



0 Carmel Valley Road
Carmel Valley, California

\$5,400,000

Bell Ranch

785 +/- Acres | Monterey County



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

0 CARMEL VALLEY ROAD, CARMEL CA

BELL RANCH

Five inspiring views from the 785 +/- acre Bell Ranch in the desirable Carmel Valley

It began years ago, with a dream and the drive to make it come true, now with 2 generations of experience in wine making, this 16 +/- acre vineyard shows the skill and devotion that has been instilled over said generations. Several varieties of wine grapes including Cabernet Sauvignon, Cabernet Franc, Syrah, Petite Sirah and Viognier. Rootstock 1103 P with 9 x 6 vine spacing. Set up with gravity flow drip system and perimeter fencing. These vines are at their prime production years. Room for expansion if the new owner desires. Along with the vineyard, the owners run a cattle operation.

Running about 50 mother cows year-round. Pipe fence corrals, and squeeze chute are set up for the needs of the ranch owner. Water system is in place for several livestock water troughs strategically placed throughout the property. Fully fenced and cross fenced, making this a smooth working ranch.

There is a homesite over looking the vineyard, now with older home, waiting to be renovated or replaced with the new owner's dream. There are several amazing homesites throughout the ranch, the fun will be exploring the property to determine where to drive the first stake.

Plenty of water on the ranch to supply the vineyard, home or homes, and stock water.

The hunting opportunities are exciting for the avid outdoorsman. Black Tail deer, wild boar, turkeys, dove, quail and wild pigeon. The size of the ranch will qualify the owner for landowner tags, obtained through Fish and Wildlife. Finch Creek runs along the west boundary and crosses into the ranch periodically. There are 5 parcels, which are in the Williamson Act.

Just 28 miles inland from Carmel by the Sea and approximately 45 min drive to Monterey Regional Airport.

NOTE: The bordering ranch, Paloma Creek Vineyard Ranch, is also for sale.
Consisting of 222 acres with a 7.5 acre vineyard, the same cattle operation and hunting opportunities, other than a landowner tag.
Listed at \$2,200,000. Join the two together for a total of 1007 acres and over 23 acres in wine grapes.

Property Highlights

- ~ TWO GENERATIONS OF EXPERIENCE IN WINE MAKING.
- ~ 16 +/- ACRE VINEYARD SHOWS THE SKILL AND DEVOTION THAT HAS BEEN INSTILLED OVER SAID GENERATIONS.
- ~ WINE GRAPES INCLUDE CABERNET SAUVIGNON, CABERNET FRANC, SYRAH, PETITE SIRAH AND VIOGNIER.
- ~ ROOTSTOCK 1103 P WITH 9 X 6 VINE SPACING. SET UP WITH GRAVITY FLOW DRIP SYSTEM AND PERIMETER FENCING.
- ~ ROOM FOR EXPANSION IF THE NEW OWNER DESIRES.
- ~ GRAZE ABOUT 50 MOTHER COWS YEAR-ROUND.
- ~ PIPE FENCE CORRALS, AND SQUEEZE CHUTE ARE SET UP FOR THE NEEDS OF THE RANCH OWNER.
- ~ WATER SYSTEM IS IN PLACE FOR SEVERAL LIVESTOCK WATER TROUGHS.
- ~ FULLY FENCED AND CROSS FENCED. MAKING THIS A SMOOTH WORKING RANCH.
- ~ HOMESITE OVERLOOKING THE VINEYARD, WITH ALL UTILITIES.
- ~ PLENTY OF WATER ON THE RANCH TO SUPPLY THE VINEYARD, HOME OR HOMES, AND STOCK WATER.
- ~ GREAT HUNTING, MAY QUALIFY FOR LANDOWNER TAGS.

Location / Directions

FROM CARMEL VILLAGE, SOUTH ON CARMEL VALLEY ROAD ABOUT 19 MILES. PROPERTY IS ON THE LEFT.
NO ADDRESS.

Taxes

CALL AGENT FOR DETAILS

DOWNLOAD MAPS


BELL RANCH AND PALOMA CREEK VINEYARD RANCH MAP

BELL RANCH BOUNDARY MAP

BELL RANCH DISTANCE MAP

BELL VINEYARD MAP

BELL RANCH TOPO MAP

Watch on  YouTube

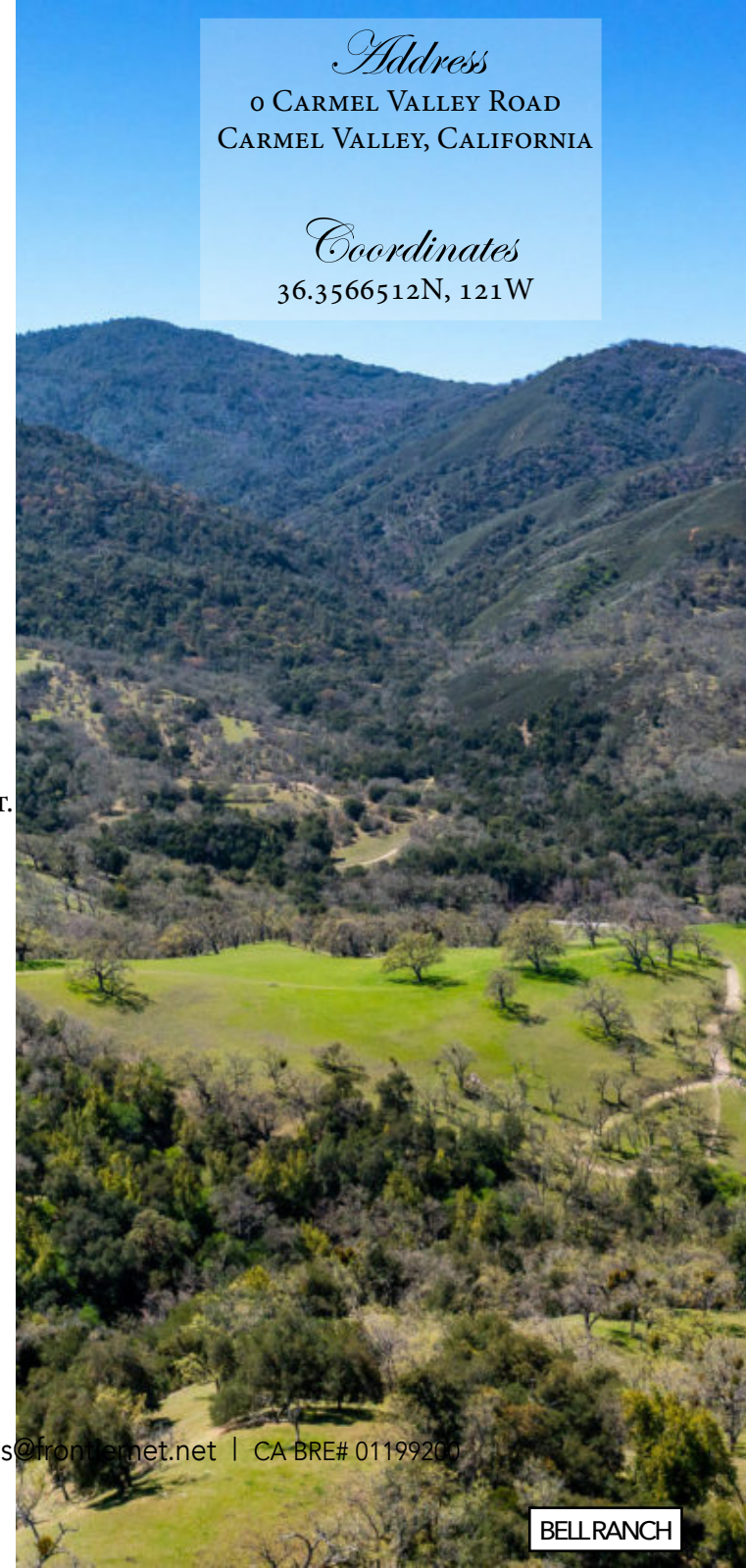
Address
0 CARMEL VALLEY ROAD
CARMEL VALLEY, CALIFORNIA

Coordinates
36.3566512N, 121W

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Set up with gravity flow drip system and perimeter fencing.
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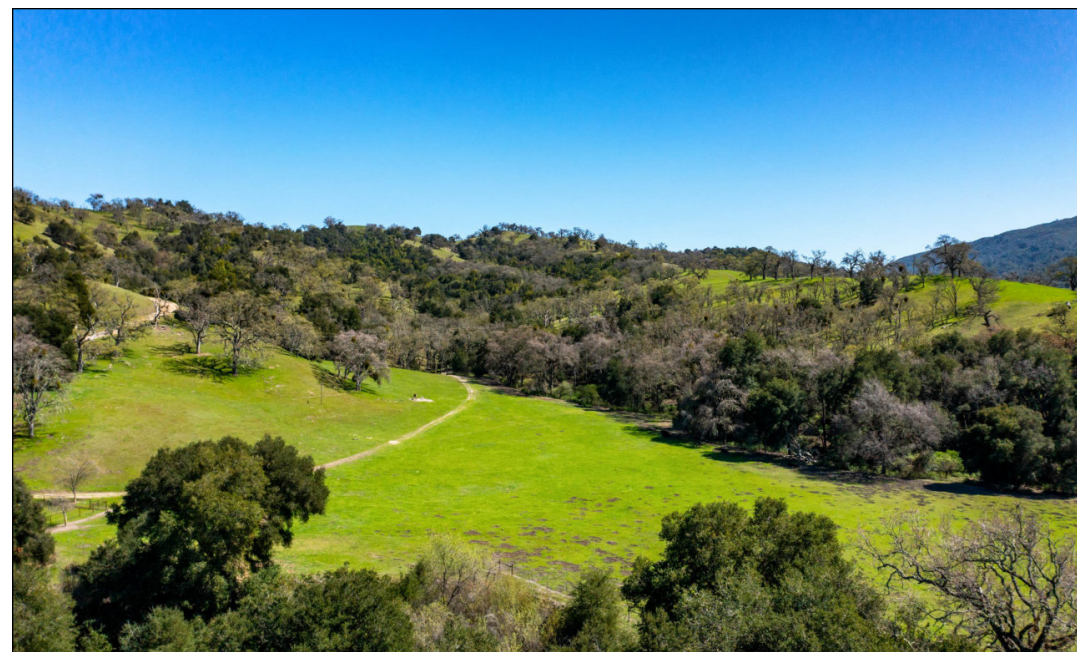
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OPERATION —

Water system is in place for several livestock water troughs.

Plenty of water on the ranch to supply the vineyard, home or homes, and stock water.

Fully fenced and cross fenced, making this a smooth working ranch.

Great hunting, may qualify for landowner tags.



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