



OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Reynolds Land & Cattle Co. - Farmland

743.96 ± Acres | Monterey County, CA



EXCLUSIVE PARTNER OF

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DRE# 01838294



Introduction

Located in the heart of Monterey County in King City, lies the 743 ± acre Reynold Land and Cattle Co. Farmland. Comprising of 743 ± acres, the farm boasts 552.60 acres of highly productive, level Class I & II soils, ideal for a wide range of row crops. Currently farmed in leafy greens, the irrigated acreage is supported by a developed irrigation system including two high-production wells and retention ponds with an income-producing lease in place with a large local agricultural cooperative, providing reliable annual revenue. The soil quality, water availability, mild Mediterranean climate, and existing infrastructure offer significant flexibility for future crop rotations or diversified production. Utilities are also in place, making this farmland fully equipped for ongoing agricultural or other diversified uses.



Highlights

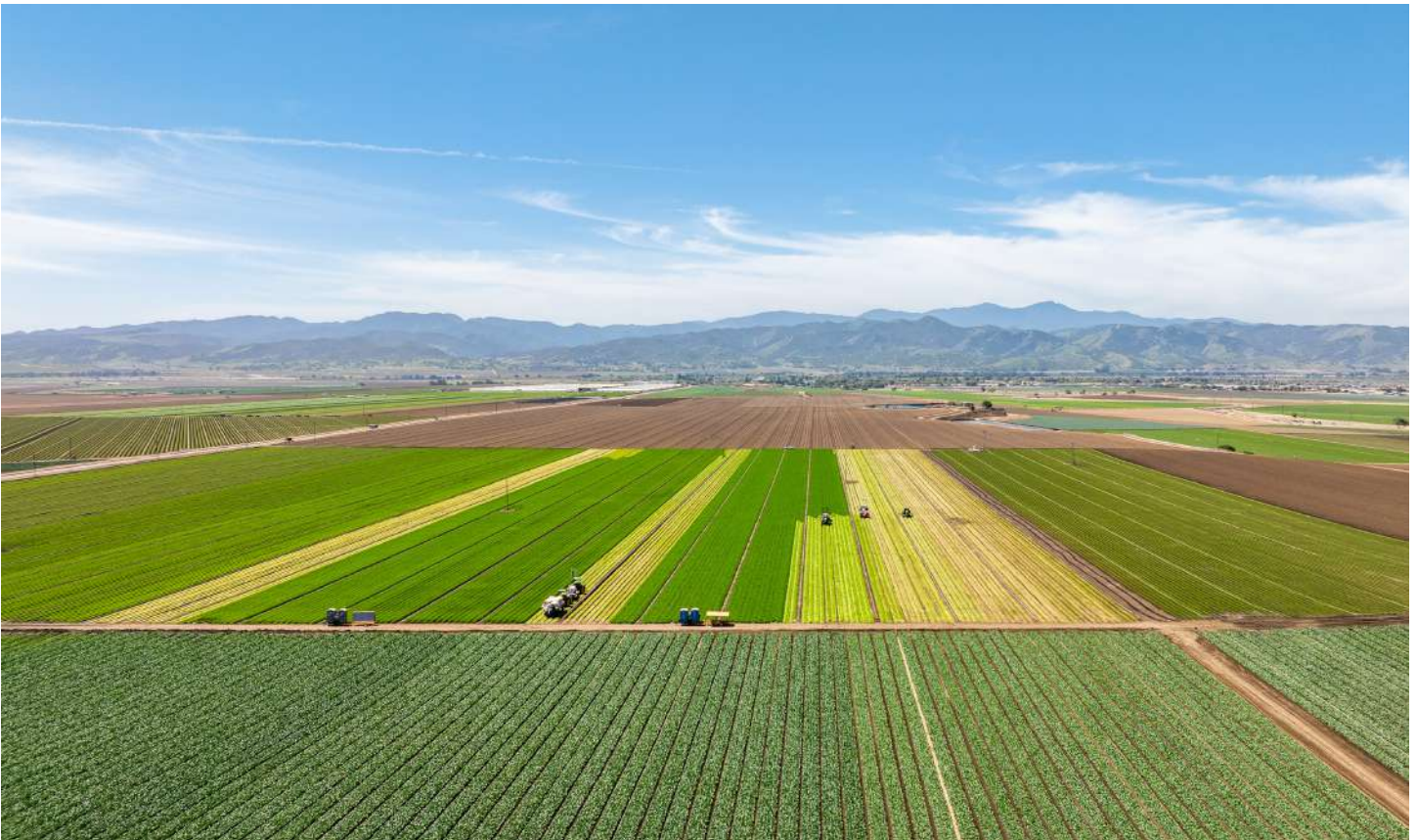
- 743.96 ± acres in the Farm section
- 552.60 ± acres of Class I & II irrigated soils
 - 40 of those acres are certified organic production
- Leased for leafy greens – steady income
- Developed irrigation system including two high-production wells and retention ponds



Farm



The farm portion of the property totals 743.96 acres, with approximately 552.60 acres of productive farmland with 40 of those acres in certified organic production and 191.36 acres of hillside and bluff. The farmland is irrigated by a developed irrigation system including two high-production wells and retention ponds. The 552.60 acres consist of Class I & II soils—highly productive and ideal for a variety of row crops. Currently, this irrigated ground is in active production, leased to a well-established local agricultural cooperative growing leafy greens. The lease provides reliable income. Farm improvements include a shop building that adds utility and support to the operation.





Soils



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	Irrigated
300	Corducci and Typic Xerofluvents, 0 to 5 percent slopes, occasionally flooded, MLRA 14	5.3	0.7%	—
DeC	Docas silty clay loam, 2 to 9 percent slopes	6.1	0.9%	Class 2
LbE	Linne-Diablo complex, 15 to 30 percent slopes	70.6	10.0%	Class 4
LcF	Linne-Shedd silty clay loams, 30 to 50 percent slopes	39.8	5.6%	—
Mg	Metz complex	12.0	1.7%	Class 2
MnA	Mocho silt loam, 0 to 2 percent slopes, MLRA 14	1.6	0.2%	Class 1
MoA	Mocho silty clay loam, 0 to 2 percent slopes, MLRA 14	24.6	3.5%	Class 1
MoC	Mocho silty clay loam, 2 to 9 percent slopes	107.9	15.2%	Class 2
Pf	Pico fine sandy loam	2.4	0.3%	Class 1
RaA	Rincon clay loam, 0 to 2 percent slopes, MLRA 14	18.2	2.6%	Class 2
RaC	Rincon clay loam, 2 to 9 percent slopes, MLRA 14	311.6	44.0%	Class 2
RaD	Rincon clay loam, 9 to 15 percent slopes, MLRA 14	57.1	8.1%	Class 3
W	Water	1.0	0.1%	—
Xc	Xerorthents, loamy	47.7	6.7%	Class 6
Xd	Xerorthents, dissected	2.3	0.3%	—
Totals for Area of Interest		707.9	100.0%	

For more in-depth soil information, please contact our office.

Location



About King City, CA:

King City is located on the Salinas River in Monterey County at an elevation of 335 feet. According to the 2020 U.S. Census, its population stood at 13,332 residents. Often regarded as a primary access point, King City serves as a “gateway” to several significant regional attractions. These include the striking Pinnacles National Park, visible from nearby ranchlands, as well as the expanding Monterey County wine region, and the expansive agricultural landscapes for which the Salinas Valley is renowned. The fertile valley surrounding King City is a major agricultural hub, known for its extensive cultivation of various vegetables like lettuce, broccoli, and spinach, alongside strawberries and wine grapes.

Nearby airport(s) include: Local airports in King City include Mesa Del Rey Airport: can support private jet arrivals/departures. 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).

About Monterey County, CA:

Monterey County, California, is nestled along the picturesque Pacific coast. Established as one of California’s original counties in 1850, it draws its name from Monterey Bay, which was named in honor of the Conde de Monterrey, a former Viceroy of New Spain. Salinas serves as the county’s largest city and its county seat. Monterey County spans 3,771 square miles, with diverse landscapes from the famed Carmel-by-the-Sea and Big Sur coastlines to the rich Salinas River Valley. It borders Santa Cruz, San Benito, Fresno, Kings, and San Luis Obispo counties. The economy is fueled by tourism along the coast and a powerful agricultural industry in the Salinas Valley. Historically, Monterey city served as California’s capital during both Spanish and Mexican rule.



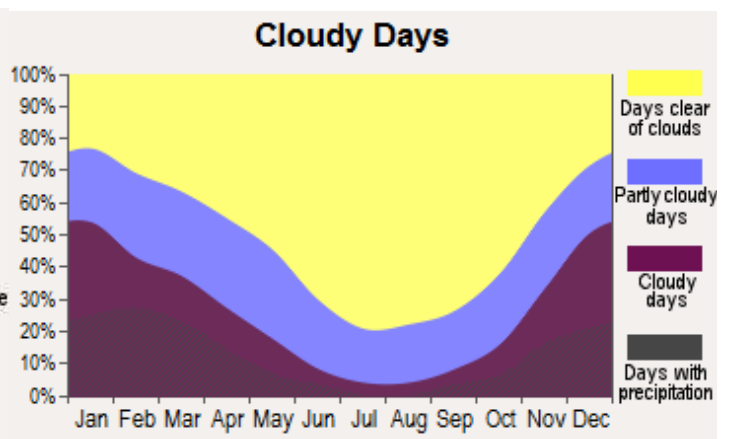
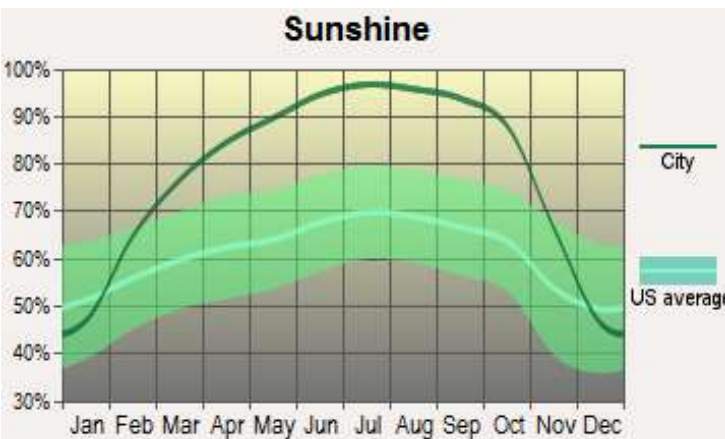
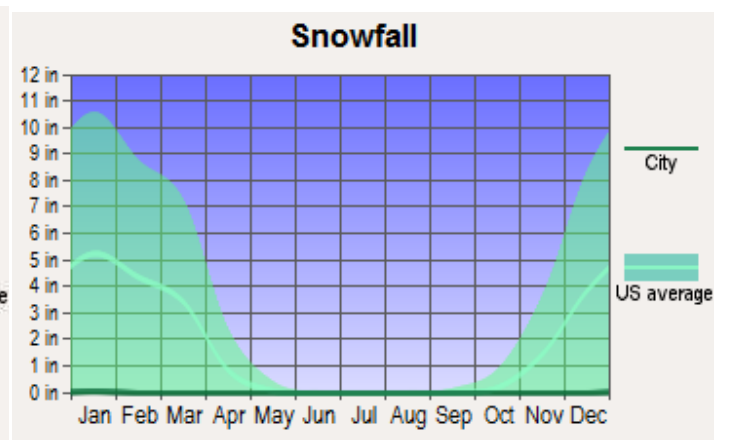
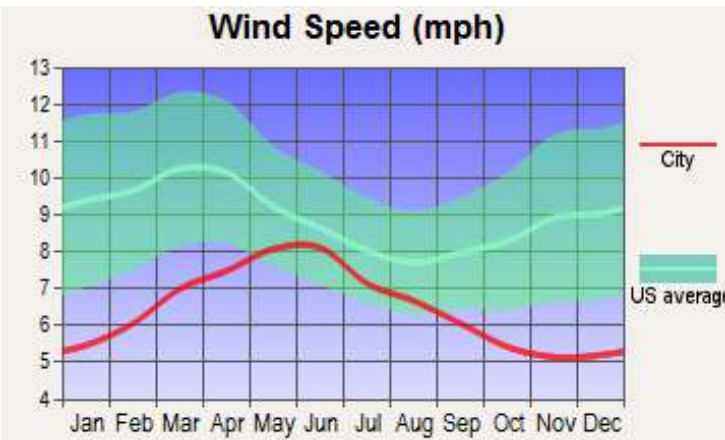
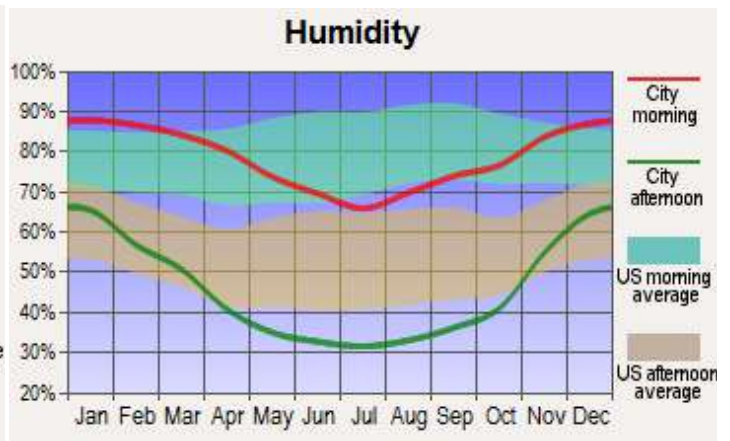
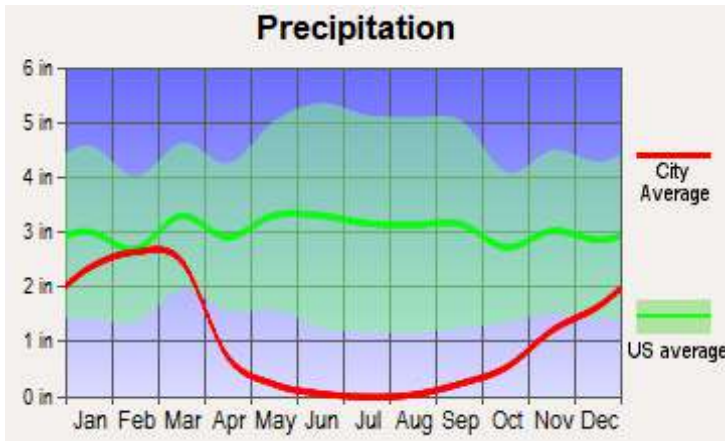
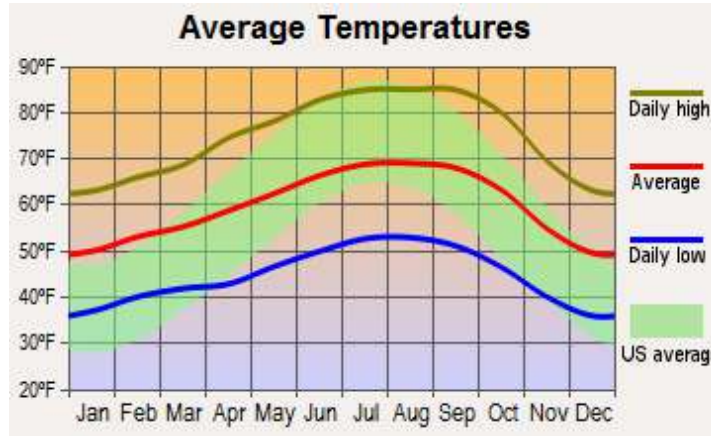
Size & Zoning

The Reynolds Ranch & Cattle Co. - FARM consists of 5 parcels totaling 743.96 acres. The taxes for the 2024 year were \$61,949.40.

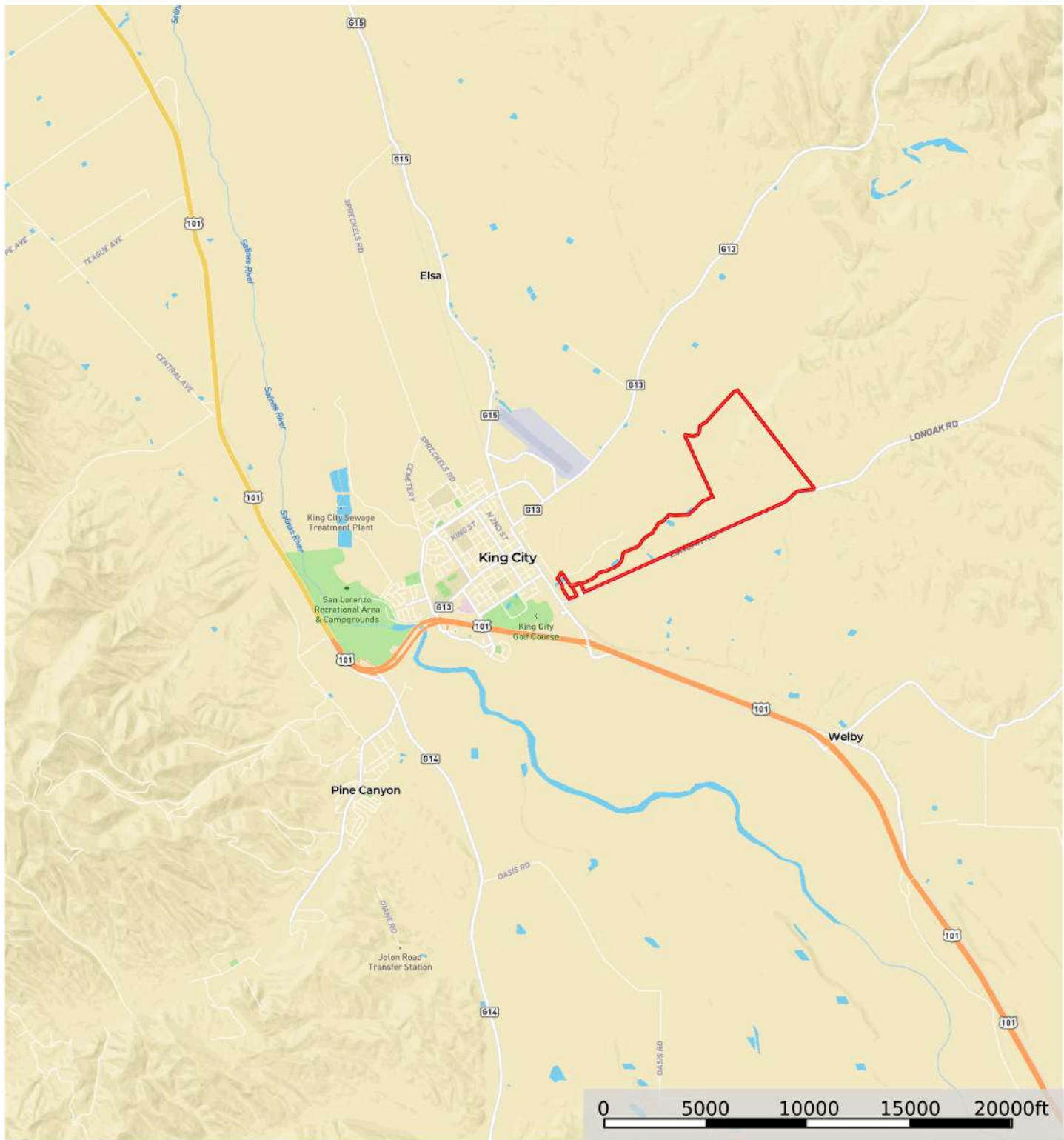
APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2024)	COUNTY
235-021-017	190.38	F/40-UR	N	\$18,934.60	MONTEREY
235-011-002	209.55	F/40	N	\$11,799.96	MONTEREY
235-011-003	332.65	F/40	N	\$29,679.64	MONTEREY
235-021-005	2.18	F/40	N	\$197.70	MONTEREY
235-021-016	9.20	M-2 Industrial	N	\$882.50	MONTEREY
TOTAL	743.96			\$61,949.40	



Weather for King City, CA



Overview Street Map



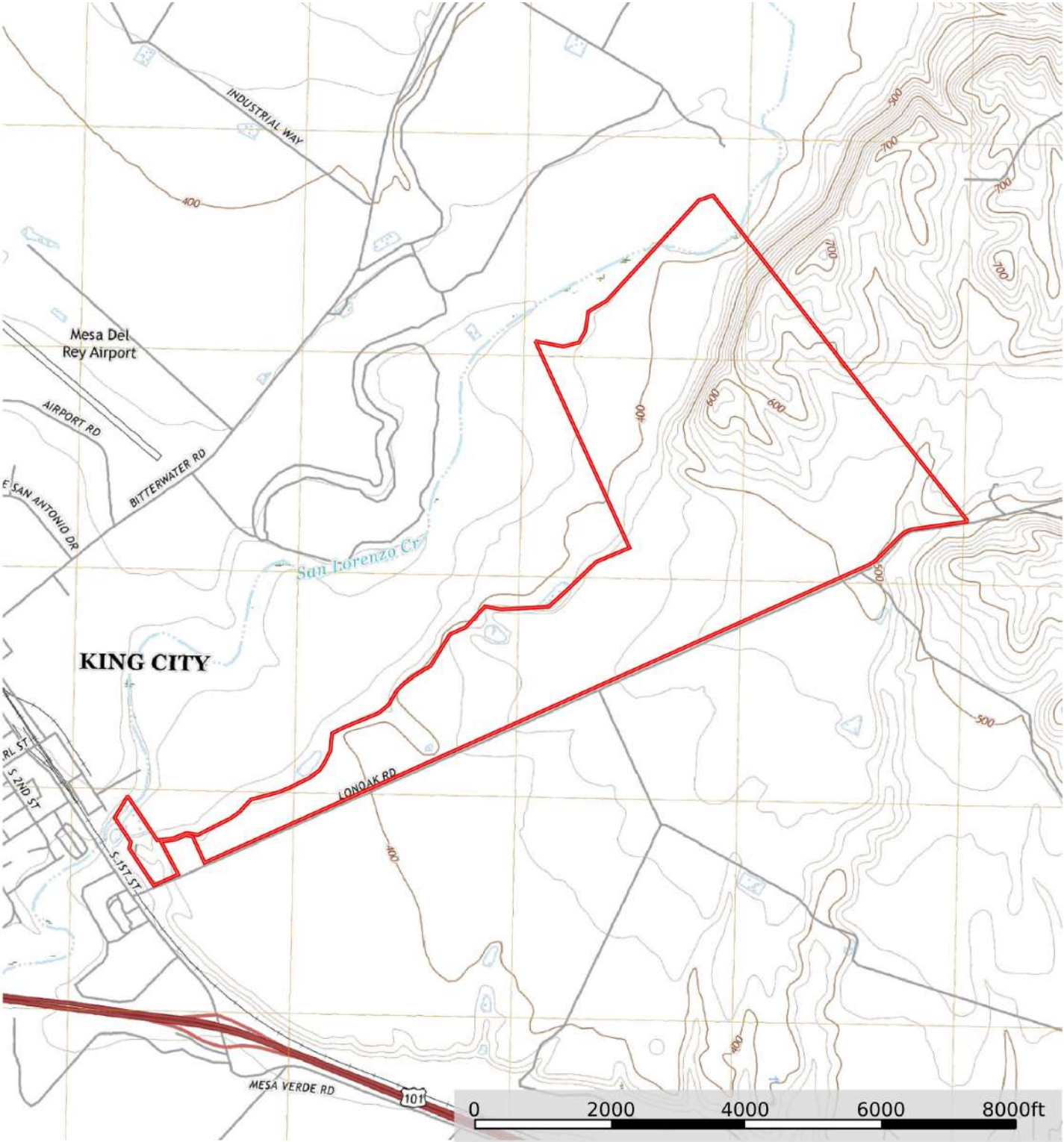
Boundary



MB Satellite Map - *Farm*



Topo Map - Farm



Boundary





California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.

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