



California
OUTDOOR PROPERTIES

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Double J Ranch

2,397 +/- Acres | Monterey County, CA



EXCLUSIVE PARTNER OF

707 Merchant Street | Suite 100 | Vacaville, CA 95688

707-455-4444 Office | 707-455-0455 Fax | www.CaliforniaOutdoorProperties.com

DRE# 01838294



Executive Summary



Set in the heart of Central California sits the 2,397-acre Double J Ranch. This beautiful and private offering in Monterey County boasts stunning panoramic vistas of Pinnacles National Park and Junipero Serra Peak. The recently built 3,014 SF self-sufficient custom home and cabin features four bedrooms, four bathrooms, a chef's kitchen with a Wolf range and Sub-Zero refrigerator, 9-foot ceilings, and much more. Enjoy entertaining outdoors with a semi built-in BBQ, food prep area, fire pit, and inground spa. The ability to operate completely off-grid with solar power and backup generator is a key attribute to this ranch.

Water is abundant with multiple wells and an extensive pipeline system. The property is set up for a turn-key cattle operation with troughs, livestock pens, cross fencing, corral, & water storage. The ranch is also best utilized for its abundance of recreational pursuits. Hunting, trailblazing, ATVing, shooting, horseback riding, all on your ranch. There are over 20 miles of dirt roads throughout the entire ranch.

Privacy, many recreational pursuits, magnificent panoramic views, a beautiful home, and easy access to HWY 101 create the most ideal ranch for the next fortunate family. The ranch is in the Williamson Act for lower property taxes.



Highlights

- 2,397 +/- acres in Monterey County
- In the Williamson Act
- 53 +/- acres of registered farm ground: Suitable for grapes, hay or other
- Temperate climate all year
- 4 bedrooms / 4 bathrooms total
- Main Home:
 - 3,014 SF with 3 bedrooms / 3 bathrooms
 - Chefs Kitchen has Sub-Zero Refrigerator & Wolf range
 - 9-foot ceilings
 - Dining room / Living Room
 - Mudroom, Utility Room
 - Oversized two-car garage
 - Outdoor patio with BBQ & built-in spa
- Casita /Guest Cabin:
 - 391 SF living area with 1 bedroom / 1 bathroom
 - 336 SF garage with work area
 - Kitchenette
- Own power and water
 - 29kW solar power
 - Two main wells
 - Two wells in farm field
- Recreation: Hunting, Shooting, Hiking, ATVing, horseback riding
- Wildlife includes turkey, deer, wild pig, dove, quail.
- Cattle:
 - 12 troughs
 - Livestock pens, chute, & corral
 - Cross fenced
- Close to HWY 101, Salinas, Paso Robles, Monterey & the San Francisco Bay Area



Improvements



The centerpiece of the ranch is the beautifully built custom home and cabin. The 3,014 SF home sits atop a hill with views stretching as far out to the Pinnacles National Park and Junipero Serra Peak. The home was recently built in 2012 and features a chef's kitchen with state-of-the-art appliances such as a Sub-Zero refrigerator and a Wolf stove range. There are beautiful exposed beams in the kitchen, dining, and living room areas and 9-foot ceilings throughout the home. The beautiful stone fireplace in the living room ties the place together. The utility room features washer/dryer units and a built-in desk and bookcase area which is utilized as an office space. The home also features a lookout tower which can be used for additional storage and a secret gun room on the main floor. The basement is equipped with two permanent gun safes and locked ammo storage closets.

There is an oversized 676 SF two-car garage with an additional roll-up door in the rear, commercial washer/dryer units, and a second hot water heater. As you step outside onto the landscaped patio area, you will notice the deep covered porches, BBQ area (semi built-in) which is plumbed to a 1,000-gallon house propane tank, a food prep area with sink, fire pit, lawn, 8X9 in-ground spa, and utility rooms; Salt, solar and battery rooms. On the other side of the house, there are raised planters with an automatic sprinkling system.





Improvements Continued



The cabin (*Photos Below*) features 391 SF of living area with a 336 SF garage, and an 83 SF porch. This one bed, one bath cabin has a kitchenette with a sink, microwave, and refrigerator/freezer. The one-car garage has a work area. Both the main home and cabin have a combined total building area of 6,196 SF. The homes and garage all have stainless steel with a reflective coating for energy efficiency. The ranch is designed for any emergency with the ability to operate completely off-grid and has 4 months of dehydrated food in storage.

Additional buildings include the barn, storage metal containers, and other sheds.



Recreation



On over 2,300+ acres of land, recreational activities are endless. Recreational enthusiasts will enjoy the diverse outdoor pursuits such as hunting, trail riding, shooting, ATV riding, hiking, biking, and horseback riding. The ranch has excellent habitat for deer, turkey, wild pig, and dove. There are also twenty miles of private, well-maintained roads, that will take you throughout the entire ranch.



Surrounding areas such as Lake San Antonio also provide a great deal of recreation.

Cattle

The Double J Ranch benefits from its turn-key cattle operation. Currently, the land is used for cattle grazing and is leased month to month. There are 12 troughs, livestock pens, a loading chute, corral, and water storage. The ranch is cross-fenced.



Solar System

There is a 29kW ground mounted solar array with 106 panels. It is split into two 200-amp services, one for the house and one for the cabin. The grid is tied to PG&E. Solar power goes to the house first, then to the grid. There is also a 30kW propane generator backup with a 500-gallon propane tank.



Water



The ranch is supplied with an abundant water with extensive piping. Each well provides the ranch with different usages:

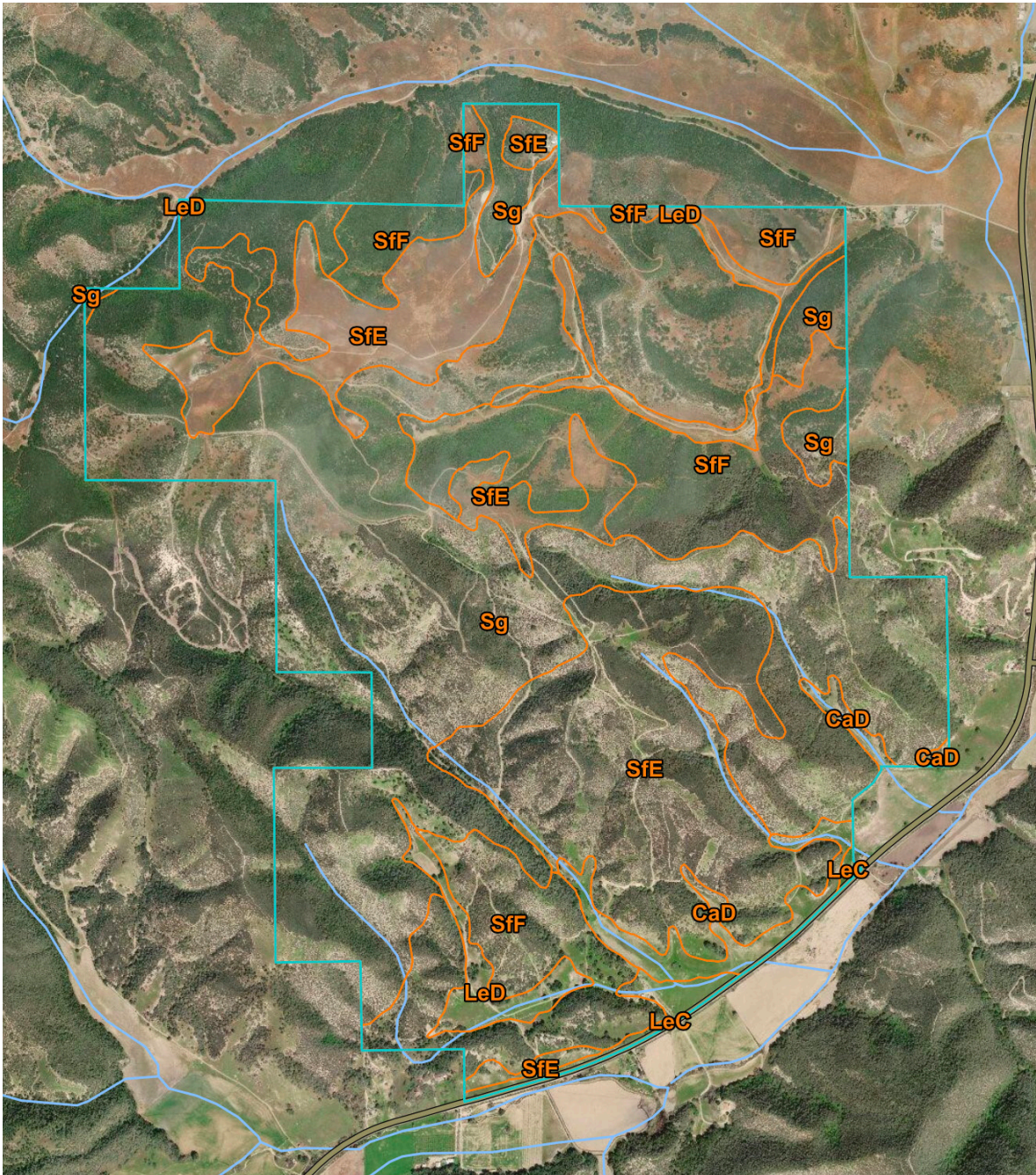
- The House well with two 5,000-gallon poly tanks for the house water storage. It is in-ground wired controlled and equipped with trouble light. This well can be transferred to the cattle water tanks, and vice versa, if necessary. It is gravity fed to house 500-gallon storage tank for reverse osmosis treated water at house. 2,000-gallon gray water storage underground.
- The “Corral” well pumps to three 5,000-gallon poly cattle water tanks about 600 feet above the well head and are radio controlled. These tanks fill the cattle trough and also a 5,000-gallon poly transfer tank that takes water over the ridge if desired.
- Farm Field #1 well: drilled and cased 8” and is equipped with solar panels.
- Farm Field #2 well: drilled and cased 8”
- Rathole well: supplies the life time tenant. 50 feet deep

Farm

There are 53 +/- acres of registered farm ground. The field once produced broccoli, safflower, and corn nuts. The ground is suitable for grapes, hay or other crops.



Soil



**For a more in-depth look at the soils, please contact our office*

Map Unit Symbol	Acres in AOI	Classification
CaD	58.3	NA / 6e
LeC	22.5	2e / 3e
LeD	77.6	NA / 3e
SfE	579.7	NA / 4e
SfF	424	NA / 6e
Sg	1,171	-

Location

The ranch is located in heart of central California in Monterey County. The property is private and quiet yet conveniently located close to Highway 101 and King City. There is also approximately 1 mile of county road frontage. Explore the beautiful surrounding areas such as Paso Robles, (50 minutes South) Salinas, (45 minutes North), Monterey (1 hour), and the San Francisco Bay Area (about 3 hours). The central California location is unbeatable. Close proximity to the ocean, mountains, wineries, and large metropolitan areas. Hike or camp in the Los Padres National Forest, tour Hearst Castle, take a day to explore the scenic coastline of Big Sur or explore the many national parks all in a day's drive. Central California has convenient access to all California areas.



About King City

King City is located on the Salinas River in Monterey County at an elevation of 335 feet. According to the US Census in 2010, there was a population of 12,874. The city is known as a “gateway” to the Pinnacles National Park, which can be seen from the ranch, the Monterey County wine region, and the agricultural area. King City is 277 miles North of Los Angeles and 155 miles south of San Francisco. For airport travel, domestic airports include Monterey Regional Airport (61 miles) and San Luis Obispo County Regional Airport (86 miles). International airports include Norman Y Mineta San Jose International Airport (110 miles), Fresno Yosemite International Airport (123 miles), and San Francisco International Airport (141 miles). There is also a helipad on the ranch.

About Monterey County

Monterey County is located on the Pacific Coast in California. According to the 2010 US Census, the population was 415,057. The county seat and largest city is Salinas. The county is known for its gorgeous 100 miles of coastline featuring famous beaches such as Pebble Beach, Big Sur, Monterey, & more. The county is diverse in its beauty and resources. The county is known as “the Salad Bowl of the World” rightfully so as it comprises of prospering agriculture. Its temperate climate and beautiful resources make this county one of a kind.

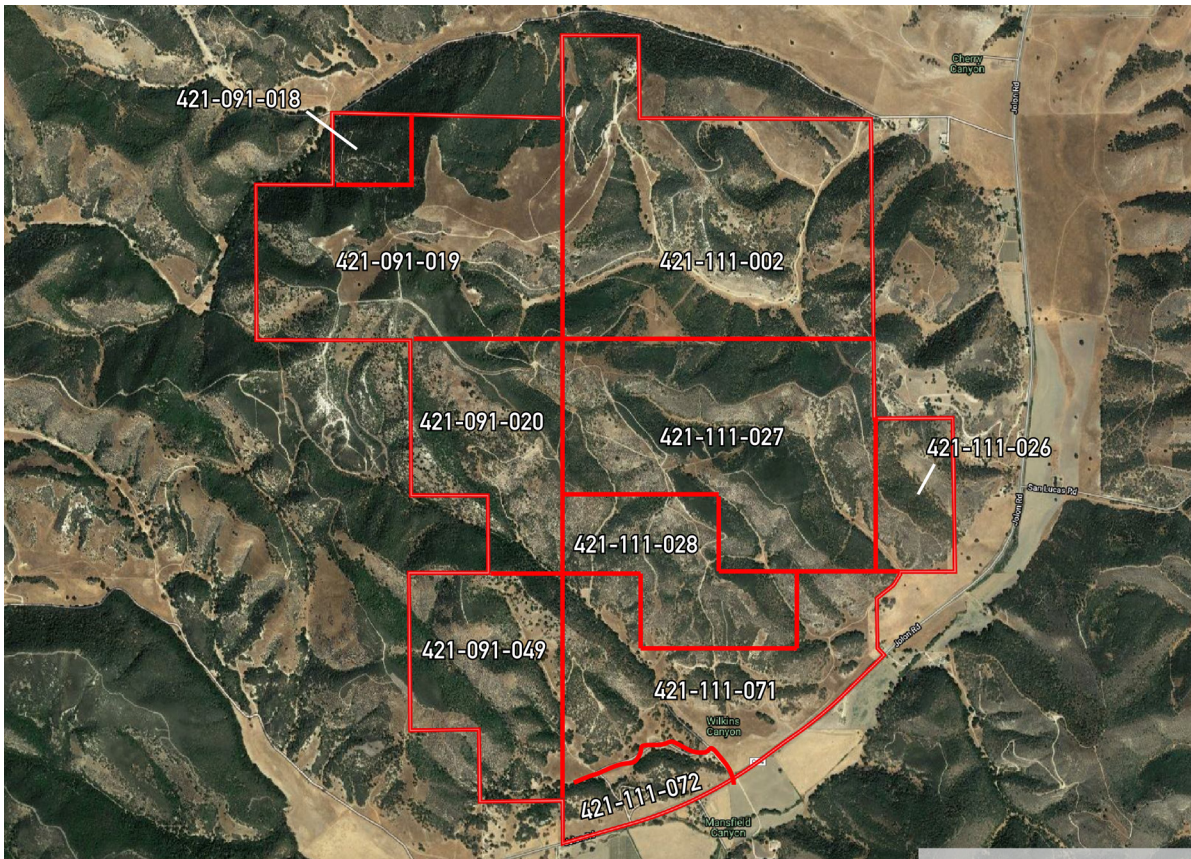


Size & Zoning

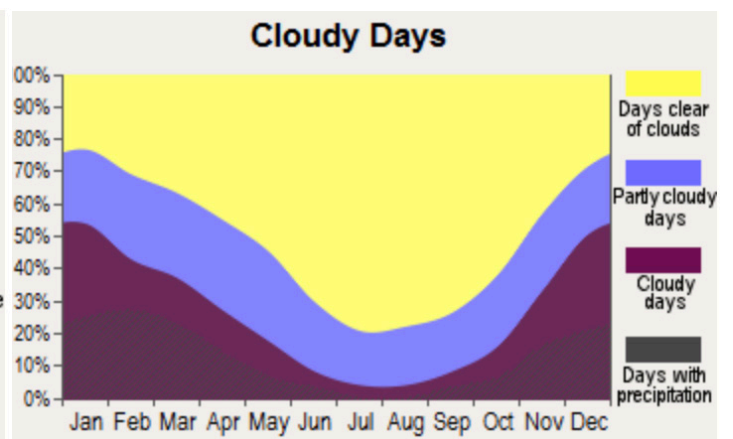
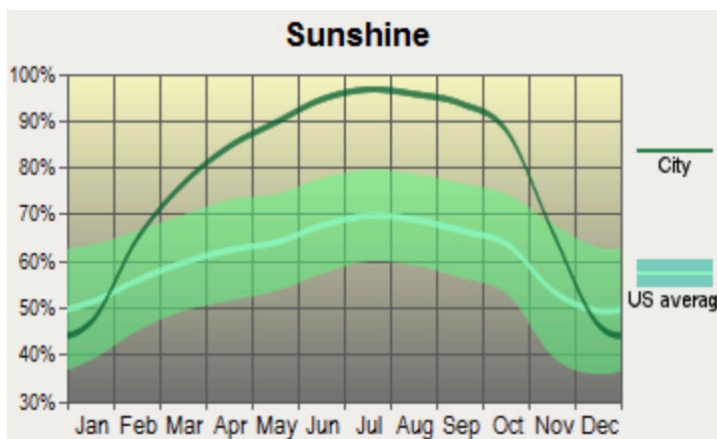
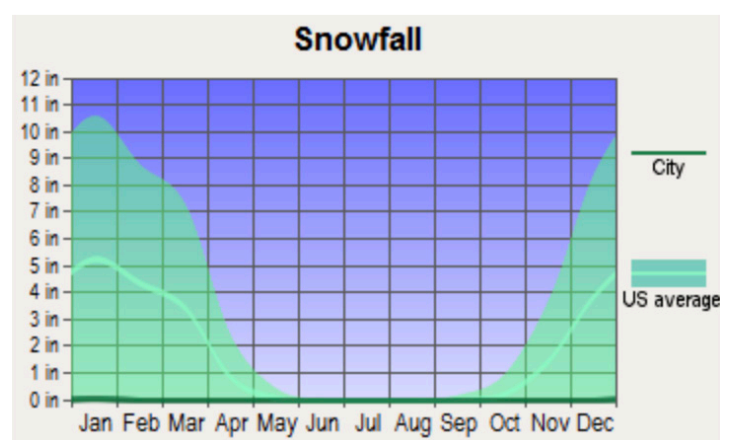
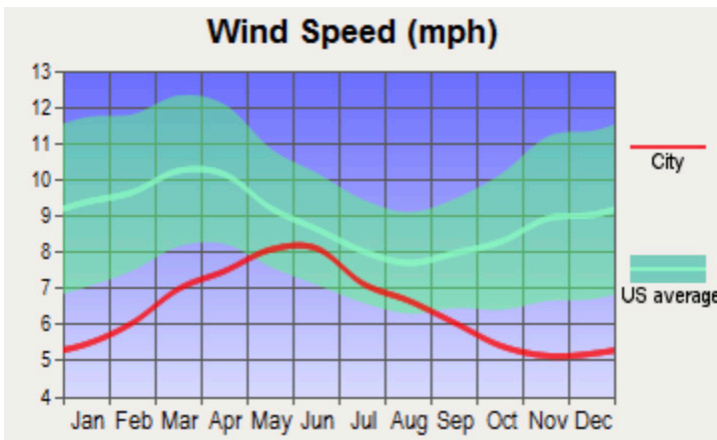
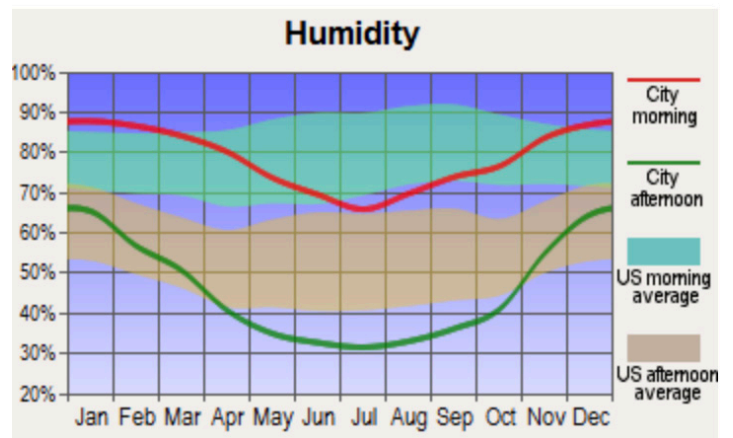
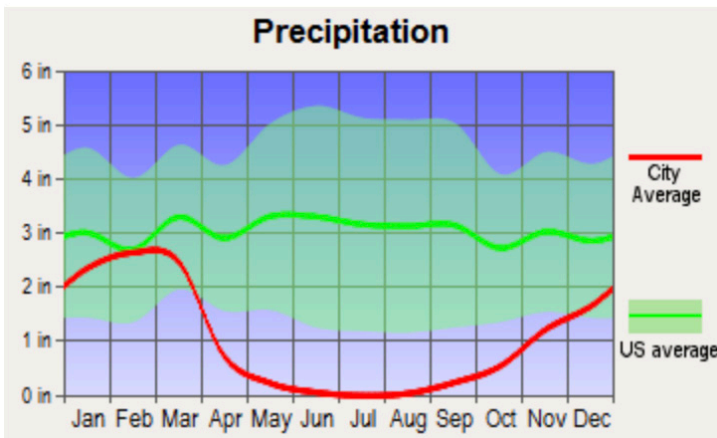
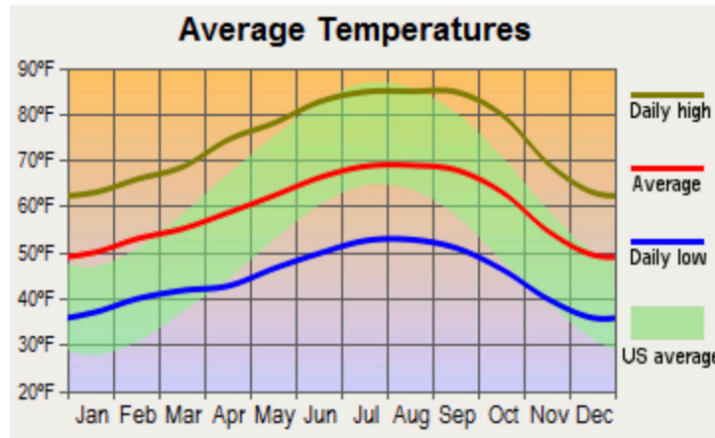
This 2,397 +/- acre ranch consists of ten parcels.

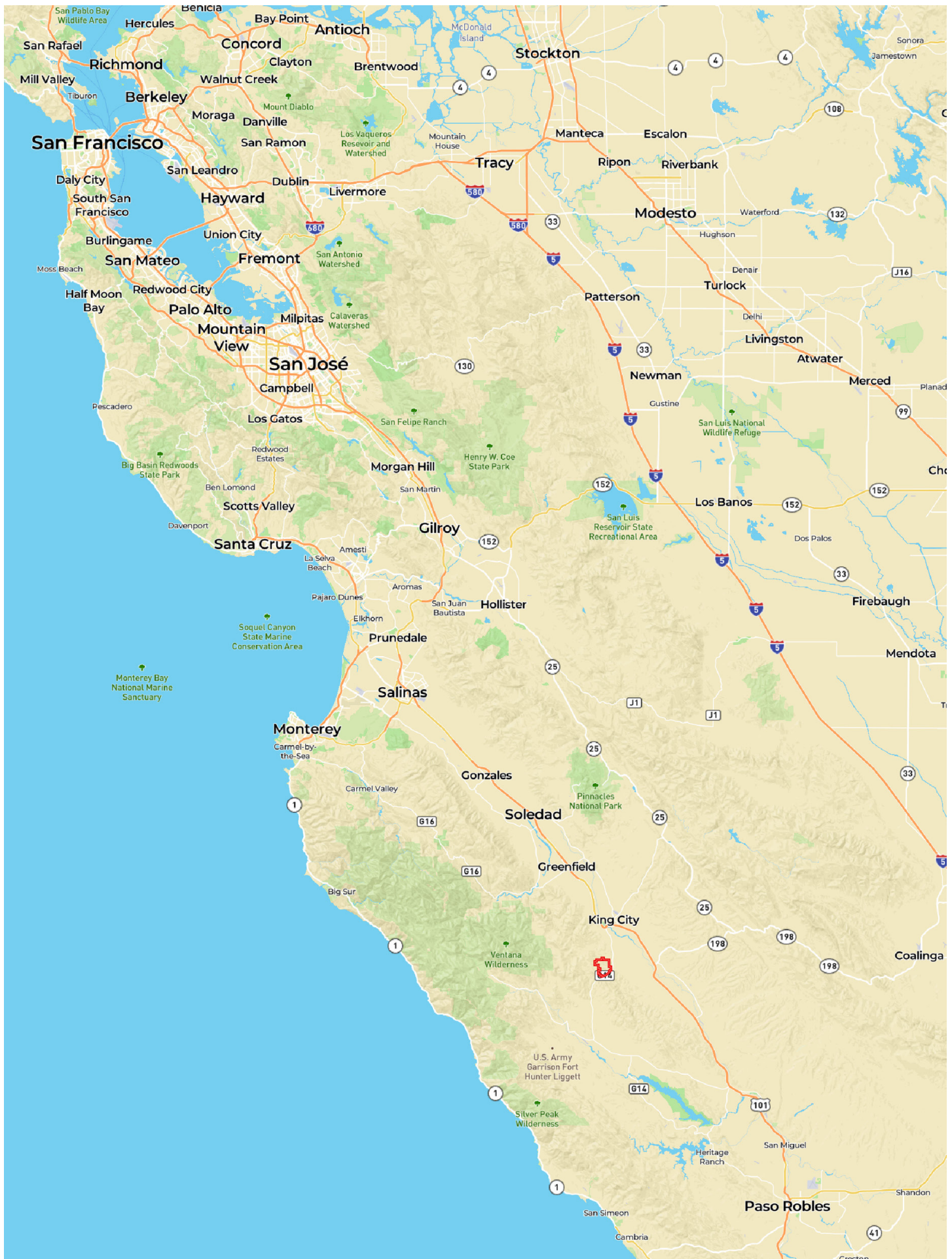
<u>APN:</u>	<u>Acres:</u>	<u>Property Taxes (2020):</u>
421-091-018	40	\$108
421-091-019	400	\$1,162
421-091-020	200	\$482
421-111-002	539.94	\$15,377
421-111-027	412.88	\$965
421-111-071	309.55	\$774
421-091-049	195	\$471
421-111-026	80	\$210
421-111-028	166.40	\$406
421-111-072	53.45	\$5,362

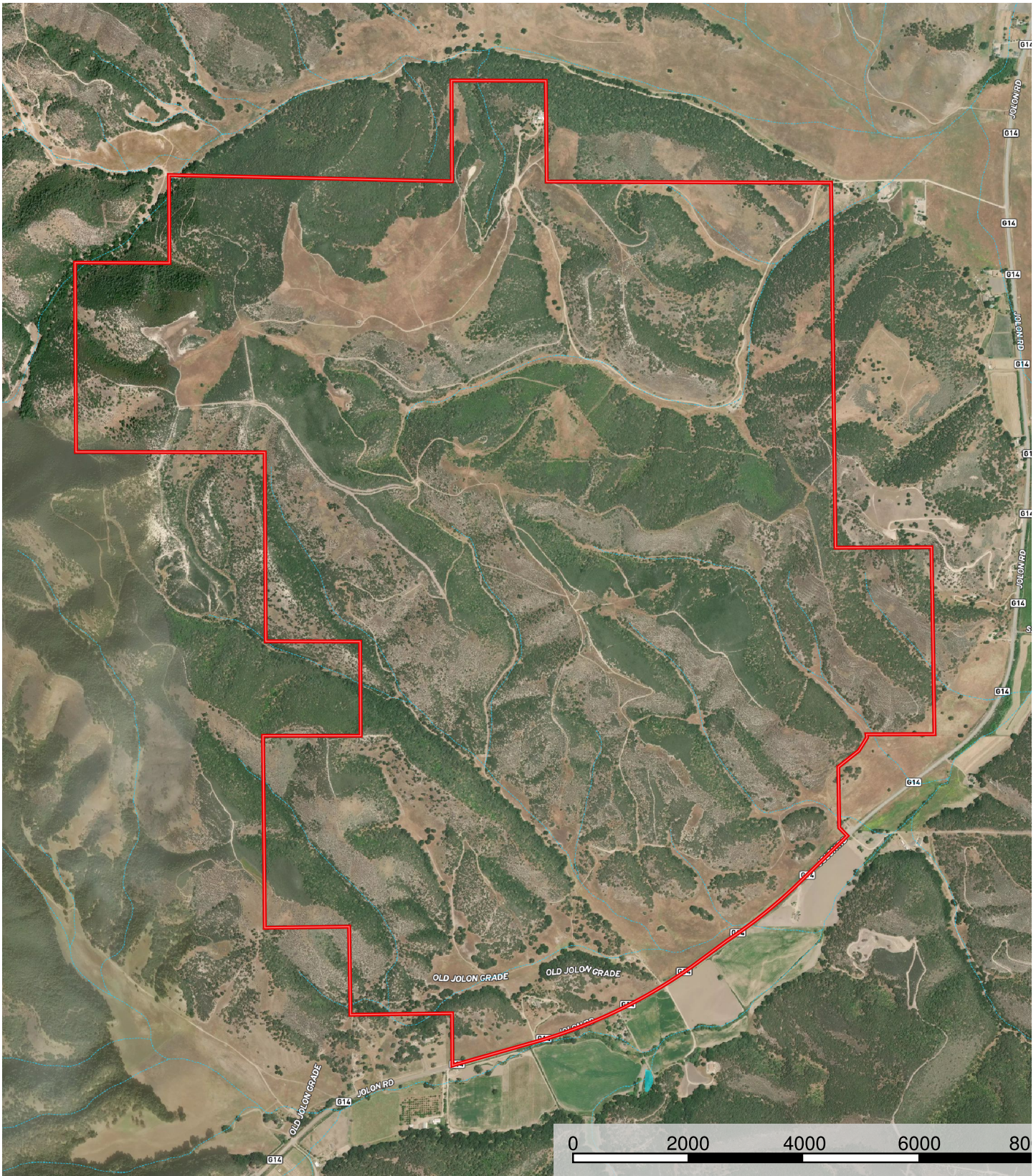
Ranch is zoned: AG-Preserve and is in the Williamson Act **Total: \$25,317**




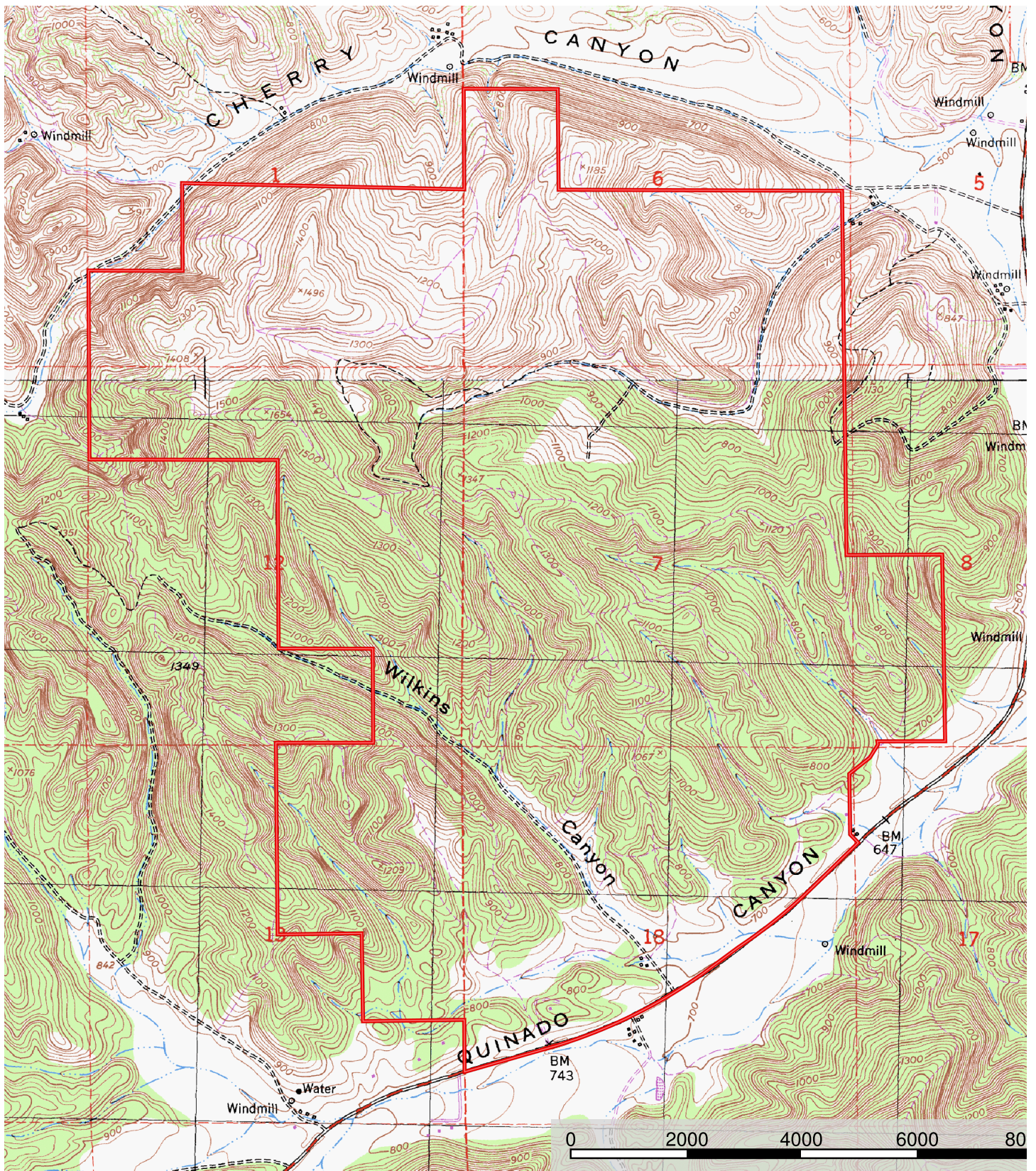
Weather for King City, CA







 Boundary  Stream, Intermittent  River/Creek  Water Body



□ Boundary





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California Outdoor Properties Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
(707) 455-4444 Office (707) 455-0455 Fax
todd@caoutdoorproperties.com
www.californiaoutdoorproperties.com

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California Outdoor Properties Inc
707 Merchant Street
Vacaville, CA 95688
707.455.4444 | info@caoutdoorproperties.com