

RANA CREEK RANCH

14,141± ACRES | \$37,500,000 | CARMEL VALLEY, CALIFORNIA



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RANA CREEK

- RANCH - 35351 Carmel Valley Road | Carmel Valley, California 93924



Overview

With over 14,000 acres in one contiguous block, RanaCreek Ranch is the largest landholding in California's famous Carmel Valley. The Golden State's countryside doesn't get any more idyllic than this. The ranch spans both sides of Carmel Valley Road with, over 12,400 acres on the north side and 1,720± on the south. It is currently being operated as a cattle ranch and owner's retreat, although there are many great options for a future owner to expand operations if desired. The ranch is about eight miles long by over four miles at its widest point... it is a mammoth landscape with impressive water resources in the form of seasonal creeks, vernal ponds and a strong aquifer.

**Offered at \$37.5M for all or purchase Rana Creek Ranch North (encompassing 12,400± acres) for \$27.5M*



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The Facts

- Over 14,100 deeded acres offered as a whole or in part
- Tasteful and understated residential improvements including a main home with over 7,000 square feet and a swimming pool
- Other improvements include extensive agricultural facilities and a large office/conference building styled with a wood exterior to fit the landscape
- Operating cattle ranch
- Mitigation bank potential for species preservation
- Largest private landholding in the valley comprised of the lion's share of the original Rancho Los Tularcitos Mexican land grant
- Extensive water rights and resources including 7 livestock wells, 7 agriculture wells and 3 domestic wells
- Comfortable year-round climate
- Potential for agricultural expansion into fruits, nuts and viticulture
- 50 miles of road make entire property easily accessible
- Strong wildlife populations of black-tailed deer, quail, wild boar, and wild turkey
- Time to: Carmel Valley Village - 15 minutes
Carmel-By-The-Sea - 25 minutes
Pebble Beach - 30 minutes
Monterey - 35 minutes
- Private 2,800-foot paved airstrip and helipad
- Williamson Act for lowered tax liability
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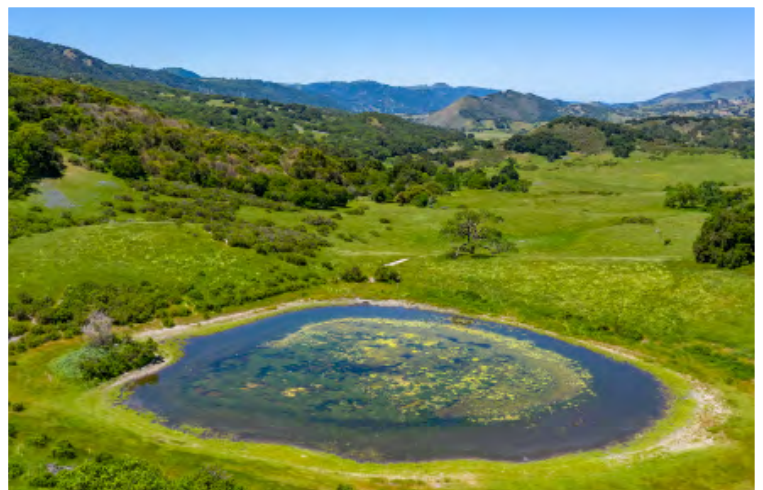
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Water

The Rana Creek drainage runs down through the ranch for approximately seven miles before its confluence with Tularcitos Creek. Agua Mala Creek enters the property from the east and

traverses the ranch for approximately two-and-a-half miles before its confluence with Rana Creek. Portions of Chupines Creek run through the ranch for about a mile. Flowing along the south side of Carmel Valley Road, Tularcitos Creek runs the length of the ranch from southeast to northwest for approximately two-and-a-half miles. Elevations on the ranch range from about 900 feet above sea level to over 3,400 feet. It is possible to see the Pacific Ocean from the highest ridges on the ranch. The acreage south of the road, at its southern boundary, slopes down to the northeast from Tularcitos Ridge. On the other side of the road, the topography slopes up to the northeast forming a series of ridges. The entire ranch is studded with oak trees.



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Improvements

Residential improvements include a main house, guest house, and five other homes. Agricultural improvements include several barns, equipment storage, greenhouse, corrals, and fencing. There is also a large office building/conference center that has potential for many alternate uses. There are also plenty of equestrian improvements including a large riding arena.

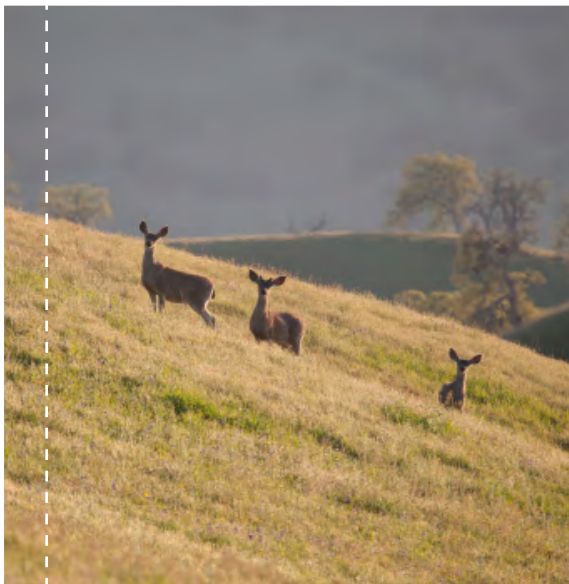


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Additional Considerations

Recreational opportunities on the ranch are extensive. Equestrian enthusiasts, trail runners and hikers will find miles and miles of trails throughout the ranch. Hunters will find abundant huntable species including black-tailed deer, wild boar, quail, and wild turkey.

A recent study by a group of environmental consultants concluded that the ranch is well suited to a mitigation bank for species preservation including California red-legged frog and California tiger salamander. There is also “some potential for stream enhancement and riparian wetland restoration.” This mitigation bank could provide meaningful income streams for the ranch over time.

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