of other fresh vegetable crops.

This ranch is situated near the west end of the valley, approximately 2.5 miles west of Highway 1 and 0.5 miles east of the Monterey Bay. This proximity to the bay results in a marine layer and cooler temperatures throughout much of the growing season.



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**\*ACREAGE** Gross deeded acreage..... 62.4 acres  
Usable farmland & building yard..... 57.5+/- acres

**TOPOGRAPHY & SOILS** The usable area has a level topography with Clear Lake clay, moderately wet, soil. This is a Class II soil commonly found at the west end of the Pajaro Valley and intensively cultivated for the area's chief crops.

**ORGANIC** This ranch is certified organic.

**WATER** Irrigation water is provided from the Pajaro Valley Water Management Agency's Coastal Distribution System. Water is distributed through high-pressure PVC lines for both drip and sprinkler irrigation.

**DWELLINGS** There are two separate 3BR/1BA dwellings in good condition. The homes are excluded from the agricultural lease and can be leased separately for additional income or employee housing.

**LEASE** The agricultural lease is on 57 acres and runs through December 2, 2019.

**ZONING** Comm. Ag.

**APN** 052-171-21

**PRICE** \$4,600,000

### Listing Notes:

Prospective buyers should submit their offer by 5:00pm on Tuesday, July 31. Sellers will not review any offer submitted prior to this date.



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\* Acreages are obtained from sources deemed reliable but are only estimates and are not guaranteed.