

POWDERHORN RANCH

4,356± ACRES | \$10,000,000 | GREENFIELD, CALIFORNIA



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POWDERHORN
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48400 Reliz Canyon Road | Greenfield, California 93927



Overview

Powderhorn Ranch is a sprawling 4,356±-acre cattle ranch located near Greenfield, California, with all the improvements and water you need to pick up and keep this operation moo-ving!

The Ranch is improved with 2 homes, 3 barns, shop, horse pens and riding arena. Water is supplied via 3 wells, seasonal ponds, springs, and creeks. Powderhorn Ranch is also cross and perimeter fenced and offers over 50 livestock water troughs throughout the Ranch.

Hunting is prolific with blacktail deer, wild boar, turkeys, dove, quail, wild pigeon, squirrels, and coyotes. Outdoor recreational advantages abound with miles of roads and trails for ATV's or horseback riding, plus opportunity to enjoy camping and hiking on your own property.



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Powderhorn Ranch is situated in southern Monterey County on the western slope of the fertile Salinas Valley at 48400 Reliz Canyon Road Greenfield, California. The Ranch is approximately 15 minutes from downtown Greenfield and access to Highway 101. Salinas is 45 minutes northwest and Paso Robles is 60 minutes southeast.

Known as the "The Heart of the Valley," Greenfield is home to the Yanks Air Museum and Recreation Center, a key destination for visitors or tourists offering a hotel, winery, restaurants, aviation themed shops and recreational vehicle parking. The center resides on the permanent preservation of 306± acres of agricultural land through the dedication of a conservation easement to the AG Land Trust.

Powderhorn Ranch is located halfway between San Luis Obispo County Regional Airport and San Jose Mineta International Airport, both of which are 120 miles from the Ranch. San Luis Obispo Airport offers commercial service daily to Los Angeles, San Francisco, and Phoenix. Domestic as well as international air travel is available via Mineta San Jose International Airport.

Location



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Improvements

Powderhorn Ranch is improved with 2 homes, 3 barns, shop, horse pens and riding arena.

The main house comprises 1,780± square feet, with three bedrooms and two baths. The home features a wood burning stove, new hardwood floors, paint, and a new composite roof. The exterior presents a large wood deck that leads to an inground pool with a diving board.

Outside is a 45' x 30' pool room with two bathrooms, a shower, fireplace, and bar plus a large cement patio.

The 1,326±-square foot bunkhouse offers two bedrooms with a freshly upgraded bathroom.

There are also three barns on the property. The main barn was remodeled in 2020. Nearby, a 25' x 35' metal shop and a tack room stores horse gear and equipment.

Additionally, there are 7 pipe horse pens and a 270' x 150' roping arena.

[Click here for interior photos.](#)



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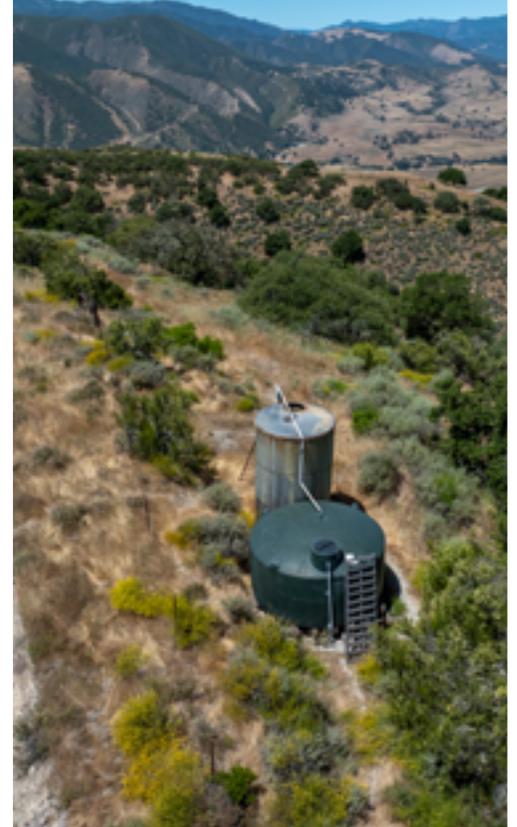
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The cattle operation has been the primary business focus, historically running up to 600 yearlings from October to June. Alternatively, the Ranch would support a year-round operation running approximately 200 pair.

One set of pipe fence corrals are centrally located at the headquarters and include a hydraulic squeeze chute and livestock scales. Powderhorn Ranch is fully cross and perimeter fenced and there are over 50 livestock troughs and 11 storage tanks scattered throughout the Ranch.

Operations



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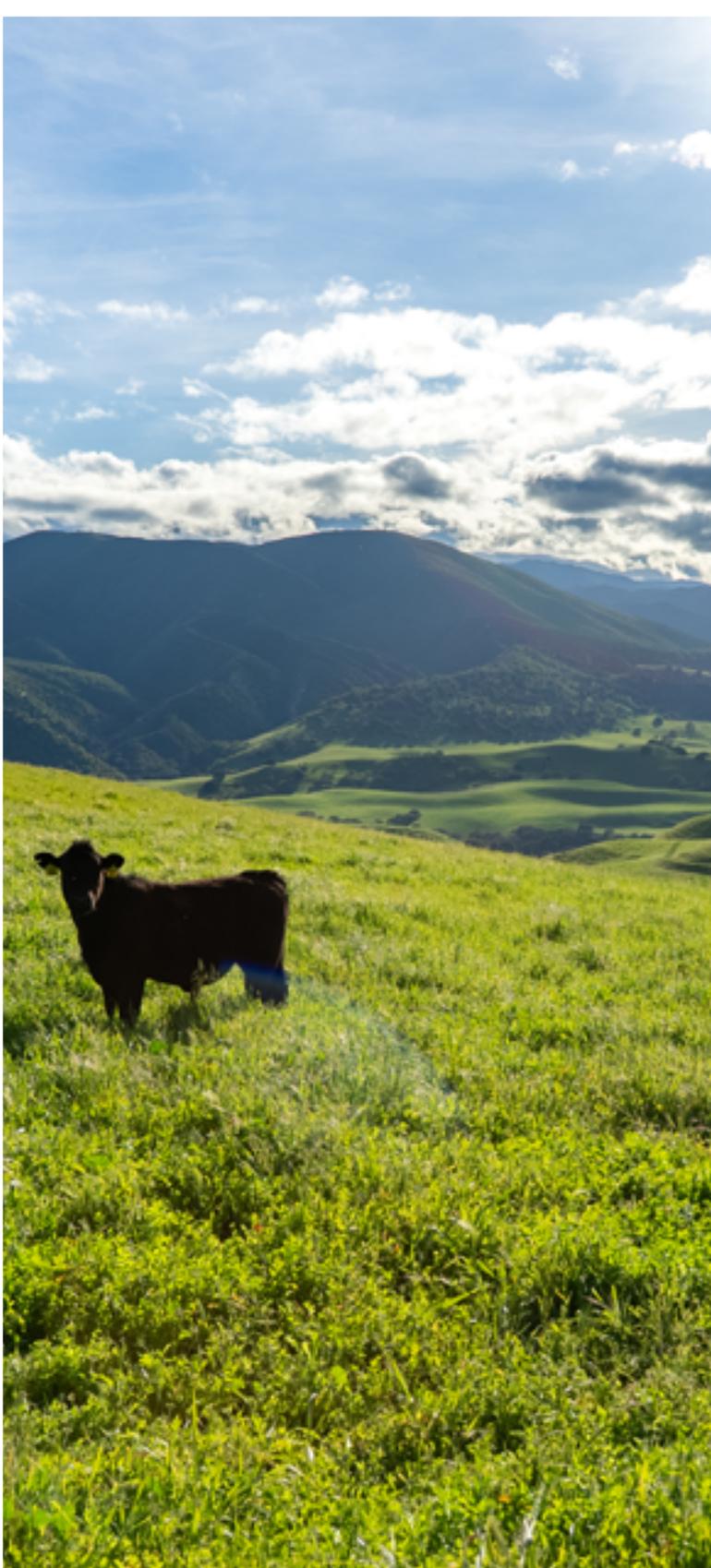
Water

Powderhorn Ranch possesses an intricate stock water system that has been set up with three wells, and over 20 miles of underground piping supplying water to over 50 livestock water troughs scattered across the Ranch.

There are also 11 storage tanks ranging in capacity from 2,500 gallons to 18,000 gallons.

Furthermore, the seasonal Reliz Creek traverses the center of the Ranch in a north-south direction. There are also numerous seasonal ponds and two springs.





Acreage & Zoning

Powderhorn Ranch is comprised of 9 certificated parcels encompassing 4,356± acres, zoned Pasture.

The Ranch is covered by a Williamson Act Contract, often referred to as the Ag Preserve. Generally, the Ag Preserve contract limits the land usage to agriculture or related open space uses in exchange for reduced property taxes.

Positioned within Monterey County, the 2023/2024 property taxes were approximately \$25,115.

APNs:

419-101-044	419-101-045
419-101-046	419-101-047
419-101-048	419-101-049
419-101-050	419-101-067
419-111-009	419-111-011
419-111-012	419-111-013
419-111-014	419-111-015
419-111-016	419-111-017
419-111-018	419-111-019
419-111-020	419-111-021
419-111-022	419-111-026
419-111-027	419-111-031
419-111-039	419-111-040
419-121-011	419-121-020

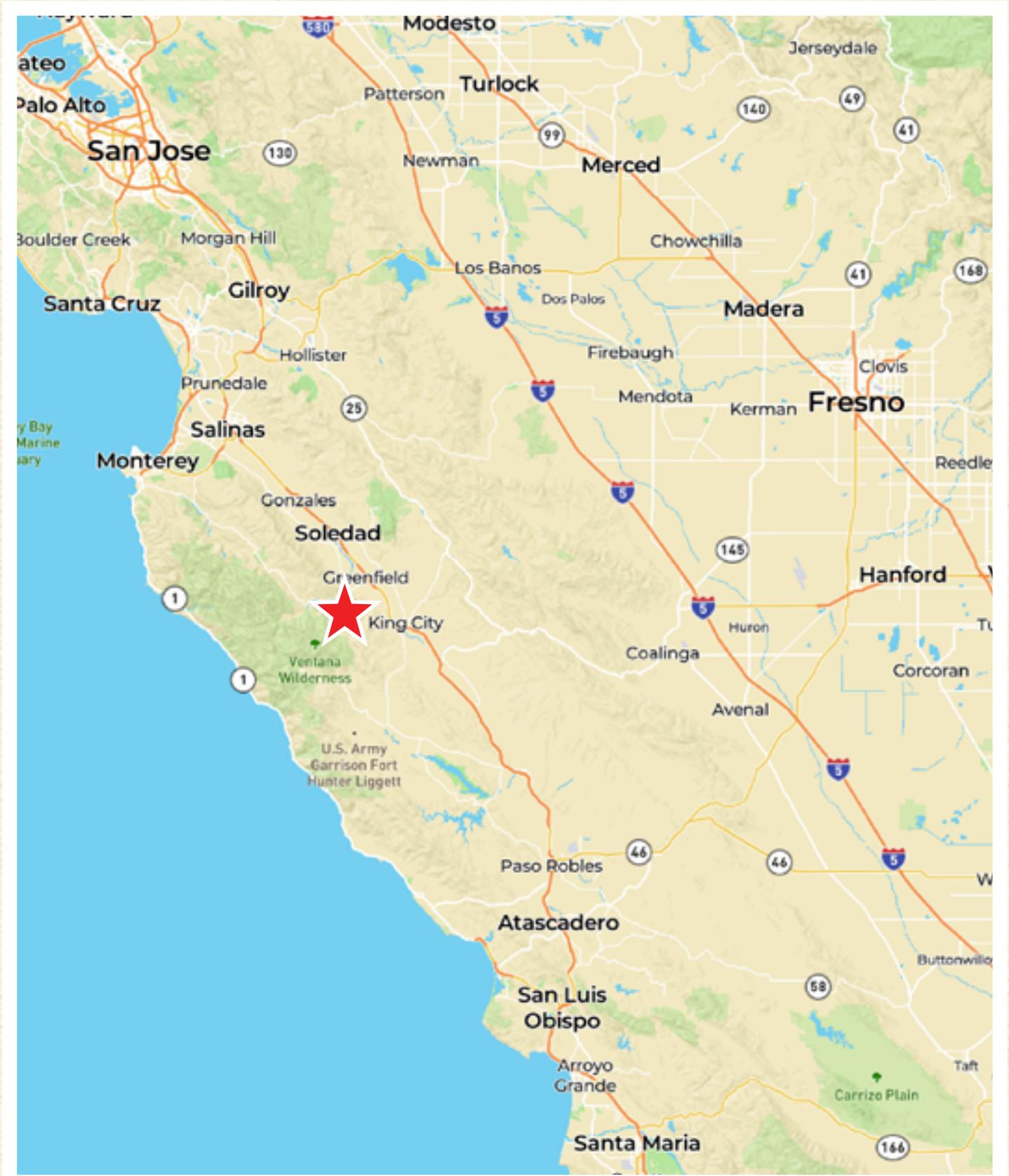
Price

Offered at
\$10,000,000

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