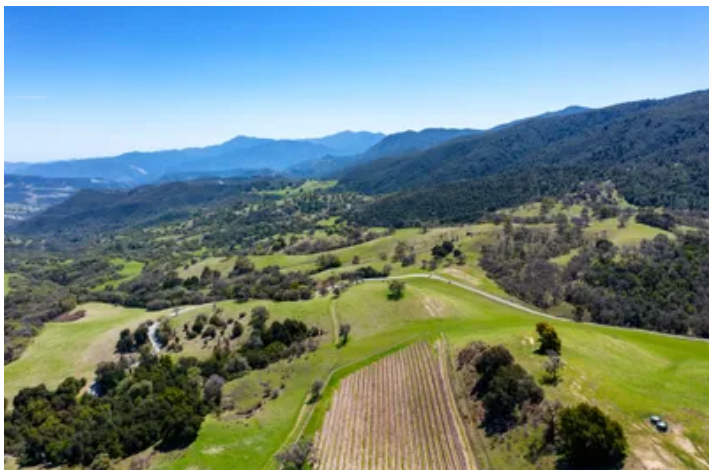


Paloma Creek Vineyard Ranch
Lot 78/79 Carmel Valley Rd
Carmel Valley, CA 93924

\$2,600,000
222± Acres
Monterey County



Paloma Creek Vineyard Ranch
Carmel Valley, CA / Monterey County

SUMMARY

Address

Lot 78/79 Carmel Valley Rd

City, State Zip

Carmel Valley, CA 93924

County

Monterey County

Type

Farms, Ranches, Recreational Land

Latitude / Longitude

36.453339 / -121.696216

Acreage

222

Price

\$2,600,000

Property Website

<https://www.landleader.com/property/paloma-creek-vineyard-ranch-monterey-california/47593>



Paloma Creek Vineyard Ranch
Carmel Valley, CA / Monterey County

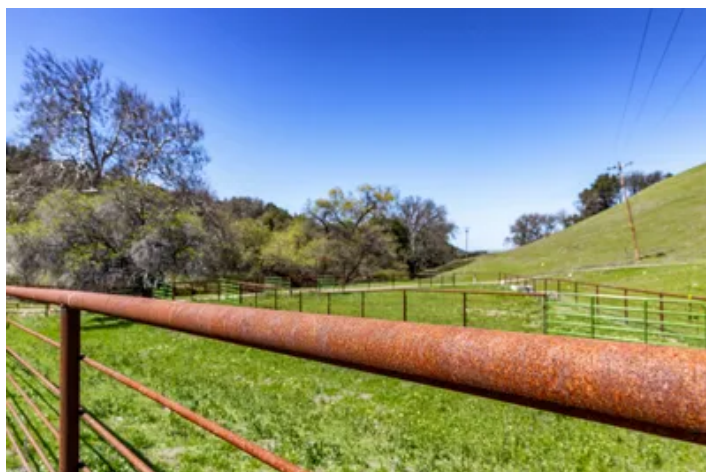
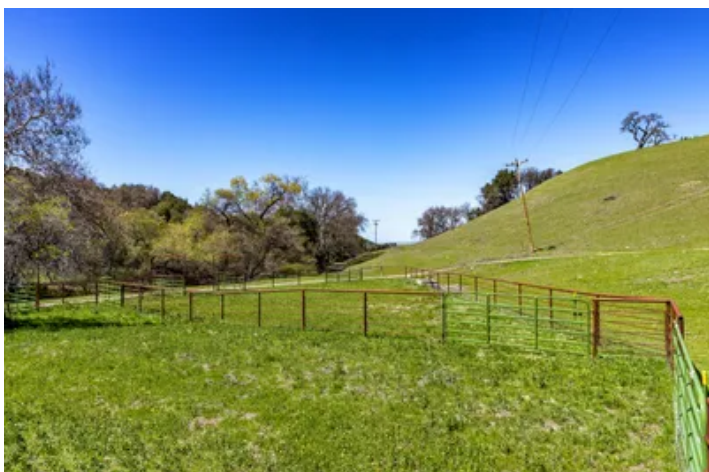
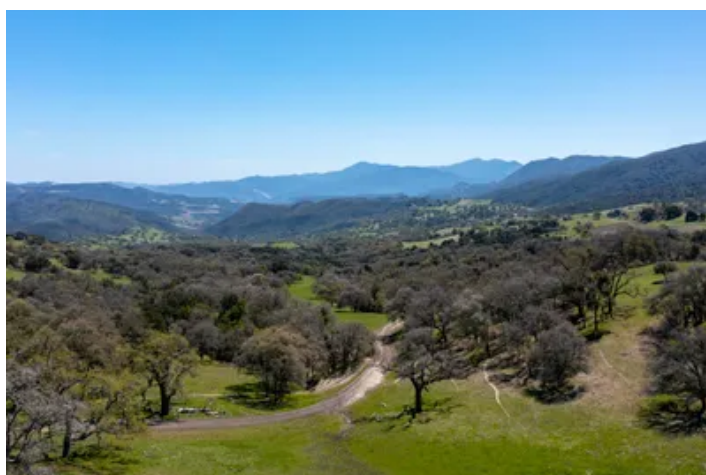
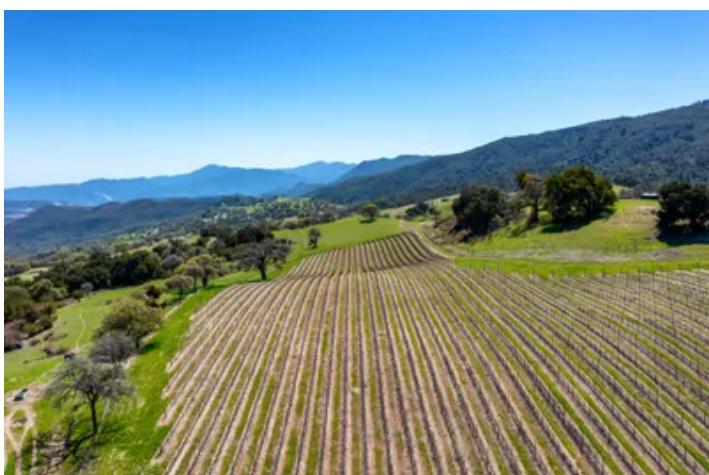
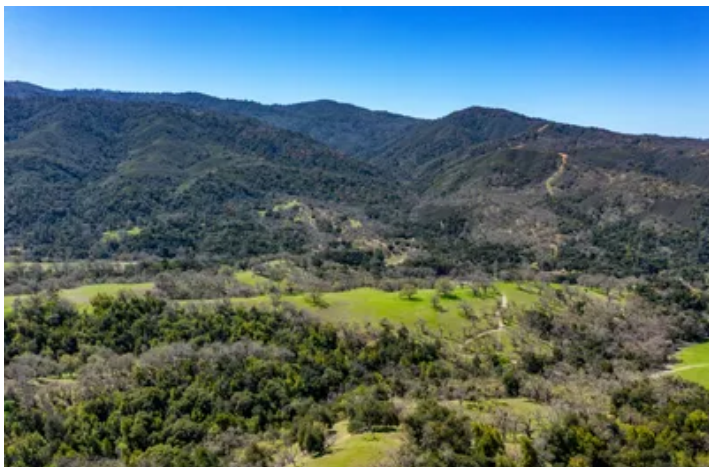
PROPERTY DESCRIPTION

The vines are in, the setting inspiring, ready for your dream estate on this 222+/- acre ranch located on the upper end of the beautiful Carmel Valley. Endless possibilities amongst the rolling hills for a country vineyard estate. Privacy, location, views, water, and abundant wildlife.

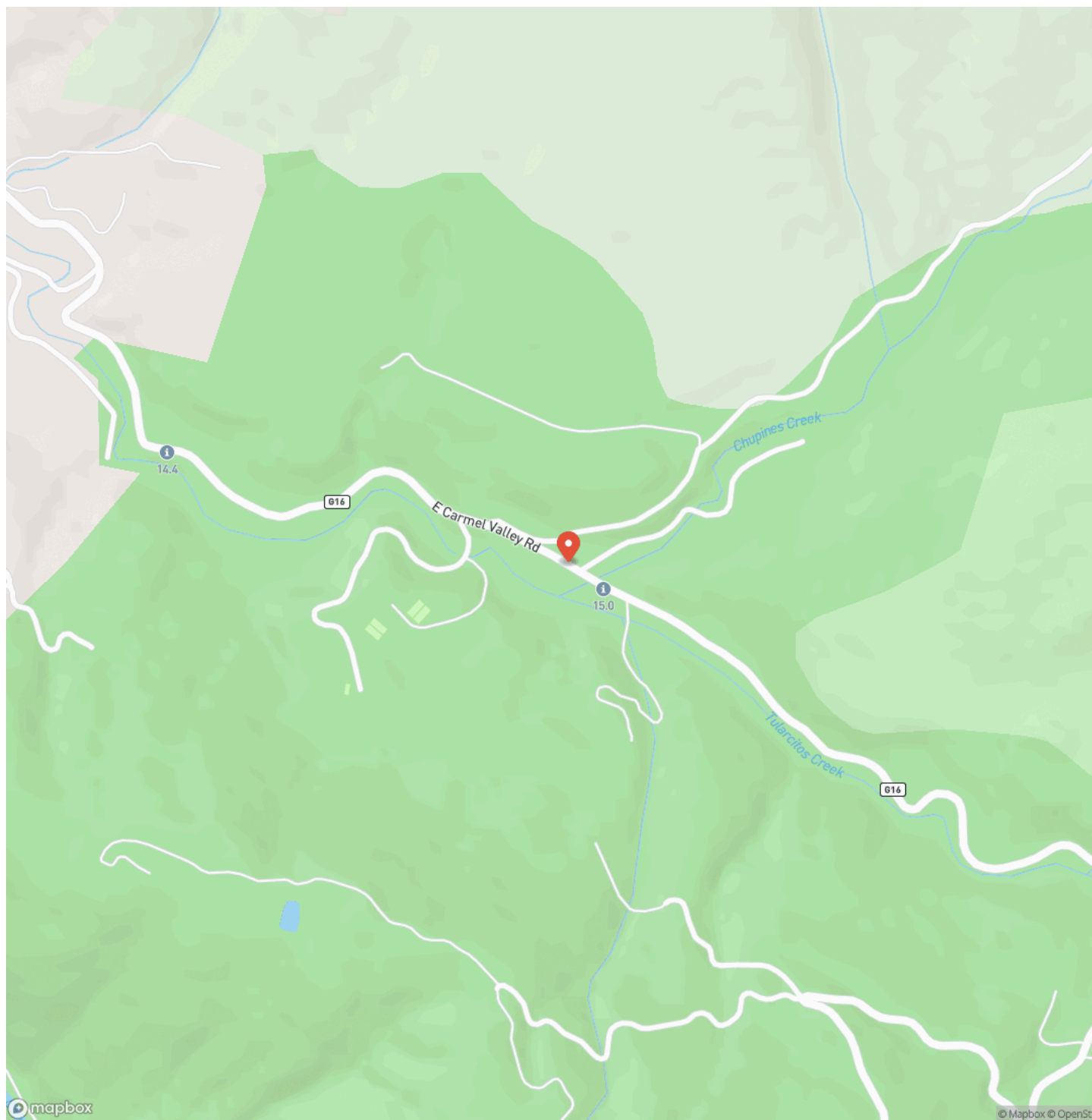
Property Highlights:

- The well-tended 7 ½ acre vineyard is on its 5th crop year, they've been in the ground for eight years.
- Rootstock 1103P, vine spacing 9 x 6.
- Planted in a variety of wine grapes, including Cabernet Franc, Grenache, Marsanne, Roussanne, Cabernet Sauvignon and Zinfandel.
- Several great homesite locations.
- Set up with a gravity flow drip system and perimeter fencing.
- The ranch is set up for a small cattle operation, with pipe corrals located along Carmel Valley Road.
- Finch Creek runs along the bottom of the property.
- Great hunting, including black tail deer, wild boar, turkeys, dove, quail and wild pigeon.
- The ranch is in the Williamson Act, with two parcels, both bordering the county road.
- Only 28 miles to Carmel by the Sea and approximately 45 minutes from Monterey Regional Airport.
- This is a rare opportunity, the backdrop is set, now ready to make your dreams come true.

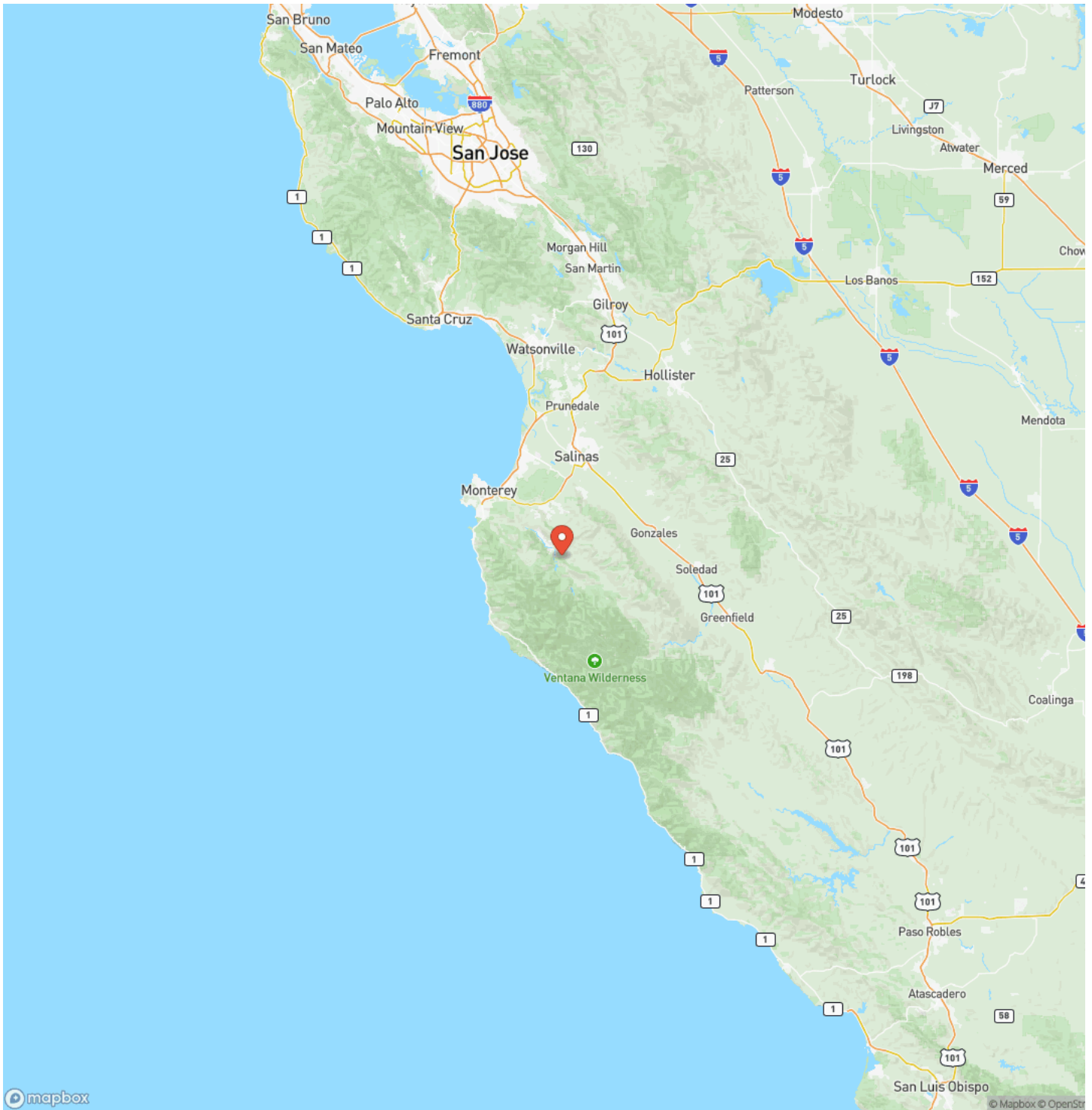
Paloma Creek Vineyard Ranch
Carmel Valley, CA / Monterey County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Donna Utterback

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(530) 336-6869

Email

fallriverproperties@frontiernet.net

Address

43603 HWY 299

City / State / Zip

Fall River Mills, CA 96028

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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