



Lot 78 & 79 Carmel Valley Road

Carmel Valley, California

\$2,200,000

Paloma Creek Vineyard Ranch
222 +/- Acres | Monterey County

*The vines are in,
the setting inspiring...*

Donna Utterback | Mobile 530-604-0700 | Office 530-336-6869 | fallriverproperties@frontiernet.net | CA BRE# 01199200

LOT 78 & 79 CARMEL VALLEY ROAD, CARMEL CA

PCVRANCH

Property Highlights

Ready for your dream estate on this 222+/- acre ranch located on the upper end of the beautiful Carmel Valley. Endless possibilities amongst the rolling hills for a country vineyard estate.

- ~ THE WELL-TENDED 7 1/2 ACRE VINEYARD IS ON ITS 3RD CROP YEAR, THEY'VE BEEN IN THE GROUND FOR SIX.
- ~ ROOTSTOCK 1103P, VINE SPACING 9 x 6.
- ~ PLANTED IN A VARIETY OF WINE GRAPES, INCLUDING CABERNET FRANC, GRENACHE, MARSANNE, ROUSSANNE, CABERNET SAUVIGNON AND ZINFANDEL.
- ~ SET UP WITH A GRAVITY FLOW DRIP SYSTEM AND PERIMETER FENCING.
- ~ THE RANCH IS SET UP FOR A SMALL CATTLE OPERATION, WITH PIPE CORRALS LOCATED ALONG CARMEL VALLEY ROAD.
- ~ FINCH CREEK RUNS ALONG THE BOTTOM OF THE PROPERTY.
- ~ GREAT HUNTING, INCLUDING BLACK TAIL DEER, WILD BOAR, TURKEYS, DOVE, QUAIL AND WILD PIGEON.
- ~ THE RANCH IS IN THE WILLIAMSON ACT, WITH TWO PARCELS, BOTH BORDERING THE COUNTY ROAD.
- ~ ONLY 28 MILES TO CARMEL BY THE SEA AND APPROXIMATELY 45 MINUTES FROM MONTEREY REGIONAL AIRPORT.
- ~ THIS IS A RARE OPPORTUNITY, THE BACKDROP IS SET, NOW READY TO MAKE YOUR DREAMS COME TRUE.

Location / Directions


FROM CARMEL VALLEY VILLAGE, CONTINUE SOUTH EAST ON CARMEL VALLEY ROAD FOR APPROXIMATELY 17 MILES. PROPERTY WILL BE ON YOUR LEFT.

Taxes

\$617/YEAR (2020)

DOWNLOAD MAPS

PALOMA CREEK VINEYARD VINE MAP
PALOMA CREEK VINEYARD ROAD MAP
PALOMA CREEK VINEYARD GOOGLE MAP
PALOMA CREEK VINEYARD SOILS MAP
PALOMA CREEK VINEYARD WELL LOGS

Watch on  YouTube

Address

LOT 78 & 79 CARMEL VALLEY ROAD
CARMEL VALLEY, CALIFORNIA

Coordinates


36.3405058N, 121W

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The vines are in, the setting inspiring, ready for your dream estate on this 222+/- acre ranch located on the upper end of the beautiful Carmel Valley.

Endless possibilities amongst the rolling hills for a country vineyard estate.
Privacy, location, views, water and abundant wildlife.

Planted in a variety of wine grapes, including Cabernet Franc, Grenache, Marsanne, Roussanne, Cabernet Sauvignon and Zinfandel.

The well-tended 7 ½ acre vineyard is on its 3rd crop year, they've been in the ground for six.

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Room for expansion if the new owner desires.
Great hunting, including black tail deer, wild boar, turkeys, dove, quail and wild pigeon.

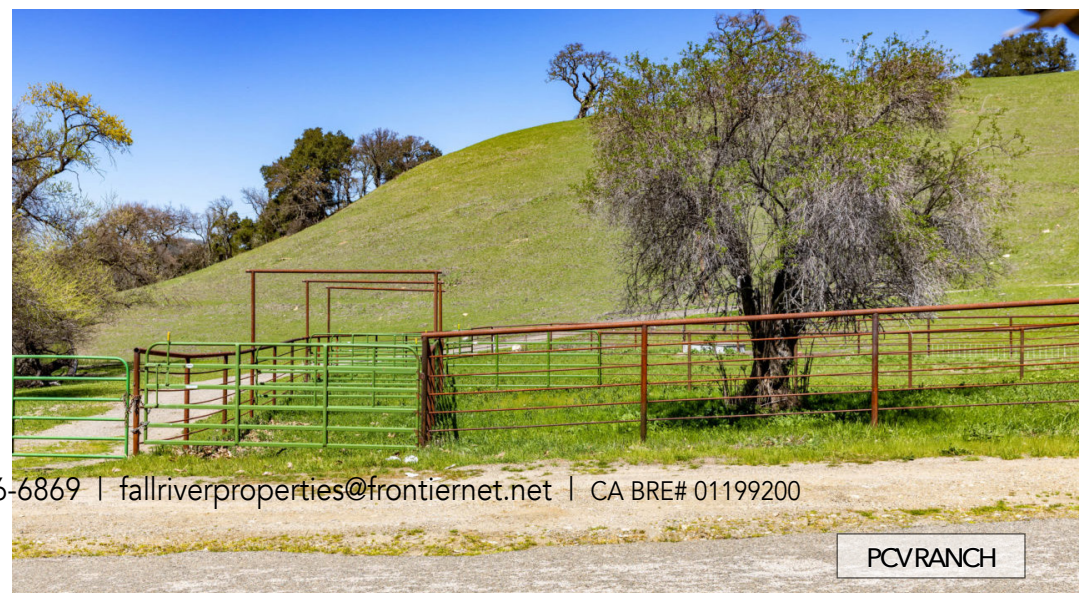
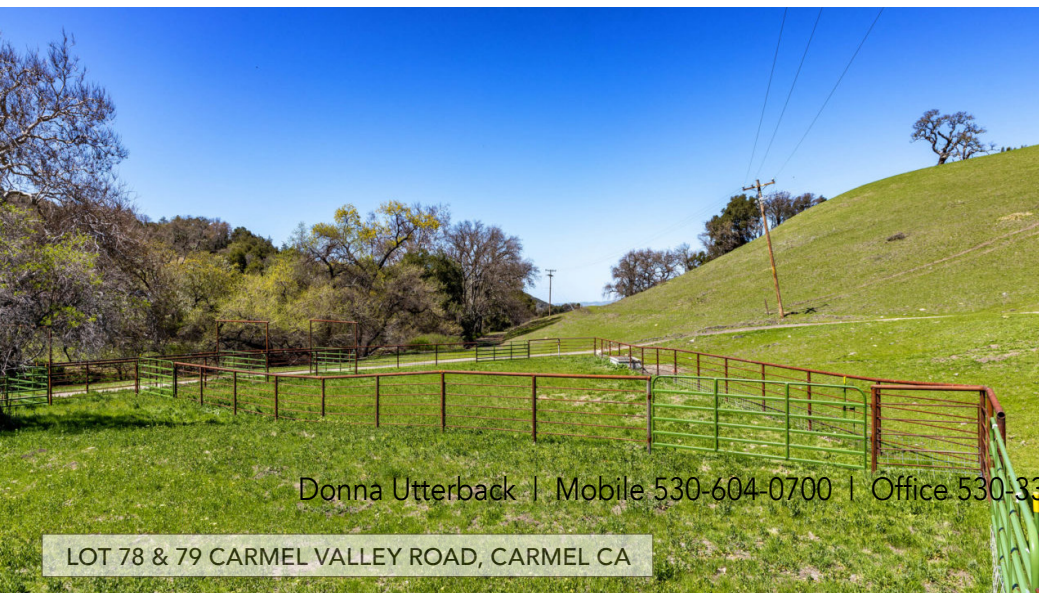
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OPERATION —

The ranch is set up for a small cattle operation, with pipe corrals located along Carmel Valley Road.



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Set up with a gravity flow drip system and perimeter fencing.

The ranch is in the Williamson Act, with two parcels, both bordering the county road.

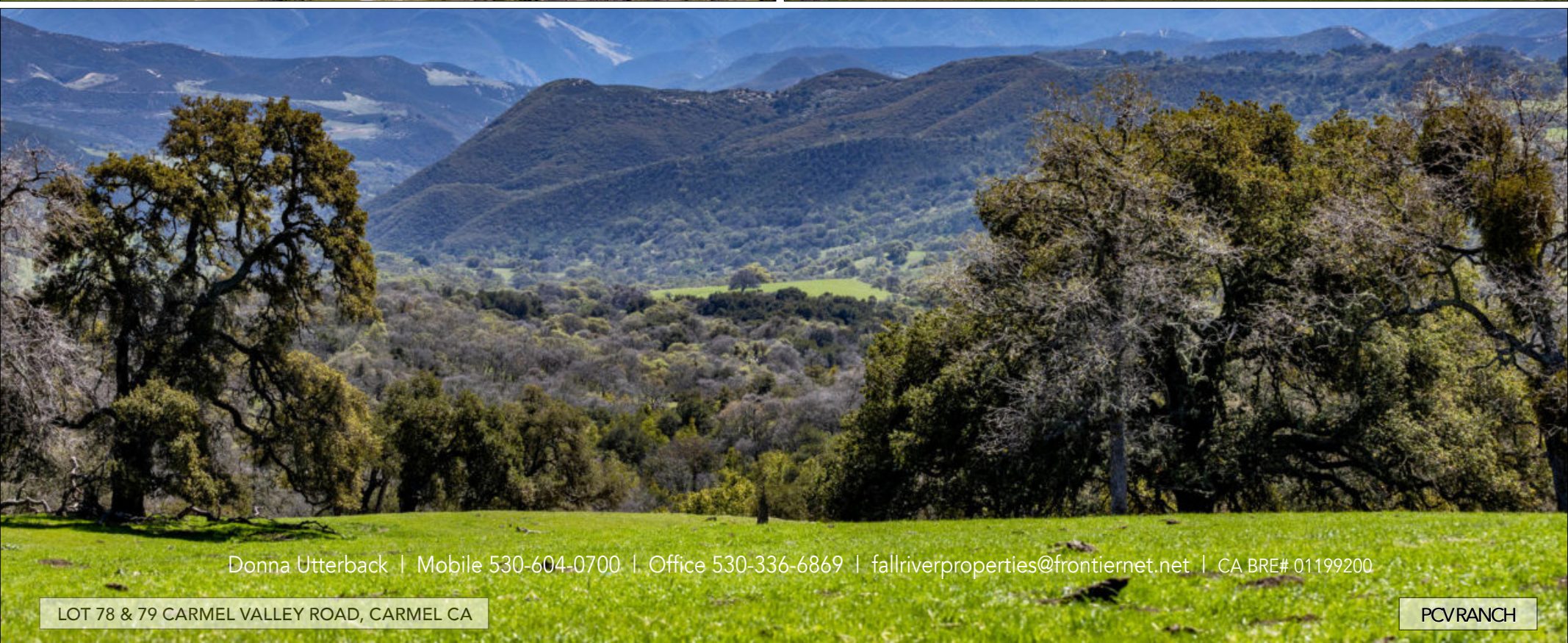
Finch Creek runs along the bottom of the property.



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