

Located at the north end of the Salinas Valley, the Hilltop Ranch is about 4.5 miles inland from the Monterey Bay where there is a cool coastal climate and a frequent marine layer that is desirable for strawberries and summer to late season fall crops.



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***Acres:** 158.8+/- gross acres

Farming District: The Hilltop Ranch is located within the Boronda-Espinosa Farming District of the Salinas Valley, which is an intensively cultivated region that features a rolling topography and heavier clay soils.

Soils & Topography: The ranch has a level-to-rolling topography with sandy loam soils at the northeast end and heavier clays throughout the middle and southwest end. In 2014, extensive leveling, grading and drain tiling were undertaken thereby enhancing the suitability of the farmland for growing strawberries and a variety of fresh vegetable crops, including lettuces.

Water: Water is provided by CSIP and distributed through underground high-pressure PVC lines.

Improvements: Included is an older single-family dwelling that could be remodeled to provide employee housing, and an equipment shed.

Price: \$2,350 per acre

Property Taxes: Property taxes are the responsibility of the tenant and were \$455+/- per acre for the 2022/2023 tax year, inclusive of CSIP fees.

Offer Notes: Piini Realty will present offers to the owners commencing on June 1, 2023 and will continue to present offers until a lease agreement is executed.



* The acreages shown are estimates derived from sources that are deemed reliable but are not guaranteed.





| <i>Soil</i> | | | <i>% of</i> |
|---------------|--|--------------|--------------|
| <i>Symbol</i> | <i>Soil Name (Slope)</i> | <i>Class</i> | <i>Ranch</i> |
| AeE | Antioch very fine sandy loam (0-2%) | 3-s | 18.2% |
| Cg | Clear Lake clay, sandy substratum, drained (0-1%) | 2-w | 22.3% |
| CnC | Cropley silty clay (2-9%) | 2-e | 21.3% |
| DdD | Diablo clay (2-25%) | 4-e5 | 17.7% |
| DdE | Diablo clay (15-30%) | 4-e5 | 20.5% |
| Total | | | 100.0% |

