



California
OUTDOOR PROPERTIES



500 ACRE RECREATIONAL LAND OPPORTUNITY

La Gloria Rd. Panoche, CA 95043



Idyll Times Ranch - The Offering

This Ranch can be considered your private window into the Pinnacles National Park and is ** Ideal for HUNTING and RECREATION ** Don't miss this opportunity to 500 acres of undeveloped Agricultural Land. Priced well below appraised value and Seller may consider a partial note for qualified buyers.



Price	\$749,000
Sale Type	Investment
Sale Conditions	Cash or Conventional
Property Type	Agriculture
Building Class	N/A
Property Sub-type	N/A

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APN 028-070-014-000 (400 Acres) & 028-050-020-000 (100 Acres)

D3 Group and California Outdoor Properties is pleased to present an opportunity to purchase the Idyll Times Ranch, a significant land holding with a rich history bordering over 26,000 acres of BLM land (Pinnacles National Park). This Ranch consists of 500 contiguous acres North of the Gabilan Mountain Range in San Benito County. The Ranch is a quick 1 hour drive from South San Jose off Highway 25 through Hollister and Tres Pinos. The Idyll Times Ranch consists of rolling oak-woodlands, annual grasslands, shrub draws, and expansive views of the Pinnacles Volcanic rock formations formed approximately 23 million years ago. The property has a panoramic valley view and a spring fed pond with a holding tank for year-round water and it also has an “off-grid” building site for a family getaway, hunting cabin or bunk house. Miles of trails and beautiful scenery provide a fantastic setting for camping, hunting and horseback riding, all with complete privacy without leaving your own ranch.

The Idyll Times Ranch is enrolled in the Williamson Act for low property taxes and currently has no other conservation easements or mining rights. Land is considered a must have asset-class and this holding is priced well below the appraised value for an immediate Return on Investment with minimal operating costs. Idyll Times Ranch is a great opportunity for like-minded outdoorsmen and women to create an operating partnership/corporation or time-share.

An accessible but remote setting in sought after San Benito County ideal for a retreat, hunting, hiking, 4x4, camping and a small herd of livestock. There is a multitude of targets, trails and private roads that are ready for horseback, hiking, trail running, mountain biking and 4x4s. You will find yourself among the deer, elk, wild pigs, coyotes, bobcats, and mountain lions. Avid bird watchers will appreciate the amazing variety from red-tailed hawks, golden and bald eagles, vultures, great horned owls among many more. The possibilities are endless as you explore your own private park.

The elevation ranges from 2000 to 2400 ft. which makes for gently sloping grades and a large plot has been farmed for barley to attract wild pigs. The Ranch is completely private and uniquely preserved. It is a vital region and rare sanctuary for native California plants and wildlife. The property encompasses thousands of square feet of diverse natural resources, wildlife and trails.

This expansive property is in a prime location sitting between the San Benito and Monterey Counties just minutes from Santa Clara County. These adjoining parcels can be accessed from La Gloria Rd off of Hwy 25 approx. 4.1 miles west at coordinates 36.5309, -121.2212. A wonderful opportunity in a GREAT location. This is UNDEVELOPED LAND and Buyer to verify USE. Owner may consider a partial carry with qualified buyers.



IDYLL TIMES RANCH

HUNTING & CAMPING

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