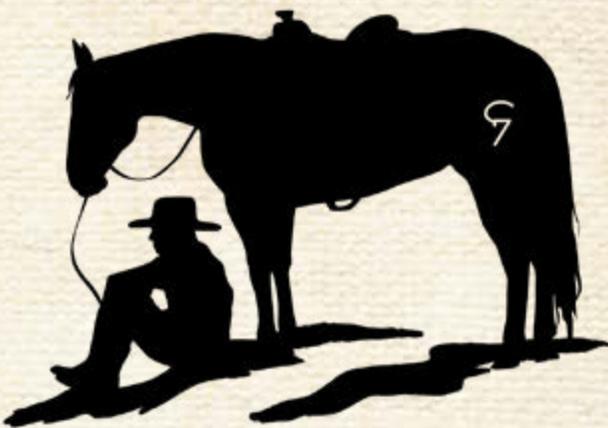


JEB

- *Ranch* -
KING CITY, CALIFORNIA



Offered at
\$7,740,000



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RANCH REAL ESTATE



Overview

The Jeb Ranch is a 2,397± acre recreational and cattle ranch situated in the picturesque southern Salinas Valley, with stunning views of the Pinnacles National Park and Junipero Serra Peak. Positioned in King City, west of Highway 101, Jeb Ranch bursts with personality and adventure, offering opportunities for hiking, hunting, riding and more.

In addition to its recreational advantages, Jeb Ranch offers a turn-key cattle operation complemented by troughs, barn, and corral. Moreover, there are 53± acres of registered farm ground suitable for grapes and vegetables. Complete with the tax advantages of the Williamson Act Contract, Jeb Ranch is improved with a recently built 3,000± square foot main home and 635± square foot cabin equipped with a large solar power system, grid electricity, and developed water via wells.



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Location

Jeb Ranch is situated at 54400 Jolon Road, King City, California in the southwestern quadrant of Monterey County with nearly one-mile of frontage on the county-maintained Jolon Road. It is positioned mid-way between Salinas and Paso Robles, less than an hour from each. Monterey/Pebble Beach is approximately 70 miles northwest and the property offers easy access to Highway 101.

King City is home to a population of around 14,000. Jeb Ranch varies in elevation from 400 to 1600 feet and benefits from King City's moderate year-round climate. July and August are the hottest months, getting up to 84° on average during the day and December is the coldest, getting down to 36° on average at night. Annual precipitation is approximately 12 inches, with most rainfall occurring between December and March.

Monterey Regional Airport is approximately 75 miles from the Ranch and offers domestic flights with numerous arrivals and departures each day. International flights are available at Norman Y Mineta San Jose International Airport (SJC) and/or San Francisco International Airport (SFO), 109 and 143 miles north, respectively.



Improvements

Jeb Ranch is improved with two residences – a main home and guest home/cabin – in addition to a barn, electrical, solar, cattle operation improvements and more.

The 3000± square foot main home was completed in 2012 and is comprised of three bedrooms and three and one-half bathrooms. The main home is being offered fully furnished and includes the following amenities: 9-foot ceilings, Sub-zero refrigerator/freezer, Wolf range, pantry, basement, stone fireplace with wood burning insert, utility room, mud room, hidden storage, secret gun room, oversized two-car garage complete with rear roll-up door attached with a covered breezeway, two additional freezers, commercial washer and dryer, and two water heaters.

Outside of the home are deep porches, a patio complemented by semi-built-in BBQ plumbed to propane, patio TV,



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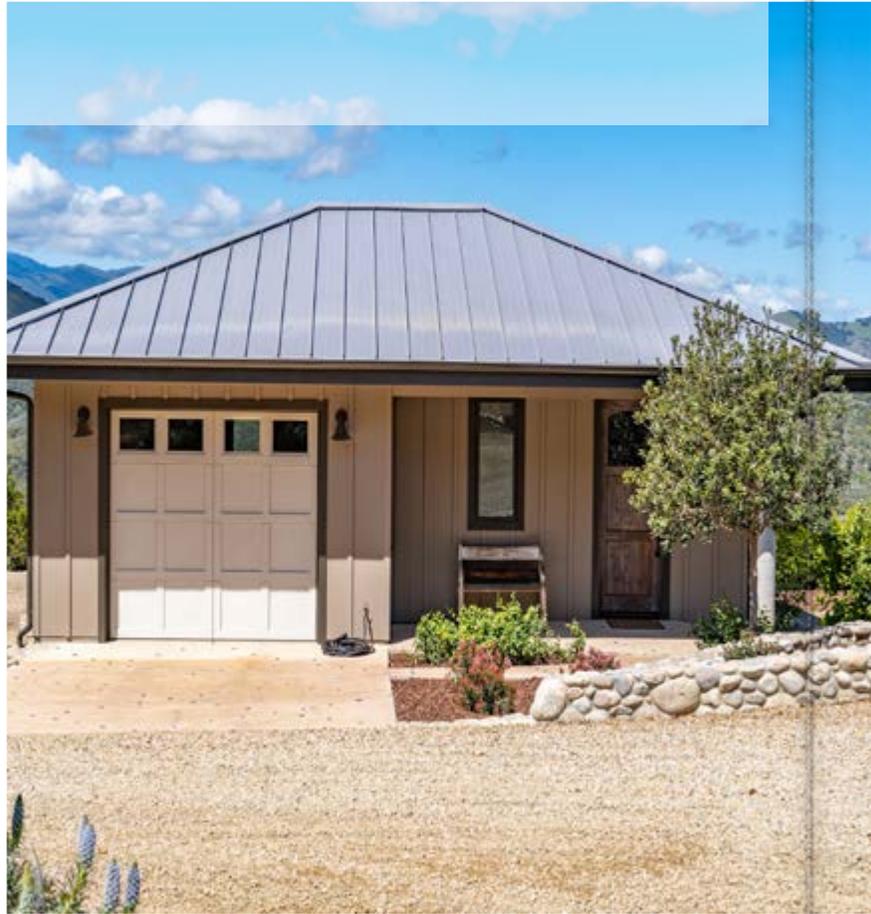
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prep area with sink, fire pit, spa, outdoor planters, and utility rooms (salt, battery, solar).

The one-bedroom, half-bath guest house/cabin, completed in 2012, comprises 636± square feet and is complemented by a kitchenette, one-car garage and work area.

Power for the Ranch is supplied via both a large independent solar system and grid-tied electricity. The solar power system is a 29kW ground mounted solar array with 106 panels, split into two 200-amp services for the main house and cabin. All solar power goes to the homes first, then to the grid, which is tied to PG&E. Power credit is to 4 meters (main house, corral, well and bunkhouse/well). There is also a 30kW backup generator with a dedicated propane tank.

Finally, Jeb Ranch is designed with emergency preparedness in mind in the case of an earthquake, pandemic, economic collapse, or data/cyberattack with the ability to operate completely off-grid (independent sources of power and water) and 4-month's dehydrated food in storage.



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Water

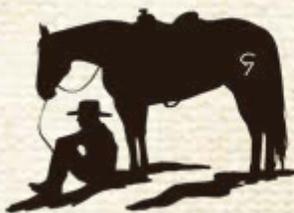
Jeb Ranch offers abundant water via multiple wells and engineered water system. Comprised of one house well, one cattle well, and two farm field wells, the Ranch's cumulative water storage altogether holds approximately 47,500 gallons.



Operations

Jeb Ranch is presently utilized for cattle grazing. The grazing land is leased on a one-year term, producing an income of \$6,000 annually. Cattle operation improvements include 12 troughs scattered throughout the Ranch, extensive pipelines and water storage, livestock pens, cross-fencing, a chute and a corral.

Additionally, there are 53± acres of registered farm ground. While suitable for grapes, in the past it has been used to produce corn nuts, safflower, and broccoli.



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Jeb Ranch comprises 2,397± acres multi-zoned for agriculture, hunting and grazing. Jeb Ranch is under the Williamson Act Contract, also known as the Ag Preserve, which generally limits the land usage to agriculture or related open space uses in exchange for reduced property taxes. The 2019/2020 property taxes for the ranch were approximately \$24,475 in total.

APNs:

- | | |
|-----------------|-----------------|
| 421-091-018-000 | 421-091-018-009 |
| 421-091-020-000 | 421-091-049-000 |
| 421-111-002-000 | 421-111-026-000 |
| 421-111-027-000 | 421-111-028-000 |
| 421-111-071-000 | 421-111-072-000 |

Acreage & Zoning



Offered at \$7,740,000

Price

Recreational Considerations

Jeb Ranch offers diverse recreation opportunities including hunting, shooting and off-roading. Further, there are trails and over 20 miles of ranch roads throughout the Ranch perfect for hiking, horseback riding, or mountain biking.

Wildlife (turkey, deer, wild pig, dove, quail) and wildflowers abound, bird-watching is plentiful, and fossils are waiting to be found. The nearby Lake San Antonio also offers fishing and boating.

