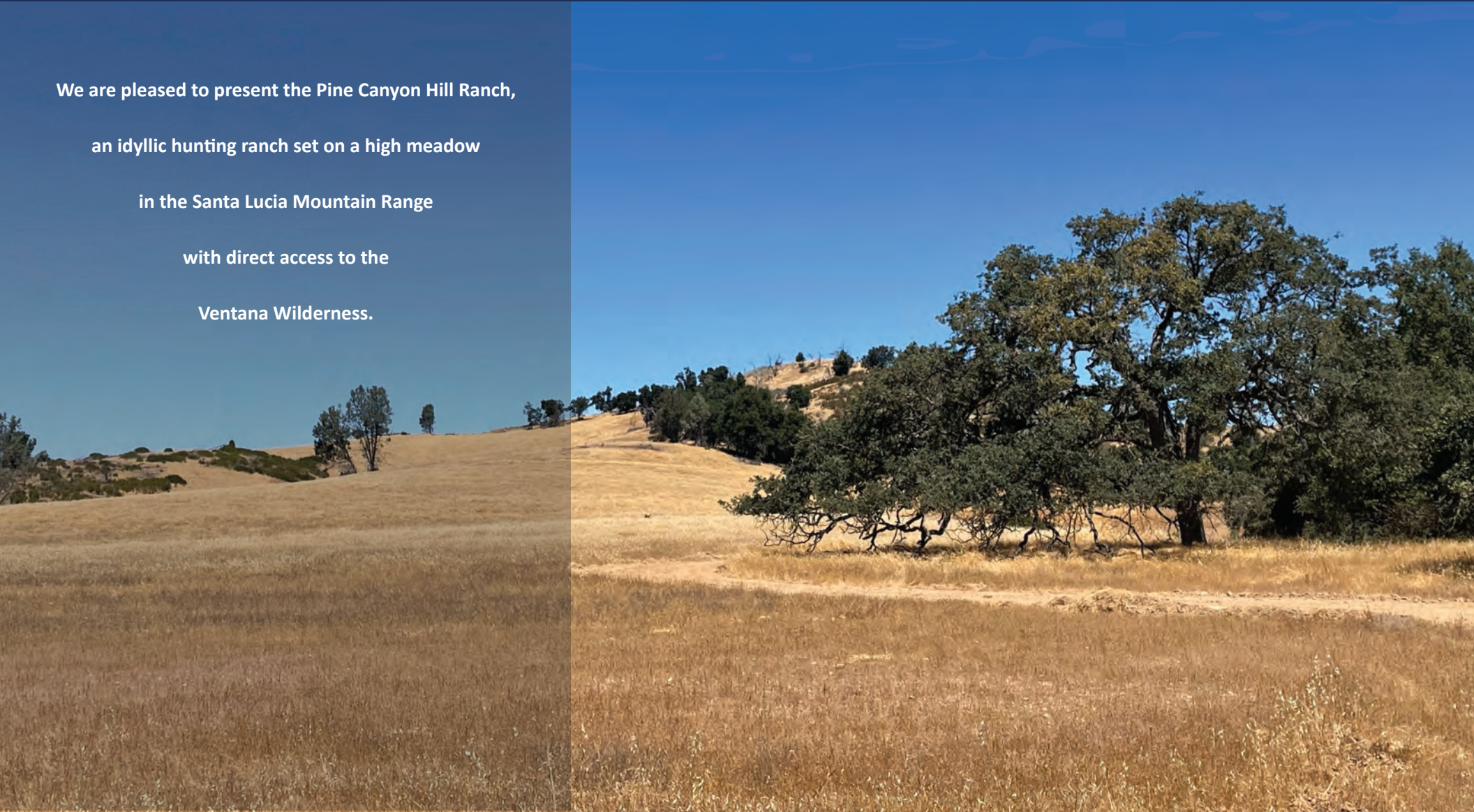


FOR SALE - PINE CANYON HILL RANCH

Pine Canyon Road, King City, Monterey County

We are pleased to present the Pine Canyon Hill Ranch,
an idyllic hunting ranch set on a high meadow
in the Santa Lucia Mountain Range
with direct access to the
Ventana Wilderness.



263 Lincoln Avenue
Salinas, CA 93901
(831) 422-5327
piinirealty.com



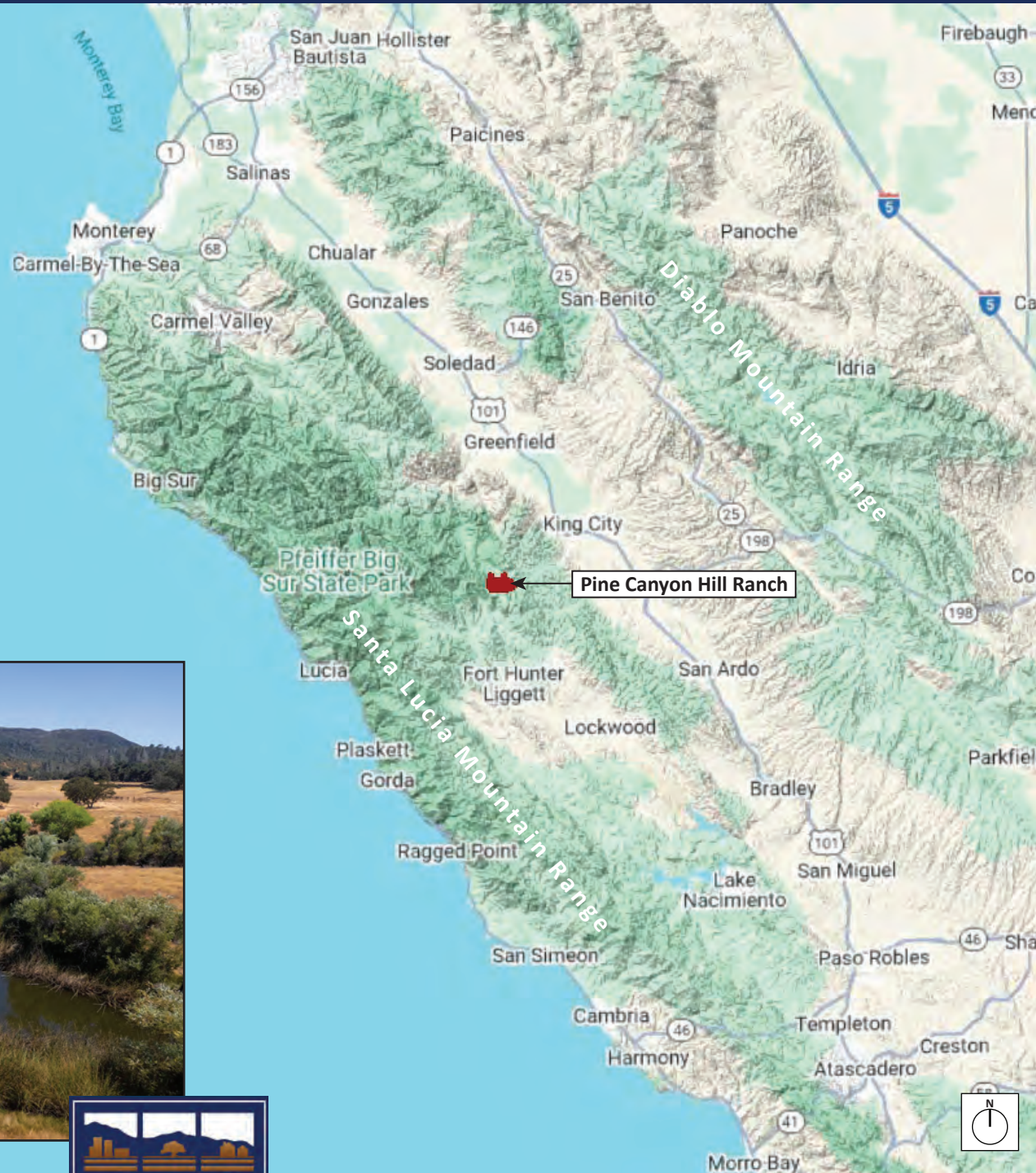
Greg Piini (x101)
Cell: (831) 596-5763
greg@piinirealty.com
DRE: 01294279

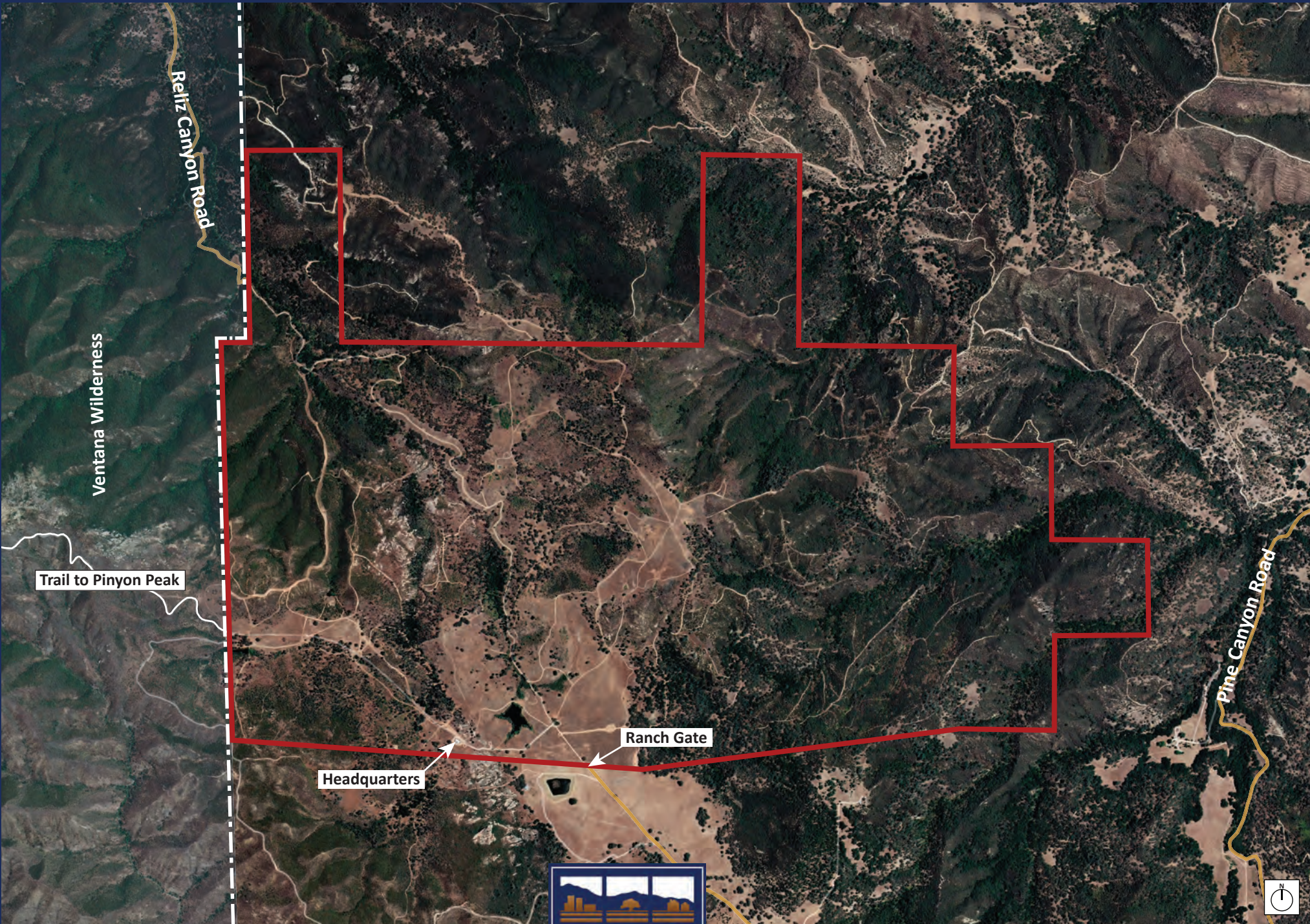
Joe Piini (x105)
Cell: (831) 229-6913
joe@piinirealty.com
DRE: 01889295

The Pine Canyon Hill Ranch is a short 13+/- mile drive to the southwest of King City into Santa Lucia Mountain Range. This location is a 62-mile drive north from Paso Robles and 70-mile drive south from Monterey, balancing a remote setting that is easily accessible from California's Central Coast.

Adjoining the western end of this property is the Los Padres National Forest where access to the Ventana Wilderness provides extensive recreational opportunities beyond the boundaries of this ranch.

This location is steeped in history from the Native Americans who resided in these hills to the travelers who passed through this ranch on an old stagecoach route that once connected the Salinas Valley with the San Antonio Mission.





APNs: 420-051-031; 420-071-062; 421-071-003,-004,-005;
421-091-001,-002 & -003

***Acreage:** 1,594.4+/- acres

Access: The ranch is currently accessed by Pine Canyon Road, which meanders 11+/- miles from Jolon Road, near King City at Highway 101, to the south boundary. The last 6+/- miles are gravel/dirt and can be impassable during winter months.

Topography: The overall elevation ranges from 1,200 to 2,500 feet above sea level with the heart of the ranch set on a high meadow at about 2,200 feet. The ranch is also the headwaters of Reliz Canyon, which begins on this property and slopes down to the north, exiting the northwest boundary.

Vegetation: The vegetation includes a good balance of open grassland with numerous oaks and pines throughout the heart of the ranch, with denser brushland along the west, north, and eastern ends that provides essential wildlife habitat and a buffer from adjoining ranches.

Water: There are a variety of water sources on this property that add to ranch's recreational appeal, including one developed spring that gravity feeds a 3,000-gallon water tank; Reliz Canyon Creek, which flows to the north; and upwards of 12 ponds, including several, year-round bodies of water.



Wildlife: This section of the Santa Lucia Mountain Range is inhabited by black tail deer, wild pigs, bobcats, mountain lions, coyotes, and quail.

Rock Outcroppings: Numerous rock outcroppings speckled throughout the hillsides provide intrigue and enhance the ranch’s aesthetic appeal.

Views: The elevation and topography provide both intimate views of the surrounding hillsides and distant views that extend across the Salinas Valley to the Gabilan Range. In addition, the ranch has views to the north of “The Rocks,” a massive sandstone exposure in Reliz Canyon.

Privacy: This is an end-of-the-road ranch with excellent privacy provided by the topography, vegetation, and the Ventana Wilderness..

Improvements: Improvements are limited to an equipment shed and fencing along the south boundary.

Price: \$2,550,000

Notes: Do not go direct. Please contact Piini Realty for all showings.

**The acreages shown are estimates derived from sources that are deemed reliable but are not guaranteed. The maps included in this offering are for illustration purposes only and are not intended to represent a survey of the property.*



