

FOR SALE

RIVERBANK RANCH

Los Coches Road, Greenfield
Arroyo Seco AVA



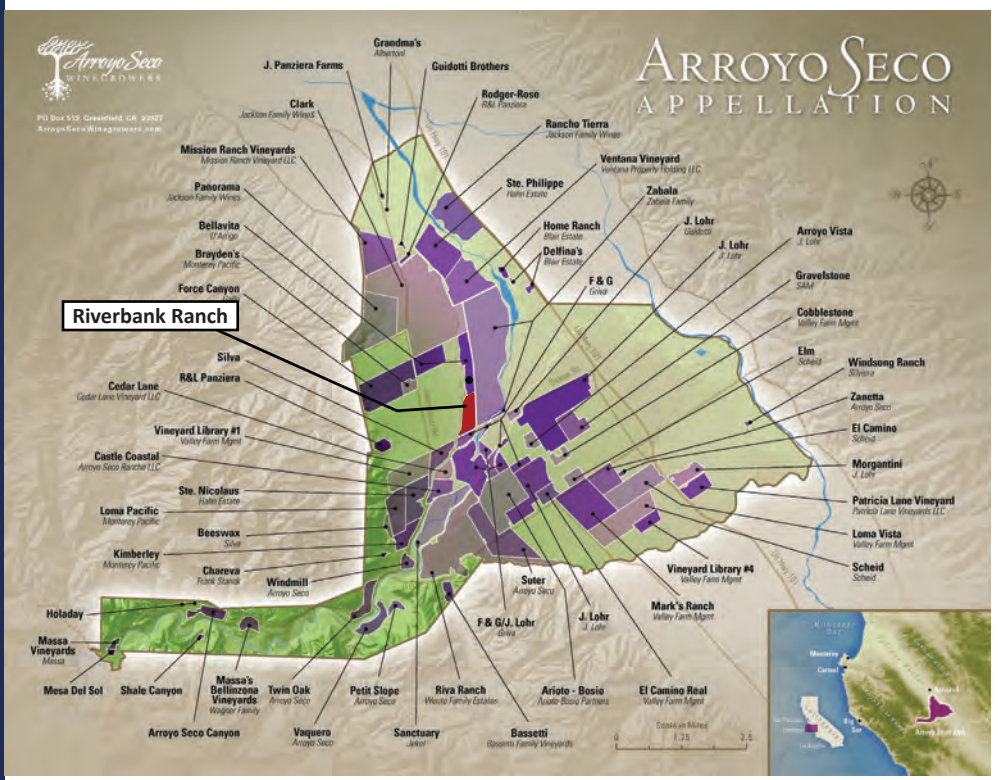
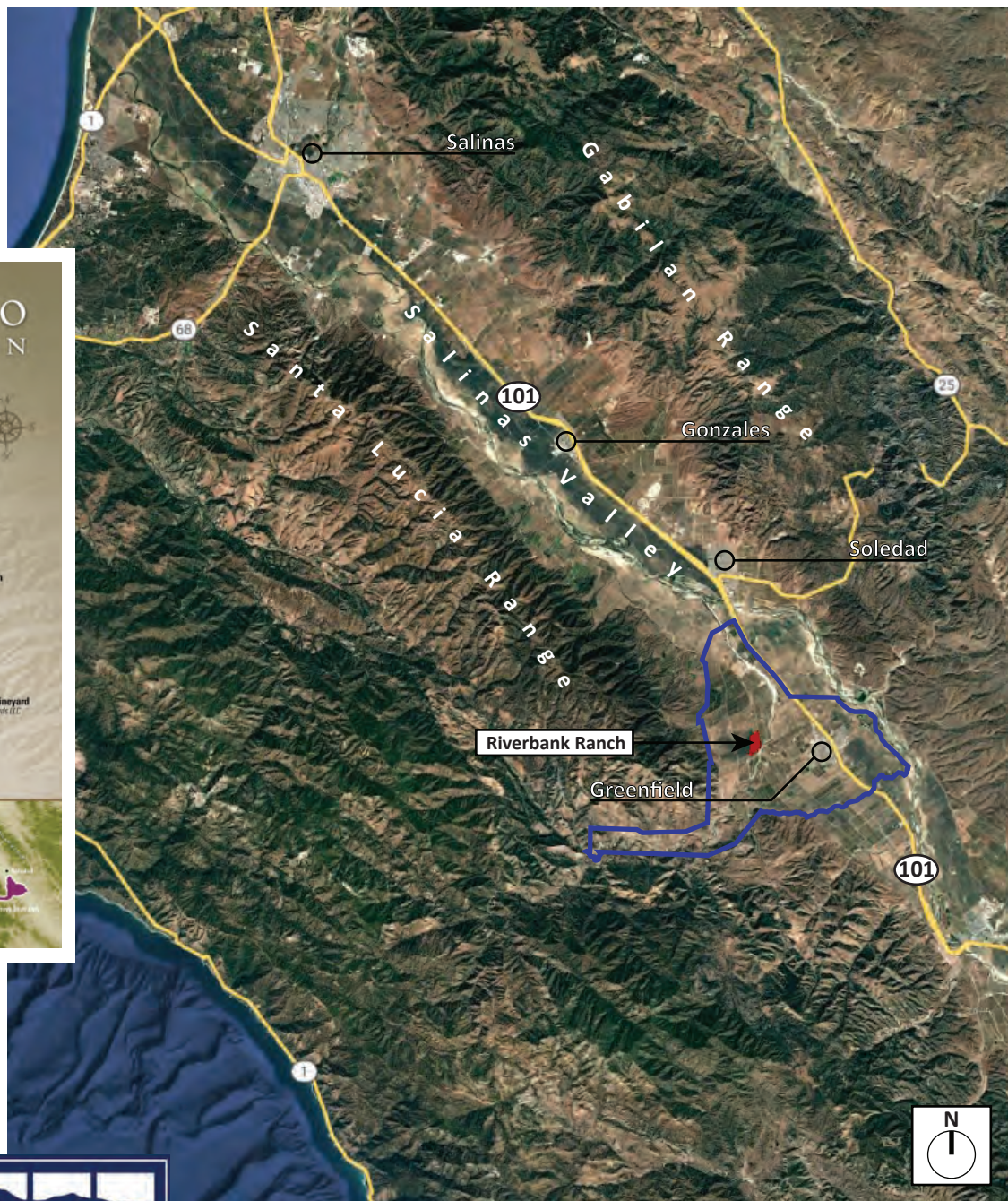
263 Lincoln Avenue
Salinas, CA 93901
(831) 422-5327
piinirealty.com



John Piini (x103)
Cell: (831) 809-2258
john@piinirealty.com
DRE: 00542238

Joe Piini (x105)
Cell: (831) 229-6913
joe@piinirealty.com
DRE: 01889295

The Riverbank Ranch is centrally located within the Arroyo Seco AVA -- a renowned appellation that stretches from the Santa Lucia Mountain Range to the Salinas River, between the towns of Soledad and Greenfield. The AVA is bisected by the Arroyo Seco River and defined by the unique geography carved by this watercourse.



LOCATION

This area is known for its excellent water resource, well drained soils, and a cool climate caused by morning fog that rolls in from the Pacific Ocean and sustained winds in the afternoon. These qualities combine to form an AVA with a reputation for award winning Chardonnay.



APN: 111-022-005

***Acreage:** Gross acres: 117.7+/-
Usable acres: 105.0+/-

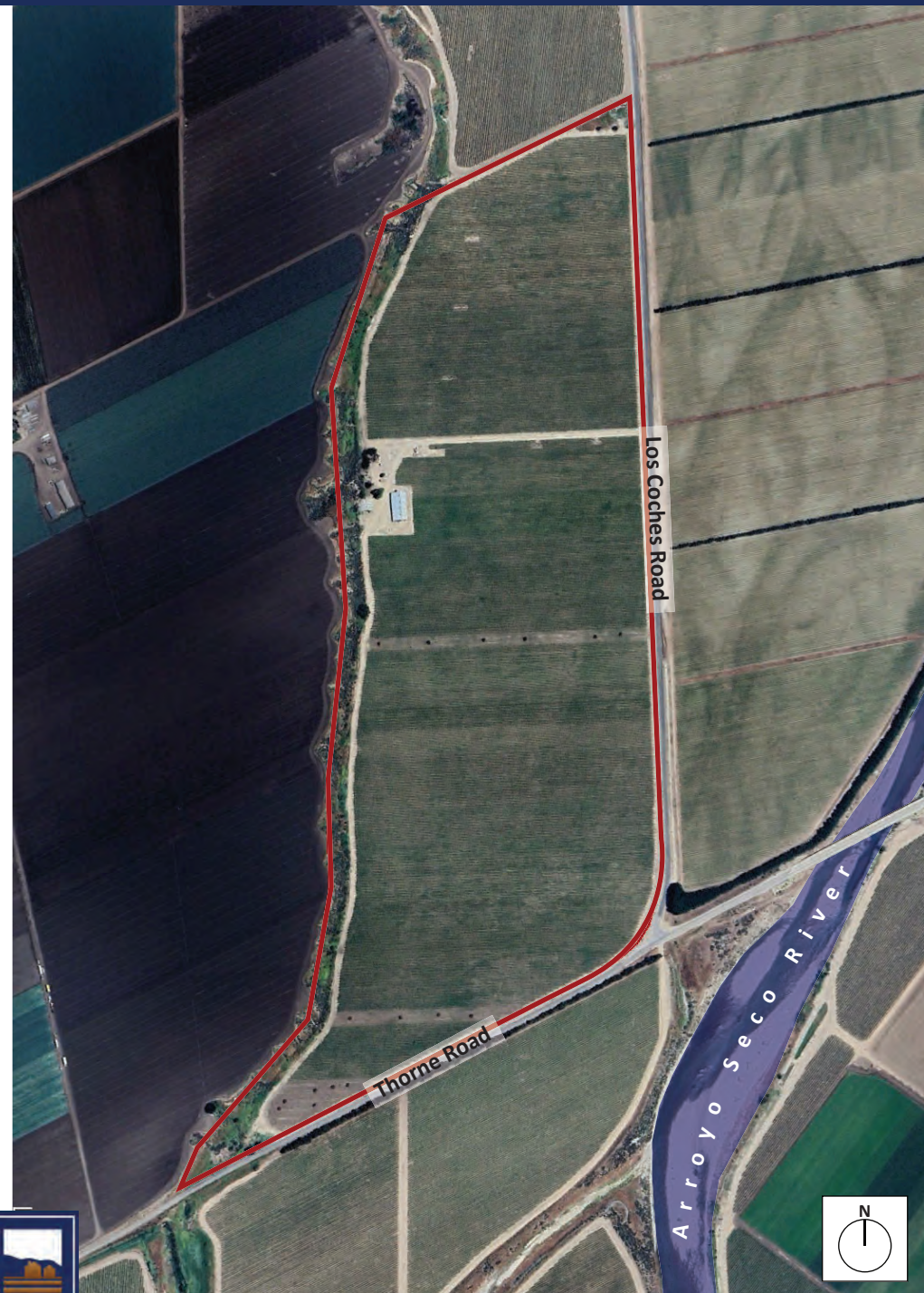
Setting: The ranch sits on a lower bench of the Salinas Valley, bounded by an embankment to the west, Los Coches Road to the east, and Thorne Road to the south. This location is just west of the Arroyo Seco River on a bench dominated by vineyards.



Topography & Soils: The usable area has a level topography with well-to-excessively drained soils from the Arroyo Seco and Tujunga series. These soils are typical of the lower bench with a sandy-to-gravelly profile derived from igneous rock.

Arroyo Seco Cone: The Arroyo Seco Cone, the alluvial fan deposited by the Arroyo Seco River, provides a unique hydrogeologic setting known for abundant river recharge and good water quality. The aquifer is regarded by many growers as one of the best water regions in Monterey County, and is generally considered sustainable by the area's Groundwater Sustainability Plan (GSP).

Water: Irrigation water is provided by one on-site well.



Vineyard: The ranch was previously planted with a vineyard and had a long history of producing premium white wines. In 2025/2026, the vineyard was removed, providing an opportunity for either row crops or future vineyard redevelopment when market conditions improve. Prior to its removal, there were 95.95 net acres of vines.

Buildings: There are two older barns on the property that provide utility to a farming operation and character to the ranch. The buildings are within a 2.0+/- acre building yard set back next to the embankment.

Price: \$2,500,000 (\$23,800+/- per usable acre*)

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



**The information contained within this brochure, including 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.*

