

FOR SALE - SAN BENANCIO RANCH

San Benancio Road, Salinas, Monterey County



We are pleased to present the San Benancio Ranch, an acreage property located below Mount Toro off the Highway 68 corridor, with dramatic views and privacy throughout its rolling topography.

With 367.4+/- acres, there are multiple building options with land to roam, ride and explore.

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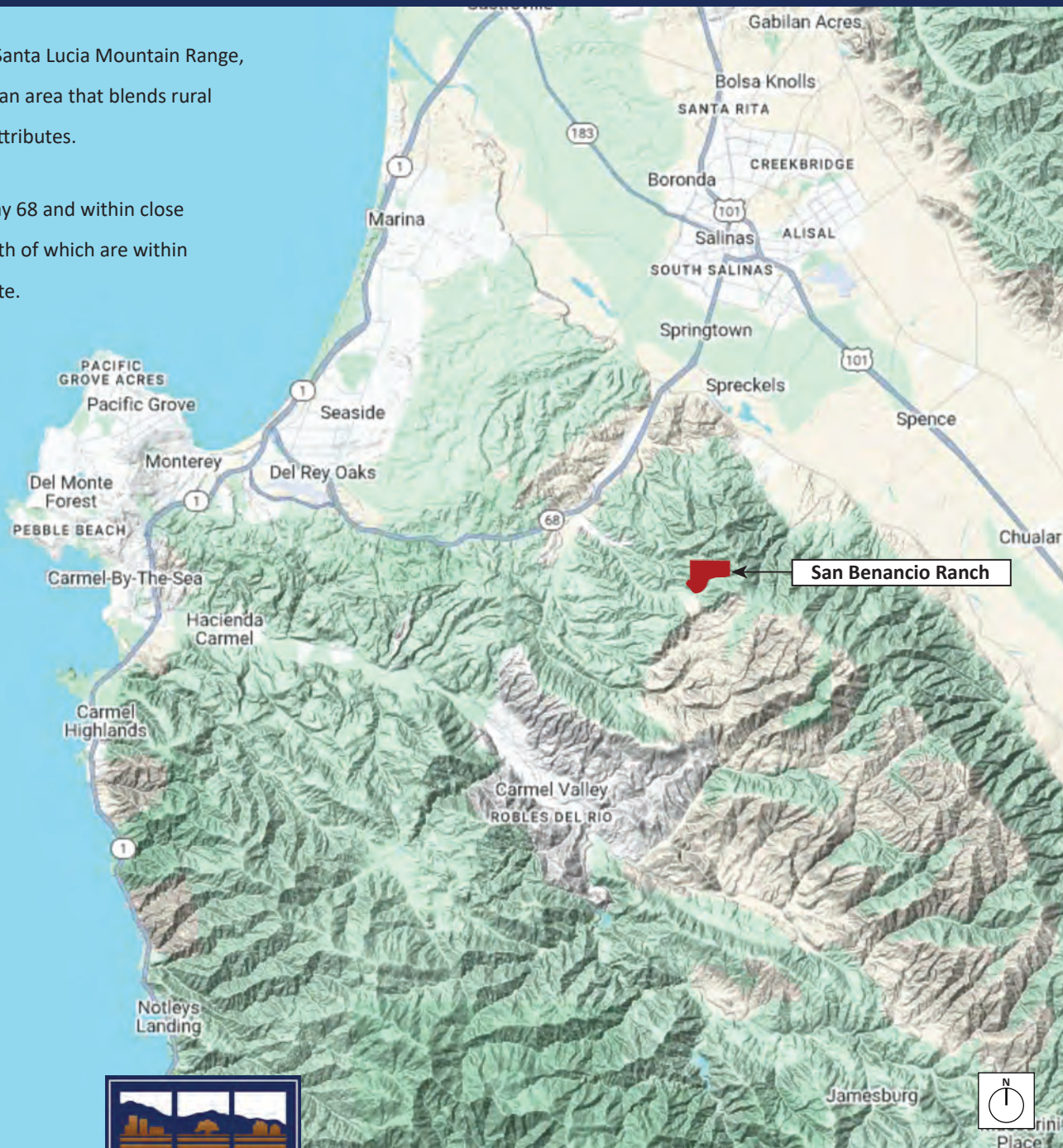


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The San Benancio Ranch is located at the north end of the Santa Lucia Mountain Range, approximately three miles northwest of Mount Toro, in an area that blends rural residential life with recreational ranch attributes.

This ranch is within the San Benancio area of Highway 68 and within close proximity to the Monterey Peninsula and Salinas--both of which are within a 15-mile drive from the ranch gate.





APNs: 416-641-002 &-003

***Acreage:** 367.4+/- acres

Access: The ranch is accessed by a private, gated, and paved road that extends off San Benancio Road and provides access to the Diaz Ranch subdivision. Internal access is then provided by graded dirt ranch roads.

Topography: The ranch is defined by a broad spur ridge that runs through the middle of the property in an east-to-west direction, with San Benancio Gulch and Toro Regional Park bounding the south and north end of the ranch, respectively.

The west end features open grass hillsides, gently sloping terraces, and rolling ridgelines that provide panoramic views that extend from Mount Toro to the Monterey Bay. The east end becomes more mountainous where there are stronger slopes and areas of dense vegetation.

Elevation: Overall elevation varies from 1,200+/- feet above sea level within the San Benancio Gulch to over 1,900+/- feet along the spur ridge.

Vegetation: The vegetation is varied with oaks throughout the San Benancio Gulch and scattered throughout the property, pockets of dense brush, and large open areas of grassland.

Wildlife: This section of the Santa Lucia Mountain Range is inhabited by black tail deer, wild pigs, bobcats, mountain lions, coyotes, and quail.



Homesites: There are several potential homesites with the most probable site consisting of a large elevated terrace near the western boundary that provides privacy, extensive views, and is within close proximity to both utilities and access.

Views: The elevation and topography provide both intimate views of the surrounding hillsides and distant views extending across the Monterey Bay.

Privacy: This is an end-of-the-road ranch with excellent privacy provided by the topography and vegetation.

Land Improvements: Improvements include the water system, electrical infrastructure, and fencing--including a welded pipe fence that runs along the main ranch road.

Water: Water is provided by one well located near the San Benancio Gulch, and pumped up to four poly tanks set above the elevated terrace

Price: \$3,150,000

Notes: Do not go direct. Please contact Piini Realty for all showings.

**The acreages shown are estimates derived from sources that are deemed reliable but are not guaranteed. The maps included in this offering are for illustration purposes only and are not intended to represent a survey of the property.*



