

Carmel Valley Ranch

879 +/- Acres

NEW



THE WINE COUNTRY TEAM
OF RE/MAX PARKSIDE REAL ESTATE

Elam, Crystal & Associates
A Brighter Future Begins with Us

<http://www.centralcoast-ranches.com>

<https://elamcrystalandassociates.com/>

Hunting/Pasture Land off of E. Carmel Valley Road

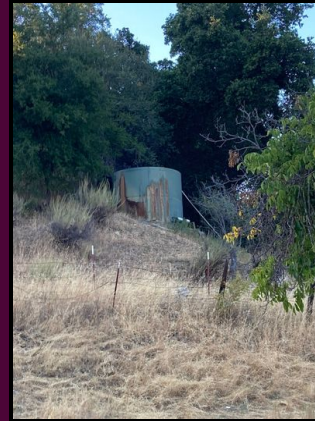
This beautiful 880+/- acres bordering Carmel Valley Road, for easy access, is within 30 minutes of the Carmel Village. The terrain is comprised of open rolling valley oak grassland, dense covered blue oak woodlands that include large pine trees and live oaks. Most of the landscape is rolling hills with views of the Arroyo Seco valley and two seasonal creeks running through the property.

The property also borders thousands of acres of BLM land making it a magnificent recreational retreat. The ranch is mainly level next to Carmel Valley Road and runs to the west and increases in elevation.

There is an abundance of water on the ranch. The lower part of the ranch is supplied by a domestic well with a 5000 gallon water tank and two troughs. The seasonal creeks usually have water year round and the upper part of the ranch has 2 springs and several ponds. One spring is developed with a holding tank and water trough.

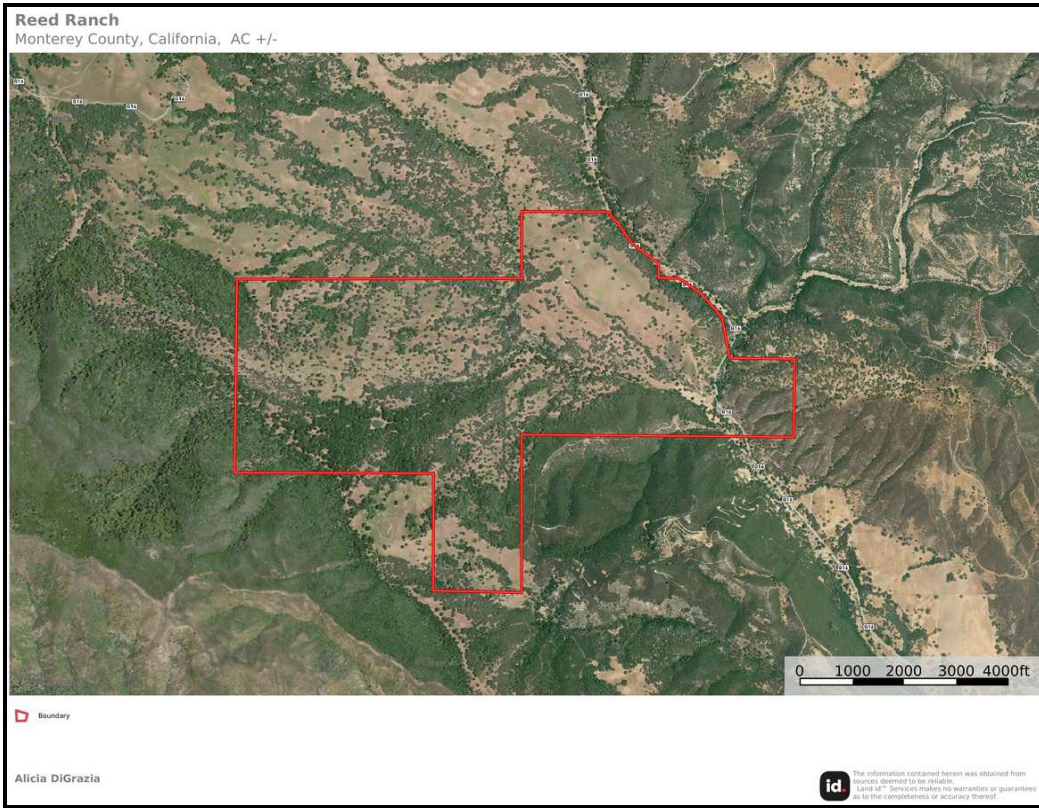
The ranch will typically run 25 to 35 cow and calf pairs year round. There is a wide variety and an abundance of wildlife on the ranch, which includes deer, wild pigs, quail, bobcats, coyotes, and wild turkeys.

The facilities include an old redwood cabin that needs to be remodeled and a set of cattle corrals. Both are just off of Carmel Valley road and have water and power to them. The ranch has a good border fence and is cross fenced separating the lower part of the ranch from the upper part.

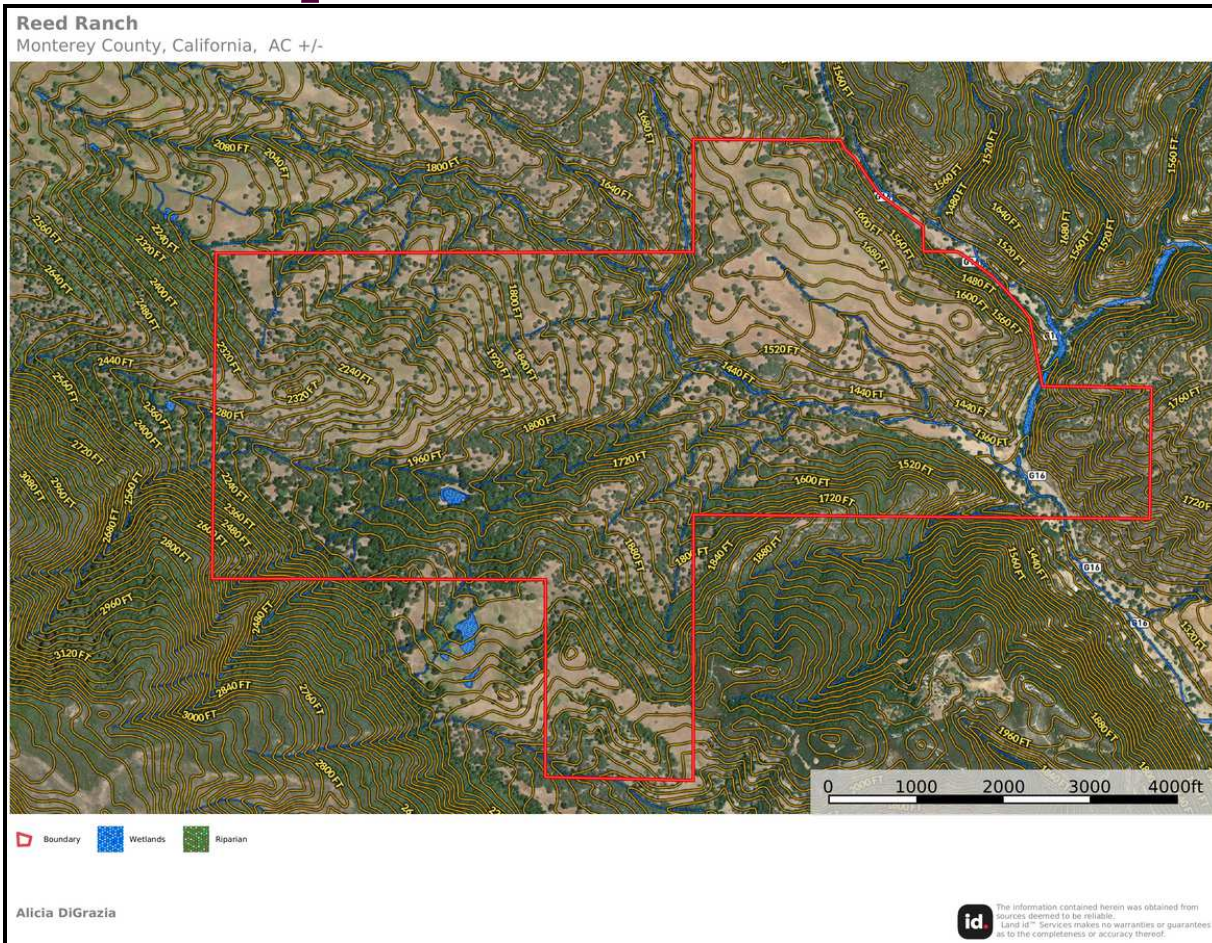




Aerial Map



Aerial Map w/ Contour and Wetlands



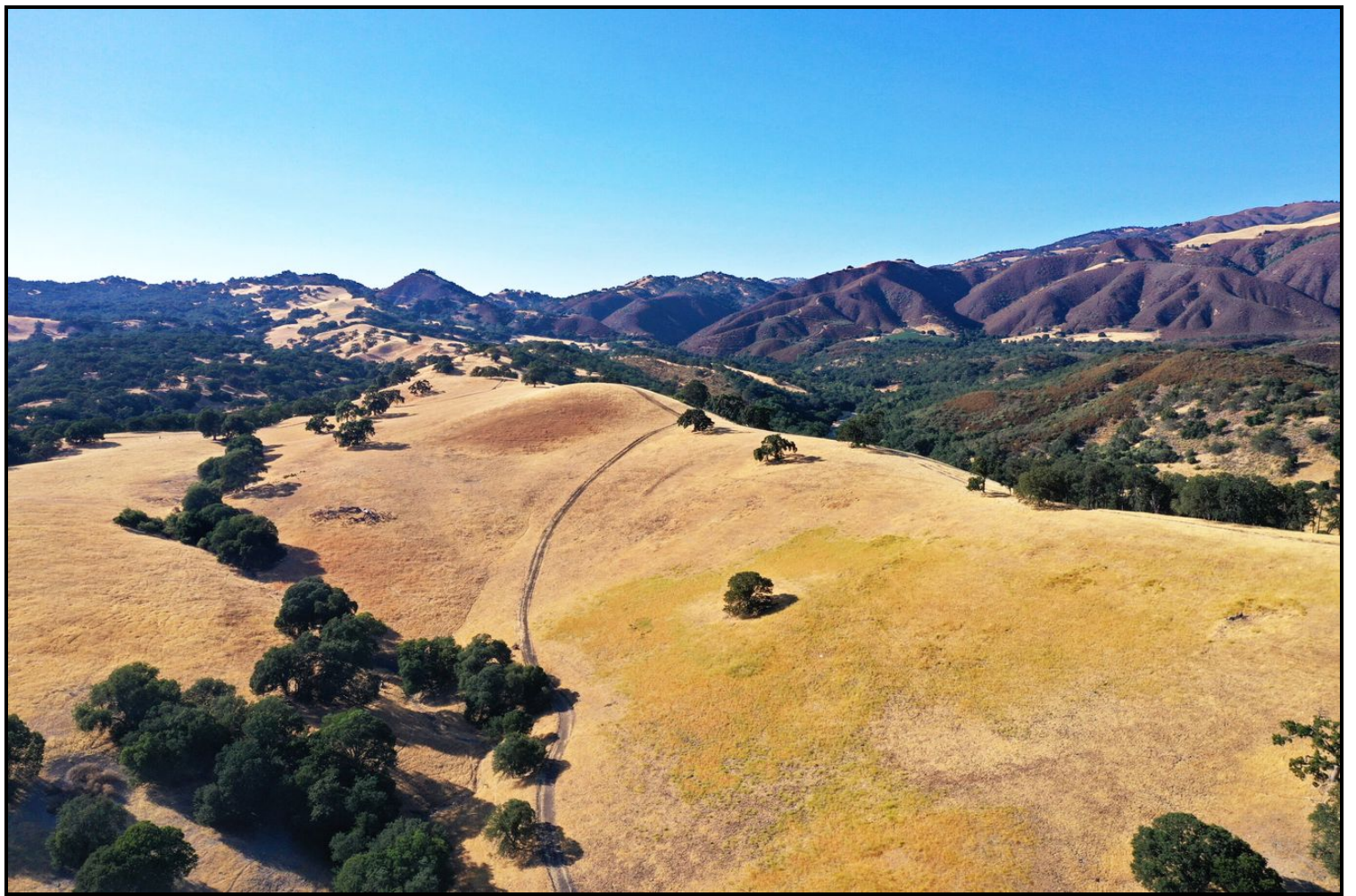
Property boundaries on these maps are meant to be used as guides and are correct to the best of our knowledge. However buyers should be advised to consult with a licensed surveyor regarding property boundaries.



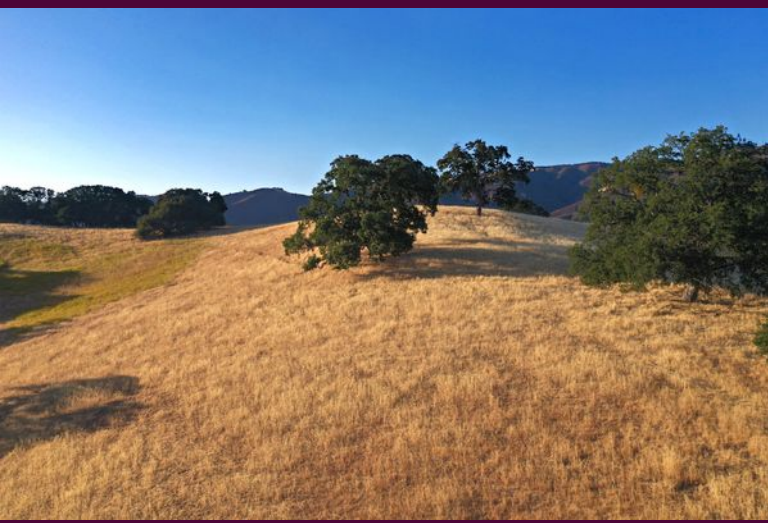
Property Highlights:

- Paved Frontage Road
- Cattle Corrals
- Cabin (needs remodel)
- Ponds
- Creeks
- 2 water troughs / 1 water tank
- Wire Fencing
- Pasture/Sloping Hills



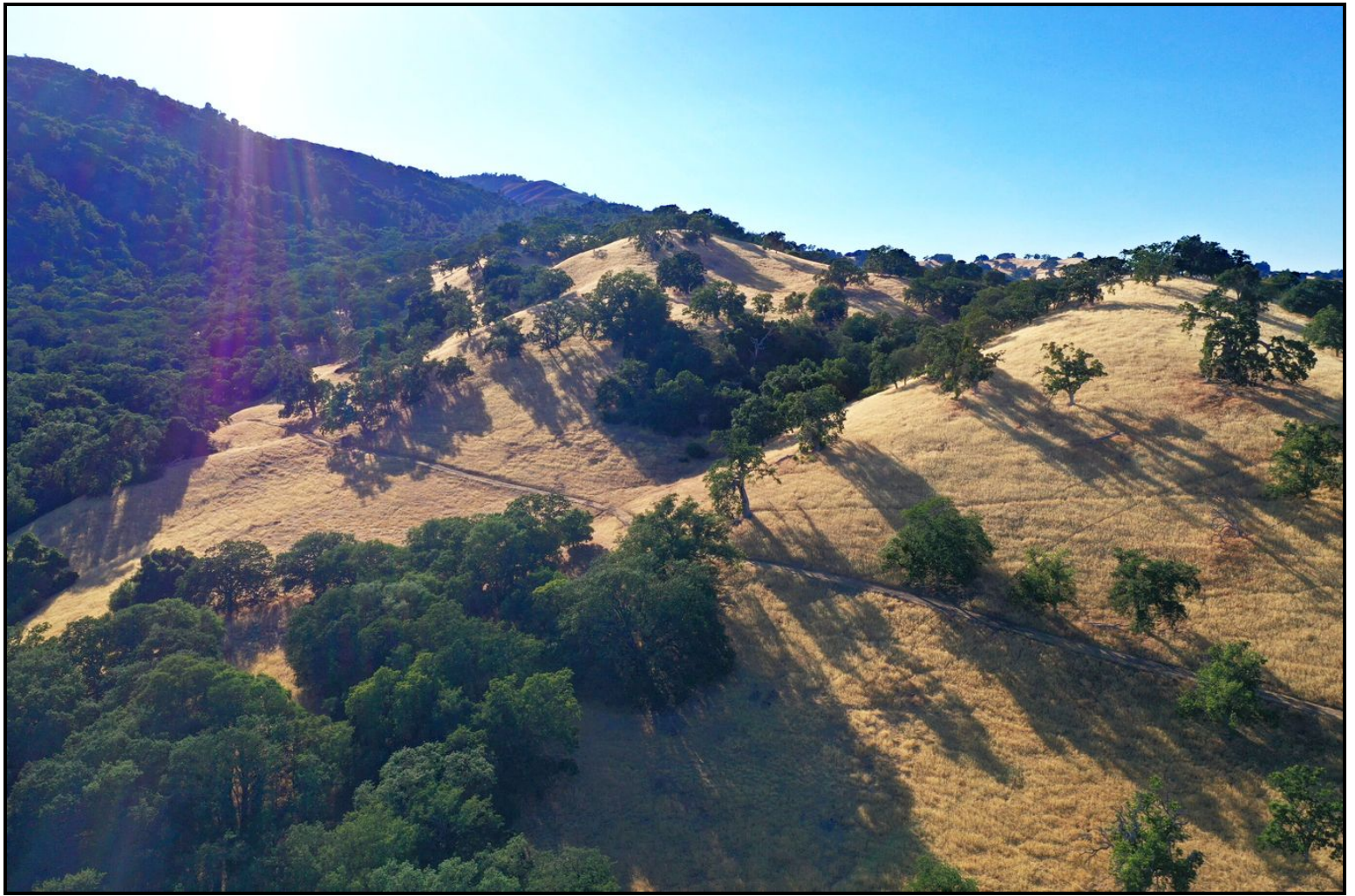






Priced at: \$5,500,000





Elam, Crystal & Associates

A Brighter Future Begins with Us

Marilyn Elam, Broker
DRE Lic# 00541420
805-680-2234
Marilyn@MarilynElam.com



Danielle Crystal, Realtor
DRE Lic#01187990
805-680-4579
DanielleCrystal@comcast.net



THE WINE COUNTRY TEAM

OF RE/MAX PARKSIDE REAL ESTATE

Visit us online at CentralCoast-Ranches.com



Alicia DiGrazia
Lic# 01427039
805-835-3373

PasoREGal@gmail.com



Sam Martinus
Lic# 02206062
831-601-2884

SamMartinus45@gmail.com



Tom Martinus
Lic# 01099385
831-596-0129

Homestead@tcsn.net



Wade Tylor
Lic# 00783476
805-550-1078

Wade@prlandman.com