

Dietrich Ranch

1483 Green Valley Road
Watsonville, Santa Cruz County

Located at the foothills of the Santa Cruz Mountains is the Dietrich Ranch, a private 191.2-acre retreat that is 7+/- miles north of Watsonville, 15+/- miles east of the quaint beach community of Capitola, and 50+/- miles south of San Jose Int. Airport.

The ranch features a homesite nestled against an oak-studded hillside that overlooks a young apple orchard, a custom-built 3,940-square-foot dwelling, equestrian improvements, and much more.

Above the homesite is a broad ridge that creates separation from the neighboring properties and provides ample acreage for recreational and agricultural uses, including the site of a former airstrip.

The ridge provides excellent panoramic views of southern Santa Cruz County, northern Monterey County and the Monterey Bay, which is only 6+/- miles away.

This slightly inland location provides a warm micro-climate that is ideal for country living.



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Acreage: 191.24 acres

Main Residence: Built in the late 1990s, the main residence is a 3,940-square foot, single-story, custom-built dwelling with 3 bedrooms and 3.5 bathrooms. The home features open vaulted ceilings, stonework, a modern kitchen with high-end appliances, and several wrap around porches that are well suited for entertaining or just daily life in the country.

Accessory Structures: Additional improvements include a 2,560-square foot garage/shop, a 1-bedroom caretaker's unit, a 2,400-square foot horse barn with stables, and a 2,700-square foot barn.

Apple Orchard: 31.6 acres are planted with Newtown Pippin apple trees. The orchard is leased to Martinelli's, providing not only an additional source of income but also maintenance to the orchard.

Water: Water is supplied by one well that produces 400 gallons per minute and stored in a 10,000-gallon water tank.

Zoning: Commercial Agriculture (CA)

APN: 109-041-19

Price: \$5,500,000

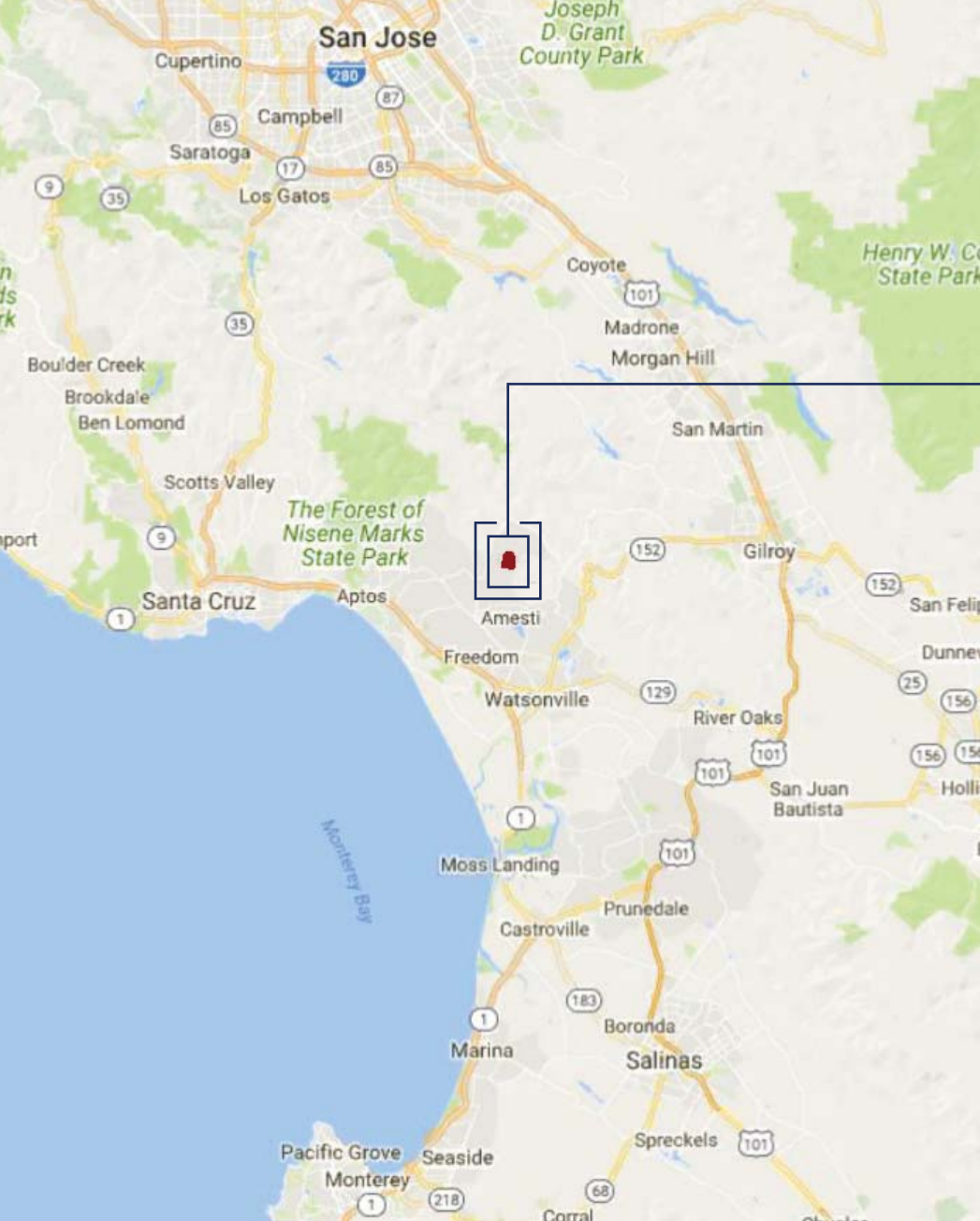


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* Acreages and square footages are obtained from sources deemed reliable but are only estimates and are not guaranteed.



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