



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Reynolds Land & Cattle Co.

7,607.60 ± Acres | Monterey & San Benito 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



Introduction



Spanning an impressive 7,607 ± acres in the heart of Monterey and San Benito counties near King City, Reynolds Ranch represents a true legacy property, proudly owned by the same family for over 116 years. Offering a compelling combination of productive irrigated farmland, expansive grazing land, and abundant water resources, the ranch is a standout opportunity in California's Central Coast region. With deep agricultural roots and a rich history of stewardship, this property is both a working operation and a long-term investment in land, water, and heritage.

The ranch portion encompasses 6,863.64 ± acres of rangeland, supported by two wells, natural springs, and the seasonal San Lorenzo Creek. A 2,368 sq. ft. ranch home anchors the headquarters, complemented by a manufactured home and additional cottage, garage, barn, shed, livestock corrals, and numerous outbuildings that support the day-to-day operations. Currently, the ranch benefits from an income-producing cattle lease, offering passive income while preserving the ranching tradition that has been maintained here for generations.

The farming component includes 743 ± acres, of which 552.60 acres are highly productive level Class I & II soils, well-suited 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.

Together, the farm and ranch present an exceptional, large-scale offering rarely seen on the market. With its blend of income potential, water resources, working infrastructure, and deep agricultural heritage, this property is uniquely positioned to carry forward a proud legacy while supporting future agricultural, ranching, or conservation ambitions.



Highlights

- 7,607.60 ± acres in Monterey & San Benito Counties
- In the same family for over 116 years
- Rare large-scale Central Coast property
- Combination of farmland and rangeland
- Water sources: two wells, springs, San Lorenzo Creek
- Income-producing cattle lease
- Grazing lease allows for 200 cow/calf pairs
- 2,368 SF main home
- Quaint spring cottage with a detached 800 SF four-car garage
- 1,200 SF manufactured home
- Large 4,410 SF Barn, corrals, shed, and outbuildings
- 1,533 SF caretaker home
- 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
- Horseback riding, ATVing, hiking
- Hunting: elk, deer, pigs, quail, fox, coyote
- Suited for agriculture, ranching, or conservation
- Some acreage in the Williamson Act

“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.”
– from the California Department of Conservation



History of Reynolds Ranch



The roots of Reynolds Ranch trace back to 1868, when John Reynolds and his wife Ada journeyed west to California, settling in the rugged and remote Priest Valley. John was born in London in 1840 and immigrated to the U.S. as a child. Orphaned young, he was raised on a farm in upstate New York and later worked for the Michigan Central Railroad. In 1862, he enlisted in the Union Army and fought in the Civil War, suffering two serious wounds before being honorably discharged. After returning to the railroad and marrying Ada Green, John followed the advice of a friend and moved west to California with Ada and her extended family in search of opportunity and open land.

When the Reynolds family arrived in Priest Valley, only a handful of settlers lived in the area. Their first winter was spent in a simple shake-and-mud home with a dirt floor. There were no nearby schools or post offices—the closest being 90 miles away in Gilroy. Despite the challenges, John and Ada built a life rooted in ranching and resilience. They raised seven children—four of whom survived into adulthood—and became one of the founding families of the region.

John Reynolds quickly earned a reputation as a respected rancher and businessman throughout Monterey and San Benito Counties. Over time, he



acquired key properties across the valley, including the Maas place at Lonoak and parts of Campbell Canyon. Following his passing in 1895, Ada and her children carried on the ranching legacy. In 1908, Ada formally incorporated Reynolds Land and Cattle Company, becoming its initial sole shareholder. Over the next several years, the family bought out other members' shares and continued expanding the operation.

Sons Arthur and Elmer played a pivotal role in growing the ranch, including the 1914 purchase of over 27,000 acres from the Lux Divided Land Company. Their holdings were eventually divided between family members, with Arthur and Elmer managing the southern portion, including the Luther Ranch, Chaley Valley, and Monroe Lake, while other parcels were sold or retained by extended relatives. The family also built a number of properties in nearby King City and Pacific Grove, using proceeds from the ranch to invest in their communities.

From its humble beginnings in a dirt-floored cabin to one of the region's most established land and cattle operations, Reynolds Ranch is a testament to the grit, vision, and enduring commitment of a pioneering family. Today, the land continues to reflect their legacy of stewardship, resilience, and deep connection to the Central California landscape.



Cattle

The ranch's 6,863.64 ± acres of diverse rangeland are ideally suited for a thriving cattle operation. Currently, there is an income-producing cattle lease, providing a consistent and passive revenue stream. The current grazing lease allows for 200 cow/calf pairs.



Water & Recreation

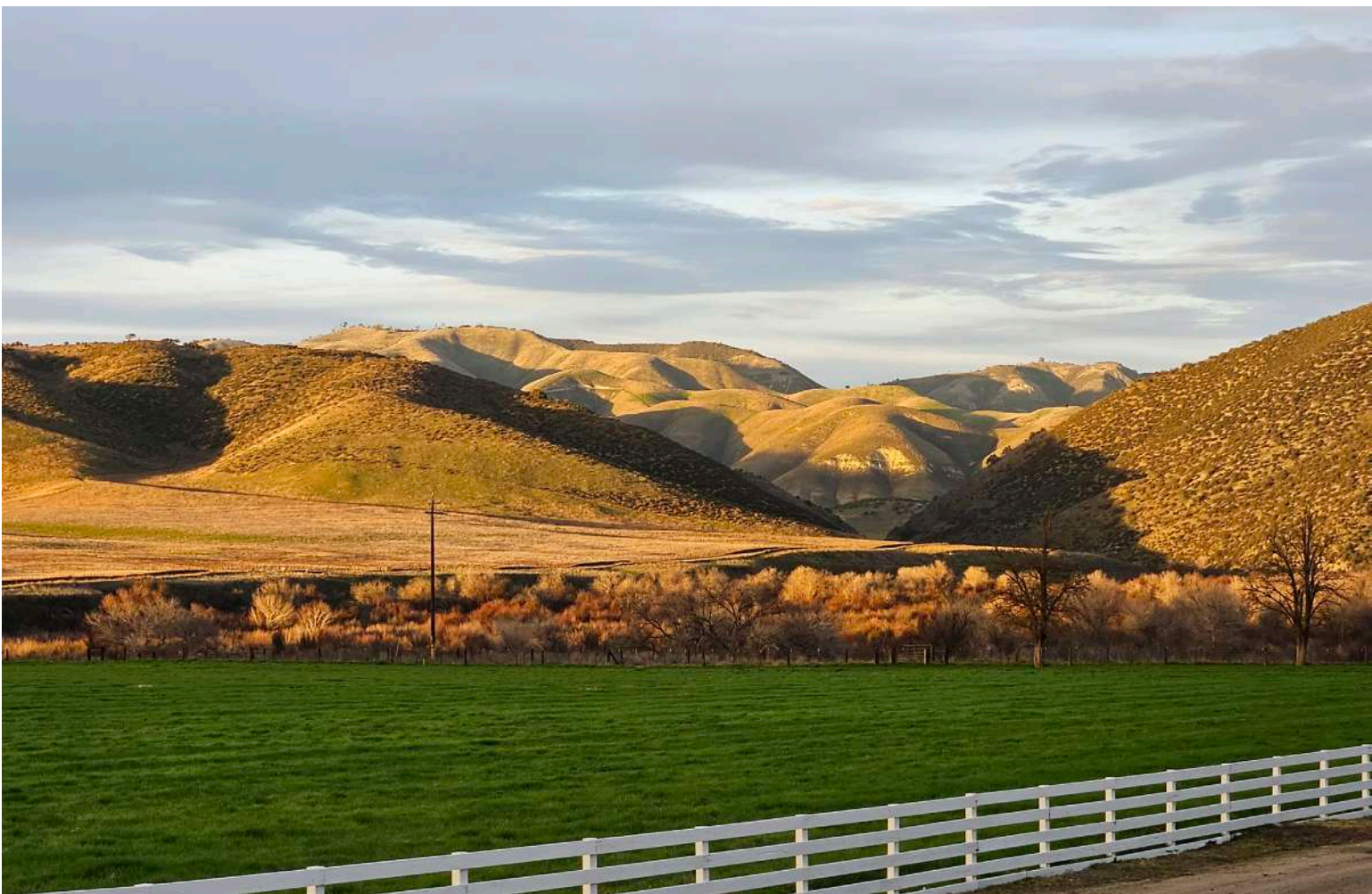


A strong water system is in place here. You'll find two operable wells at the ranch, one well for the farmland, reliable natural springs, and big water storage tanks, plus the seasonal flow from San Lorenzo Creek.



The ranch offers a wide range of recreational opportunities that make full use of its diverse terrain and open space. Horseback riding and ATVing are ideal ways to explore the vast acreage. Whether you're looking for a casual ride or a full day of backcountry exploring, there's plenty of room to roam. For outdoor enthusiasts and hunters, the property supports an abundance of wildlife. The landscape provides excellent habitat for elk, deer, wild pig, quail, fox, coyote, and more. The varied topography also makes the ranch ideal for hiking and simply enjoying the solitude and natural beauty of this historic land.





Improvements



The ranch headquarters is thoughtfully laid out and well-kept, offering a welcoming and functional setup. As you pass through the gated entrance, the first thing you come to is the main house, which is approximately 2,368 square feet. The entire headquarters area is fenced, with the main house featuring charming white picket fencing around both the front and back yards. The home is very well maintained and beautifully landscaped. There are comfortable spaces for relaxing or entertaining, with a brick-paved patio with bar, a lawn area, an outdoor dance floor perfect for parties, and a charming gazebo that adds character to the property.



Improvements Cont'd: Main Home

Inside, the home has a classic country feel, with screened front and back porches perfect for enjoying ranch views. The layout includes 4 bedrooms and 1.5 bathrooms, offering plenty of space.



Improvements Cont'd: Cottage & Mobile Home

Next to the main home, you'll find a quaint spring cottage, a 1,200 sq. ft. manufactured home, and a 800 sq. ft. detached four-car garage behind the cottage. Each of these additional buildings is well-maintained, providing excellent utility and complementary living or storage space.



Improvements Cont'd: Caretaker Home

The property also includes a 1,533 sq. ft. caretaker dwelling.



Improvements Cont'd: Barn & Outbuildings



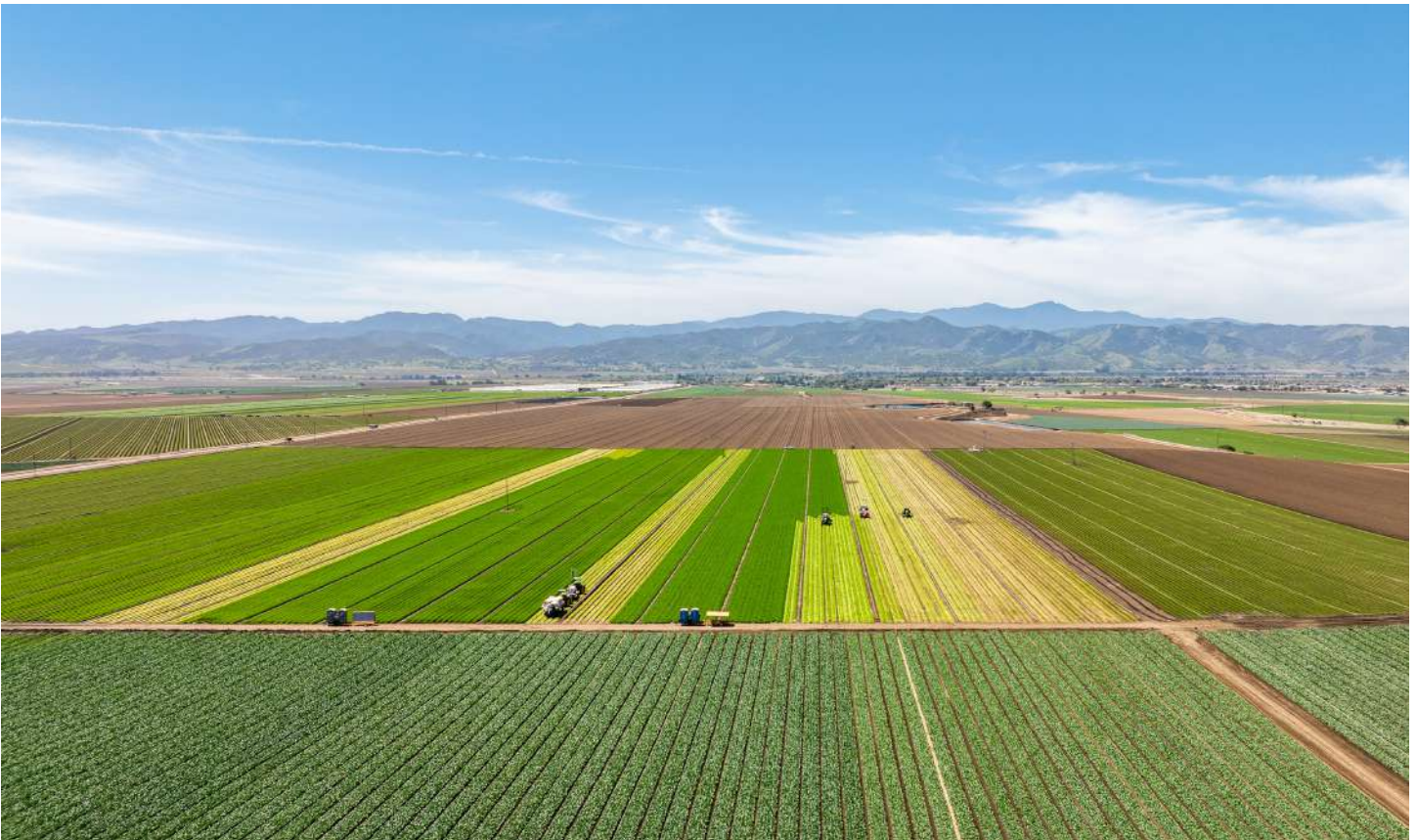
Completing the headquarters' operational infrastructure is an impressive 4,410 square foot classic red barn with adjacent working corrals, ideal for livestock management. A 2,990 square foot open-front metal utility shed, providing generous space for equipment or hay storage, and other additional smaller outbuildings.



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.

About San Benito County, CA:

San Benito County, in California’s Central Coast region, was established in 1874 and named after the San Benito River; its county seat is Hollister. Spanning 1,390 square miles within the California Coast Ranges, it borders several counties including Santa Clara and Monterey, featuring diverse landscapes from grasslands to oak woodlands. Originally home to the Ohlone people and site of the 1797 San Juan Bautista mission, its 2020 U.S. Census population was 64,209, making it part of the San Jose metro area. Notable attractions include Pinnacles National Park and the San Benito American Viticultural Areas.



Size & Zoning

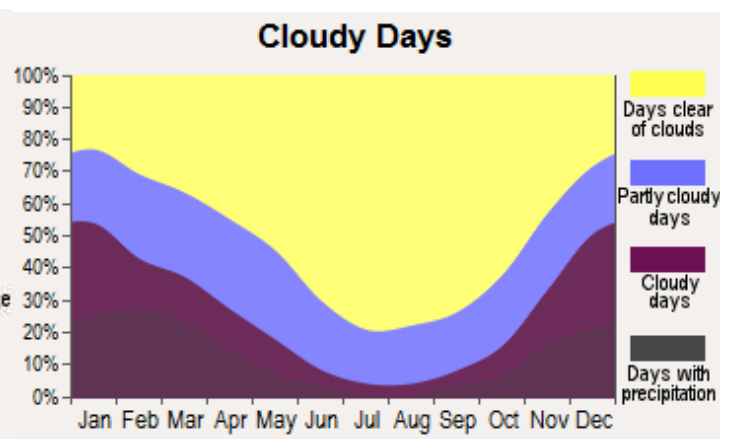
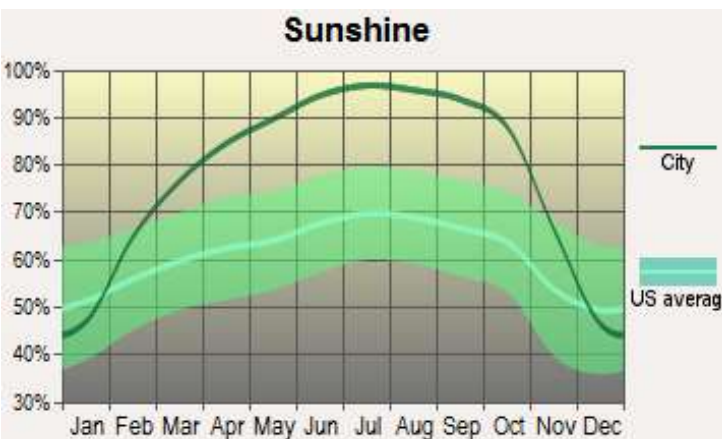
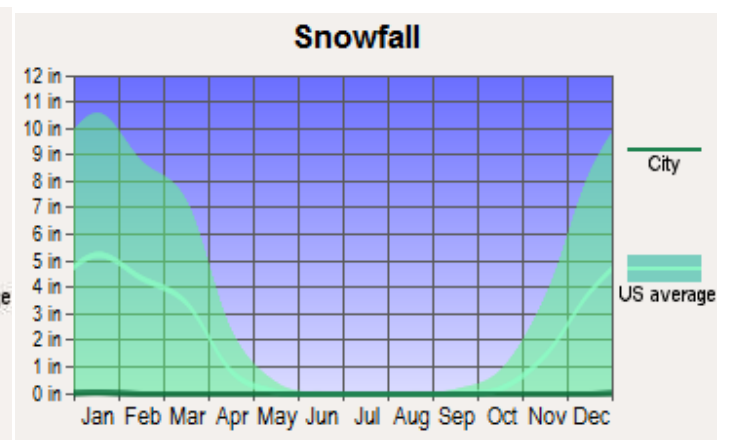
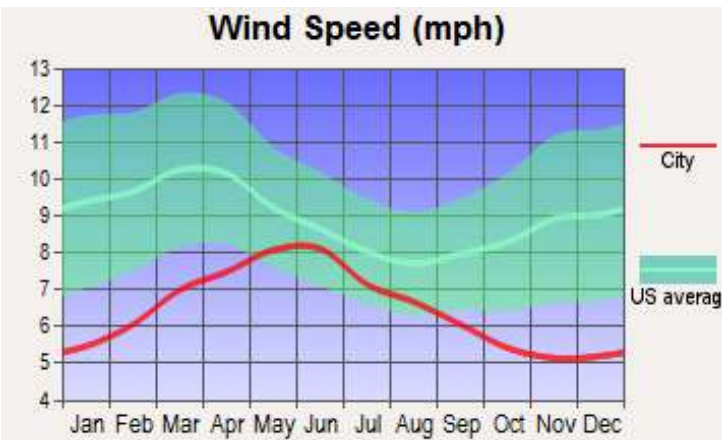
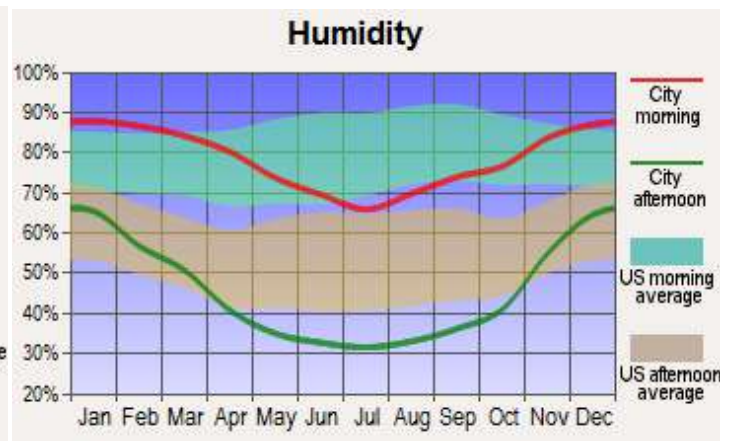
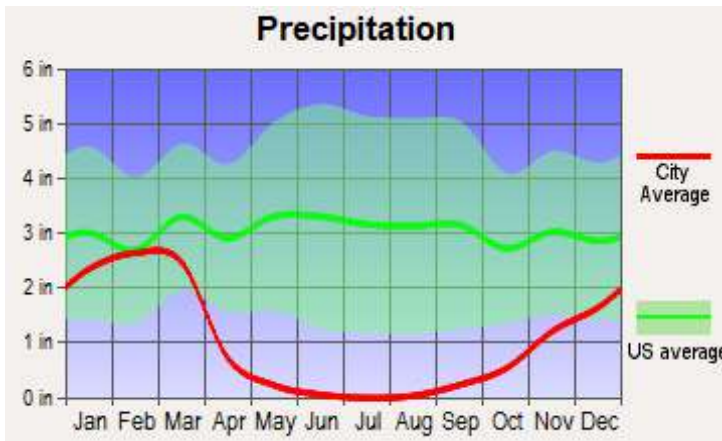
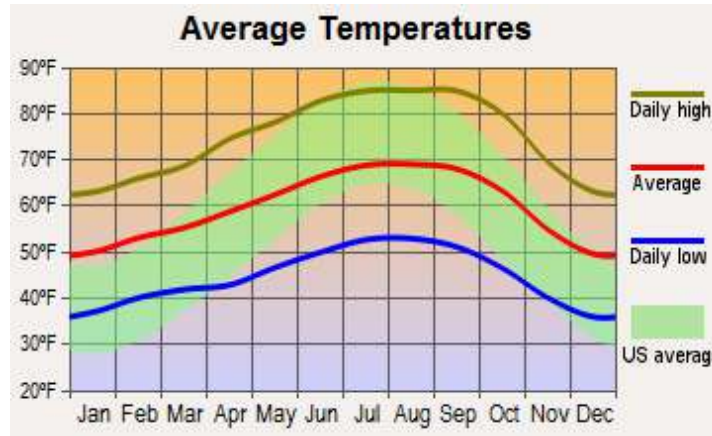
The Reynolds Ranch & Cattle Co. - *RANCH* consists of 27 parcels totaling 6,863.64 acres. The taxes for the 2024 year were \$17,776.40. All parcels are in the Williamson Act. * *Subject to recordation by Monterey County and adjusted parcel boundaries. Approval was granted on June 24, 2025.*

APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2024)	COUNTY
419-141-008	80 acres	PG-40	Y	\$209.54	MONTEREY
419-141-009	80 acres	PG-40	Y	\$209.54	MONTEREY
419-141-019	100 acres	PG-40	Y	\$259.00	MONTEREY
419-141-020	20 acres	PG-40	Y	\$56.58	MONTEREY
419-141-021	80 acres	AG Preserve	Y	\$143.62	MONTEREY
419-141-022	160 acres	AG Preserve	Y	\$307.36	MONTEREY
419-141-023	120 acres	PG-40	Y	\$243.66	MONTEREY
419-141-024	40 acres	PG-40	Y	\$113.18	MONTEREY
419-141-025	146 acres	PG-40	Y	\$468.04	MONTEREY
419-151-003	320 acres	PG-40/F-40	Y	\$991.32	MONTEREY
419-151-004	550 acres	PG-40/F-40	Y	\$1,013.34	MONTEREY
419-151-005	627.29 acres	PG-40	Y	\$5,129.88	MONTEREY
419-151-006	176.19 acres	PG-40	Y	\$425.32	MONTEREY
419-151-013	168.23 acres	PG-40	Y	\$534.90	MONTEREY
419-151-015*	254.65 acres	PG-40/F-40	Y	\$1,195.84	MONTEREY
030-06-0-008	40 acres	AG Rangeland	Y	\$49.82	SAN BENITO
030-06-0-010	255.16 acres	AG Rangeland	Y	\$377.16	SAN BENITO
030-06-0-017	80 acres	AG Rangeland	Y	\$92.14	SAN BENITO
030-07-0-010	273.17 acres	AG Rangeland	Y	\$381.26	SAN BENITO
031-01-0-004	433.17 acres	AG Rangeland	Y	\$628.14	SAN BENITO
031-01-0-007	595.70 acres	AG Rangeland	Y	\$829.10	SAN BENITO
031-01-0-009	40 acres	AG Rangeland	Y	\$74.06	SAN BENITO
031-02-0-001	480.08 acres	AG Rangeland	Y	\$740.46	SAN BENITO
031-02-0-005	400 acres	AG Rangeland	Y	\$892.42	SAN BENITO
031-03-0-004	530 acres	AG Rangeland	Y	\$737.88	SAN BENITO
031-03-0-005	640 acres	AG Rangeland	Y	\$1,354.84	SAN BENITO
031-04-0-001	174 acres	AG Rangeland	Y	\$318.00	SAN BENITO
TOTAL	6,863.64 acres			\$17,776.40	

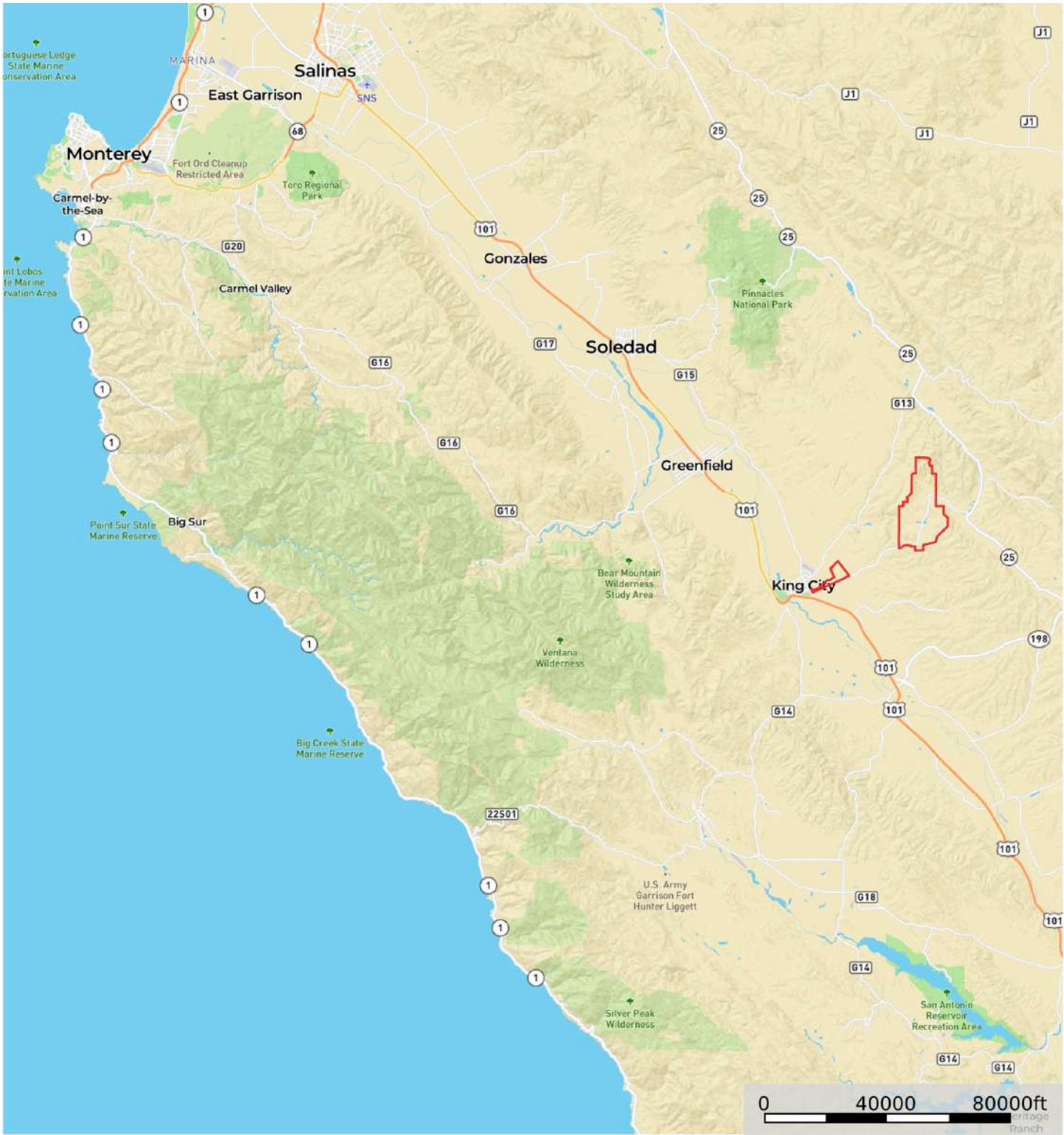
The Reynolds Ranch & Cattle Co. - *FARM* consists of 5 parcels totaling 743.96 acres. The taxes for the 2024 year were \$61,949.40.

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	

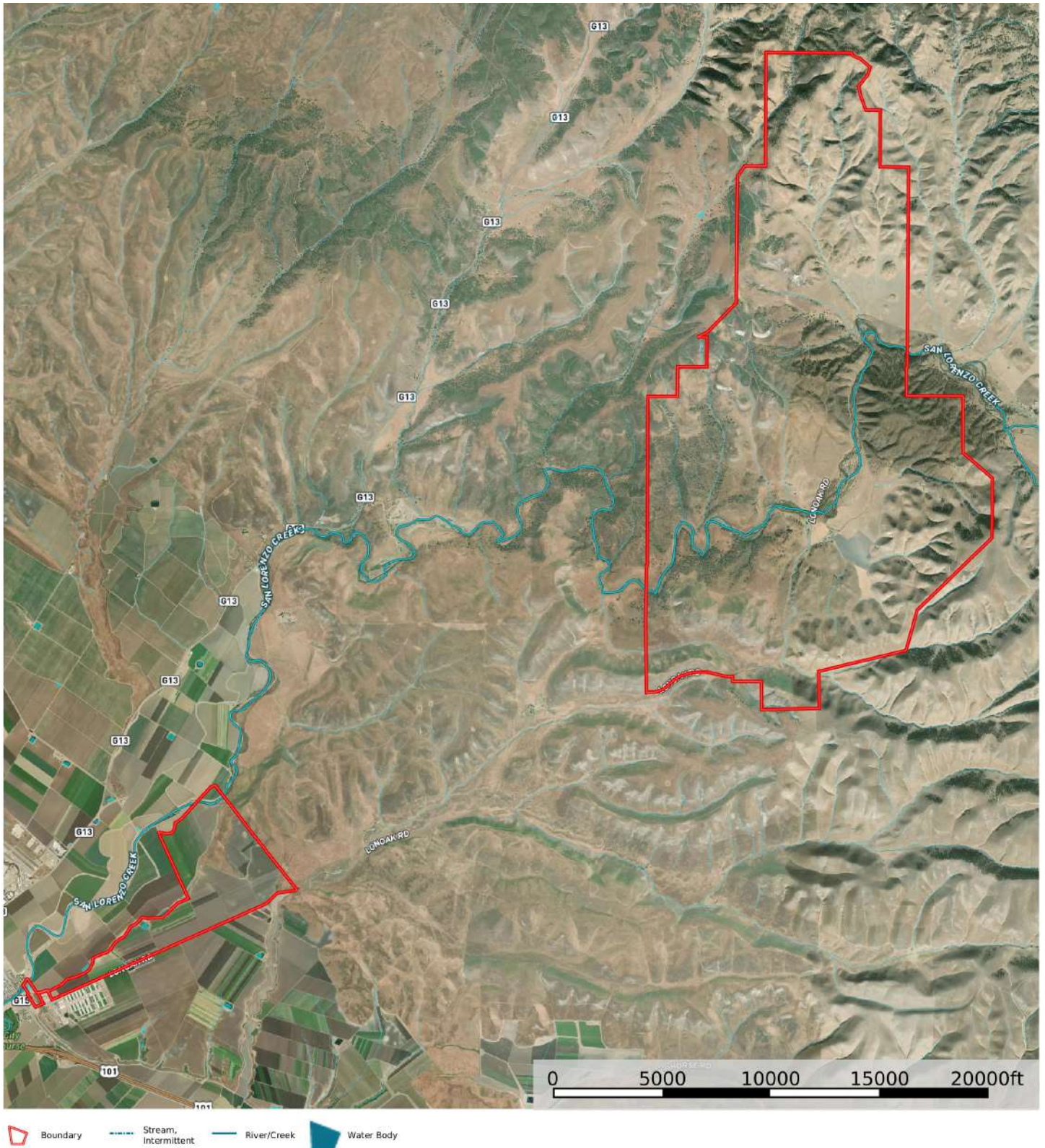
Weather for King City, CA



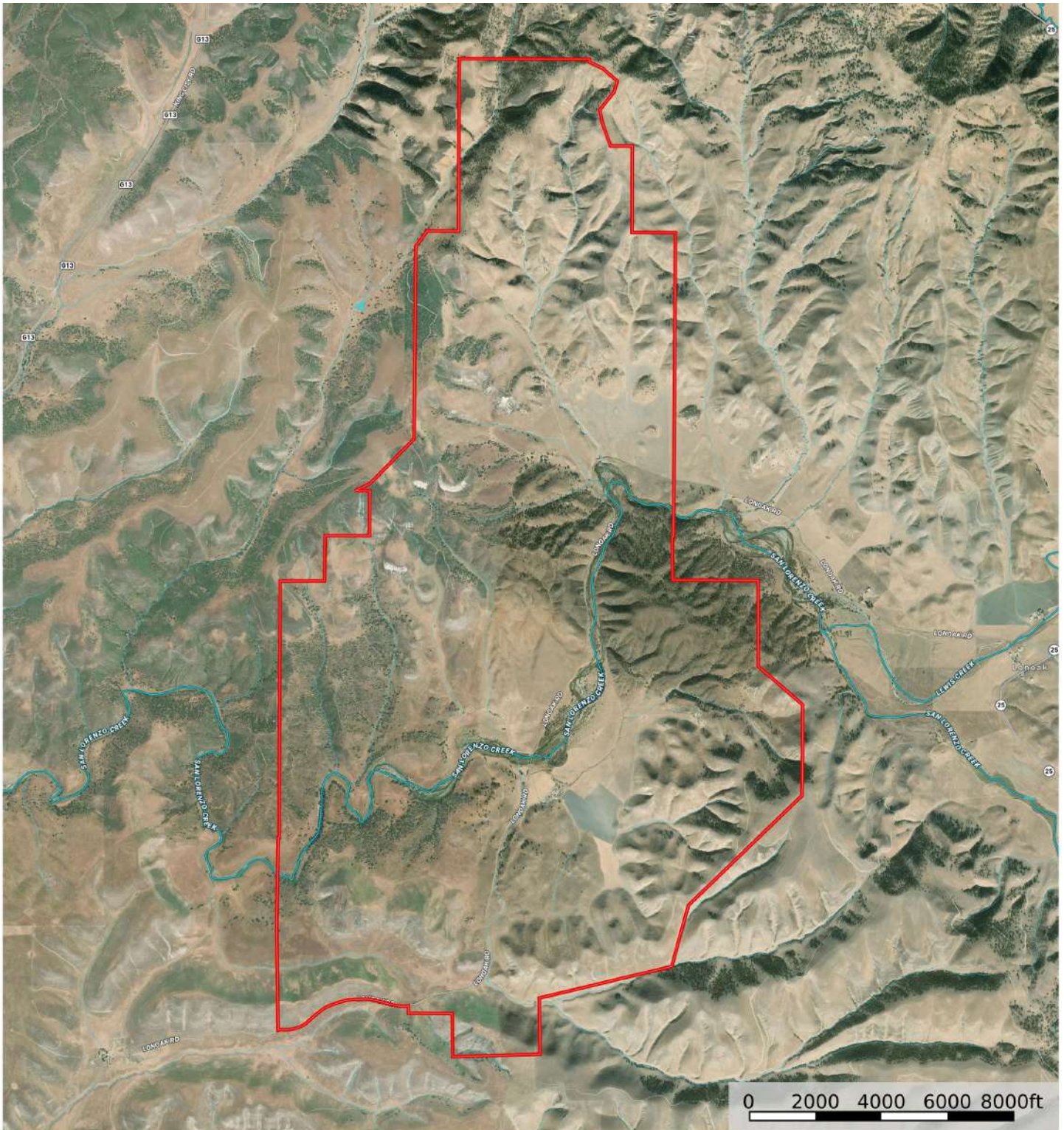
Overview Street Map



Overview Map - Ranch & Farm

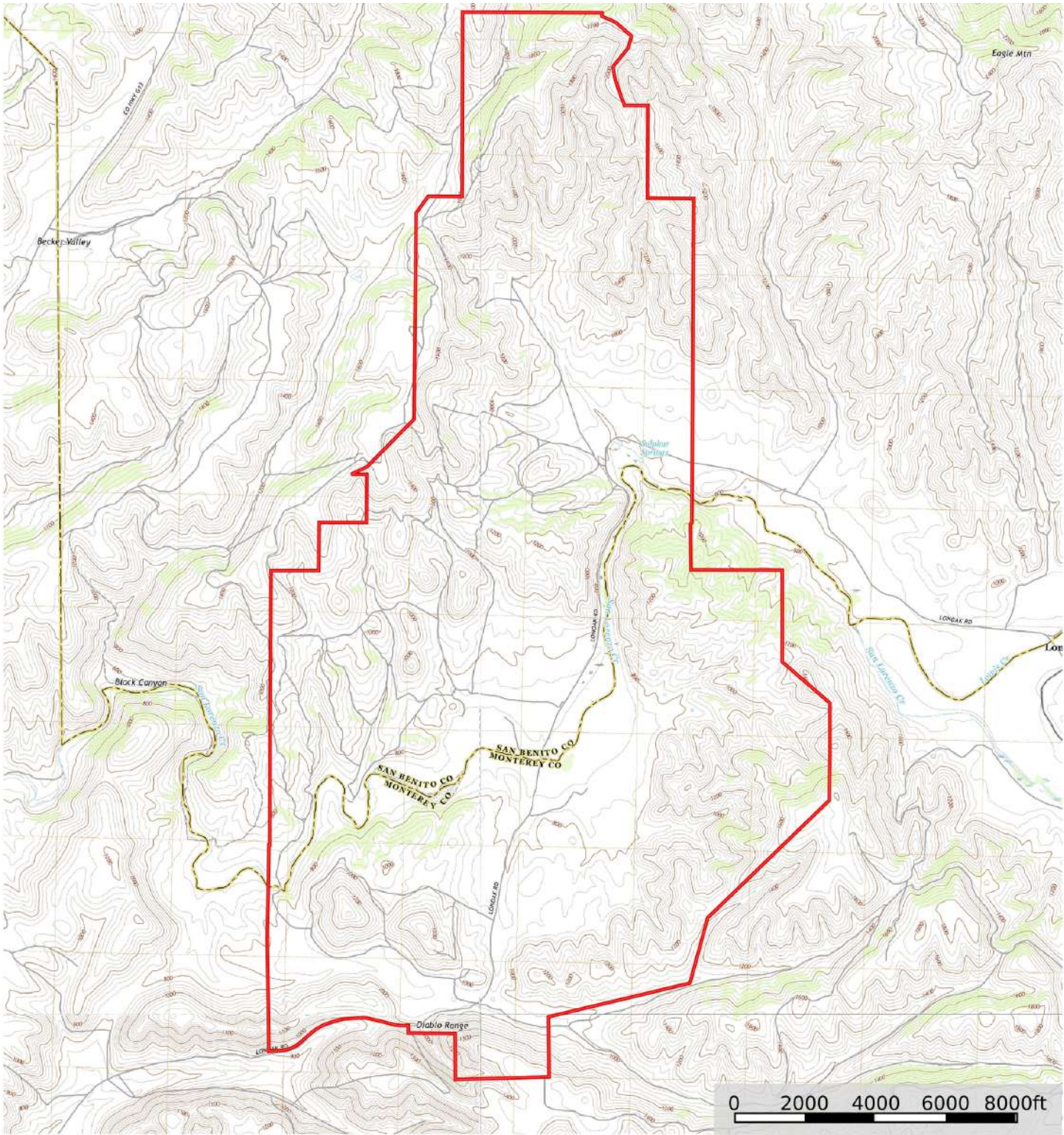


MB Satellite Map - Ranch



Boundary Stream, Intermittent River/Creek Water Body

Topo Map - Ranch



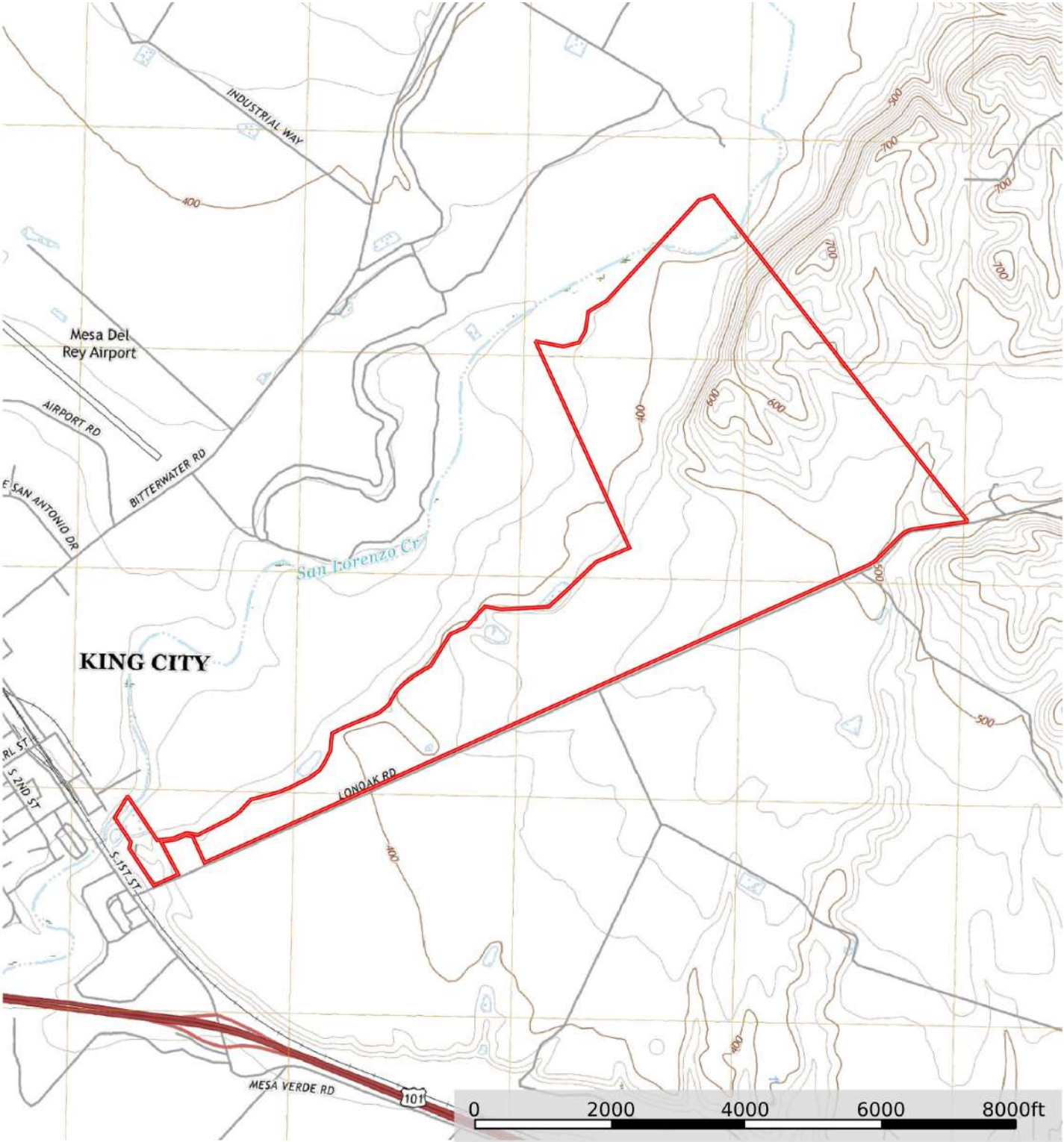
 Boundary



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.

California Outdoor Properties Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
Office: (707) 455-4444 Fax: (707) 455-0455
www.CaliforniaOutdoorProperties.com

LISTING AGENTS:

Chris Bailey | (831) 277-8344
chris@caoutdoorproperties.com

Todd Renfrew | (707) 455-4444
todd@caoutdoorproperties.com



EXCLUSIVE PARTNER OF

