

JL

- *Ranch* -
PAICINES, CALIFORNIA



Offered at
~~\$6,500,000~~
\$5,000,000



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Overview

JL Ranch is a well-known and respected as a working Quarter Horse Market Breeding Facility and cattle ranch located in the peaceful country paradise of Paicines, California. Surrounded by native grass covered mountains adorned with sprawling oaks and fields of wild oats, JL Ranch is comprised of 2,270± acres.

Offering a carrying capacity of 90 cow/calf pairs for year-round grazing, JL Ranch also includes 80± acres farmed to oats. Irrigation, stock and domestic water is supplied via two wells, three springs, and the San Benito River. JL Ranch is a true equestrian utopia whose improvements include multiple barns, rolling horse pastures, a race track, training pen, hot walker, vet facility and roping arena. JL Ranch is further complemented by lodging for ranch workers and a main house complete with swimming pool, guest quarters and helipad.



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www.clarkcompany.com/properties/JL-Ranch/

Location & Access

JL Ranch is situated at 1989 Old Hernandez Road in Paicines, California, in eastern San Benito County. The Ranch is accessed by the main gate on Old Hernandez Road, which is county maintained, via Highway 25. The fertility of San Benito River Valley supports some of California's most productive vineyard and farmland yielding peppers, garlic, onion, tomatoes, broccoli, celery and cauliflower.

Shopping and entertainment are available in King City, approximately 30 miles southwest of the Ranch, or Salinas, approximately 63 miles northwest of the Ranch. The closest general aviation airport is Mesa Del Rey in King City. Daily commercial flights to Dallas, Los Angeles, Phoenix and Denver are available at Monterey Regional Airport, about 75 miles from the Ranch. Broader flight destinations and international flights are accessible at San Jose International Airport 90 miles northwest of the Ranch.



Acreage & Zoning

JL Ranch comprises 2,270± acres zoned AR, the San Benito County designation for Agricultural Rangeland. Generally, this zoning allows agriculture uses, grazing, and land in its natural state. For specific uses, please refer to San Benito County Planning.

A large portion of JL Ranch (1853± acres) is under Williamson Act Contract, which offers land owners reduced property tax assessments in exchange for maintaining agricultural or open space related uses. The 2017/2018 property taxes for the Ranch were approximately \$30,500.

APN's:

028-120-010	028-140-003	028-140-008	028-140-009	028-140-010
028-140-012	028-140-013	028-140-014	028-140-015	028-140-016
028-160-009	028-160-031	028-190-006	028-210-001	



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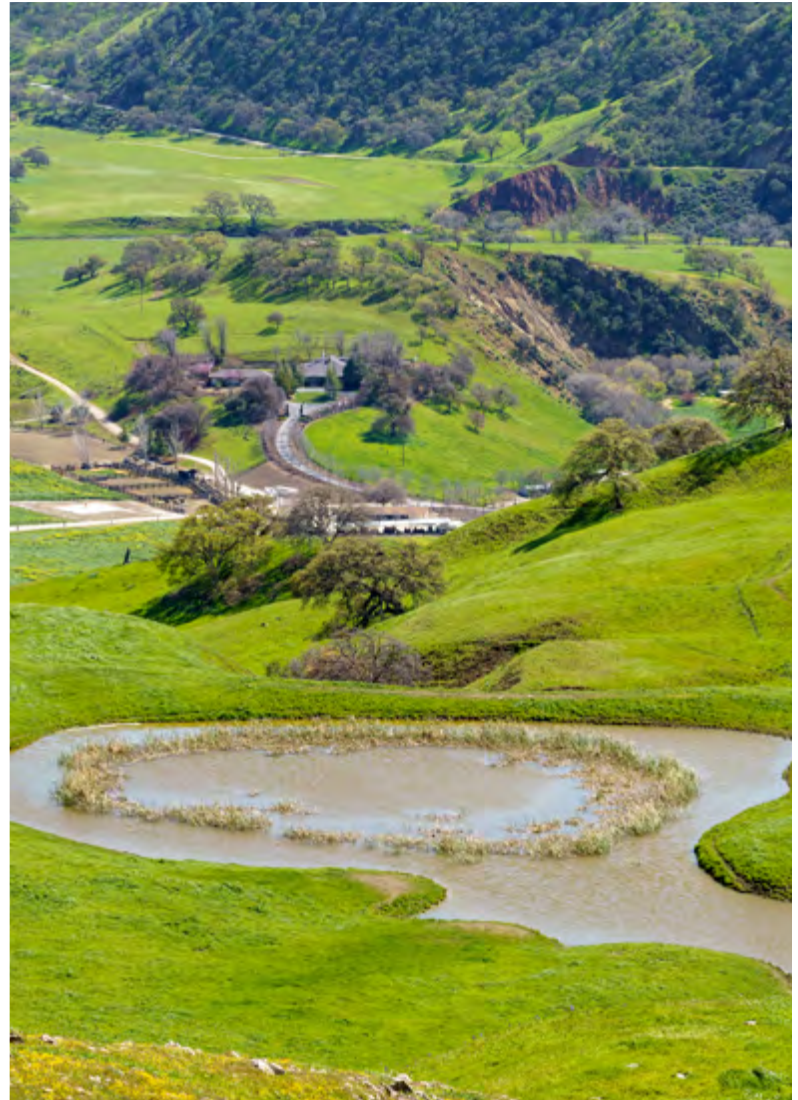
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Historically, JL Ranch has operated primarily as a Quarter Horse Market Breeding Facility turning out best in breed yearlings, with a broodmare band consisting of approximately 26-stakes winning and stakes producing mares. Quarter horse yearlings are raised and sold at the three largest quarter horse sales in the nation, raising multiple winners. With the passing of JL Ranch's commander, John Andreini, the majority of the horses were sold in January 2019. JL Ranch retained seven mares, and will have 13 babies at the upcoming New Mexico sale, which is the largest in the US.

JL Ranch also operates as a year-round cattle ranch. On wet years, the Ranch could run 120 pairs, and can run 90 pairs during drier years. The 80± acres of oats are cut, baled and harvested and used to feed the cattle during the winter months, yielding enough oats to feed 90 pairs for 3 months.

Operations





Water

Irrigation and stock water is supplied via one well, three springs, and San Benito River, which traverses the southernmost portion of the Ranch. Underground pipe is used to transport water to storage tanks, water troughs and dirt tanks throughout the Ranch. Seasonal springs, creeks, streams and ponds supply additional livestock water.

There are also three domestic wells, producing 8, 35 and 65 gallons per minute respectively, which supply water to all of the residences, dwellings, equine facilities and appurtenant structures. These wells pump water to storage tanks above the main residence and is then gravity fed to the improvements.



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Improvements

JL Ranch offers superb, wide-ranging improvements separated into two ranch areas. The main headquarters area is positioned in the southern part of the Ranch and encompasses a majority of the improvements including the main residence, ranch manager's home and a majority of the equestrian facilities. Approximately 1/2 mile away is the western farmstead area. This area is situated in the southwestern portion of the Ranch and includes employee housing, barn, shed and racetrack.

Residences:

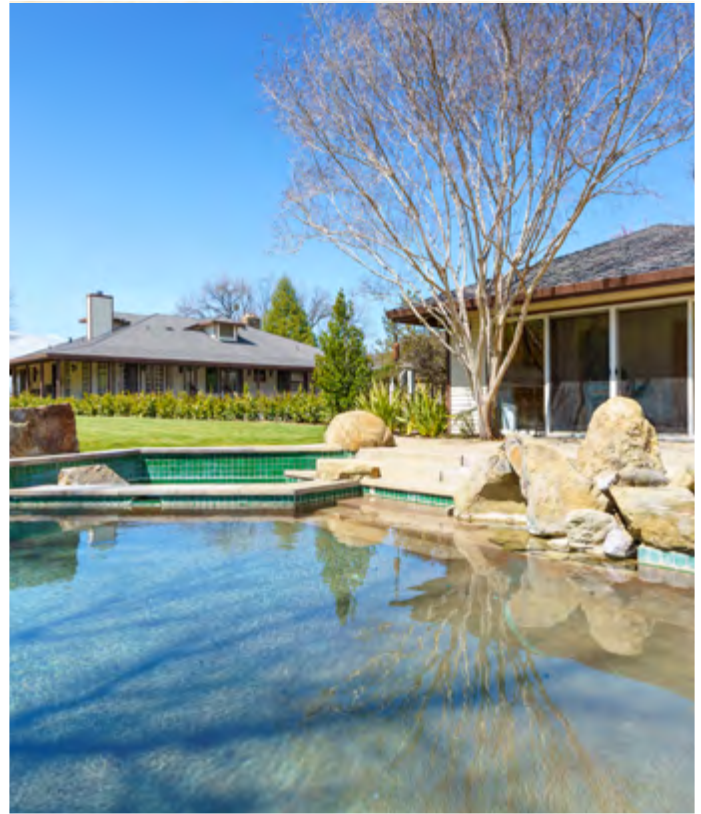
JL Ranch is improved with eight homes composed of a main residence, ranch manager's residence, and several dwellings for guests and employees.

The main residence is an eye-catching, 4-bedroom, 3.5-bathroom ranch home encompassing 4,500± square feet with plentiful windows on every wall offering picturesque views of the stunning countryside. There is also a detached 3-car garage that includes an apartment. The main residence is completed with a pool and a 400± square foot pool house.

The ranch manager's home is a fetching log home comprising 1,975± square feet. The attractive home includes 3 bedrooms, 2.5 bathrooms, loft and detached garage which mirrors the log-house-style of the home.

The stage stop dwelling comprises 1,320± square feet with three bedrooms and one bathroom. Adjacent to this dwelling is a 264± square foot apartment.

A cinderblock dwelling is positioned near the hay barn and racetrack and encompasses 1,300± square feet. JL Ranch is further improved with two single-wide mobile homes, (one with an addition) and a double-wide mobile home, which has an adjacent, detached garage, each offering additional employee lodging.



Improvements Cont.

Appurtenant Structures:

JL Ranch's extensive improvements include ample appurtenant structures. There is a 2,200± square foot, 3-sided shop, a 2,544± square foot equipment shed, 300± square foot granary, metal shed and 1,900± square foot hay barn.

Equestrian Facilities:

JL Ranch is a working Quarter Horse Market Breeding Facility with extensive equestrian facilities.

The office is a handsome 676± square foot building conveniently located near the equestrian facilities, providing generous space to conduct Ranch related business.

There are two 2,160± square foot, Barn Master barns which each include ten-12 foot by 12 foot stalls. There is also one MD Barns containing four-12 foot by 12 foot stalls each, a second MD Barn contains three-12 foot by 12 foot stalls and a tack room. The main barn comprises 2,160± square feet and also includes nine-12 foot by 12 foot stalls and a tack room.

The cowboy barn comprises 2,208± square feet and includes tack room, stocks, wash rack and two-12 foot by 24 foot foaling stalls. The mare motel is an open structure comprising 5,184± square feet and includes eighteen-16 foot by 18 foot stalls.

Additionally, there is a roping arena, cutting pen, corrals, a covered, 50-foot round pen, a six-horse hot walker, and a lagoon encircled by a race track.



Price

Offered at \$5,000,000

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