





Listing ID: Monterey #5454

**Acres Available for Lease
or Purchase: 40**

Description:

40 Acres in Southern Monterey County. One functioning well on the property. Bordered to the South by vineyards. Property is dominated by a single rolling hill, and is accessible via Jolon Road, about 5 miles from Highway 101. Land has previously been used for grazing, vegetables, and fruit trees. We are very open to discussing potential uses. Land is zoned for agricultural use.

Current Use of Property: Not farmed

Building and Infrastructure: TBD

Available farm machinery, if any: 20 HP Kubota Tractor

County: Monterey

Land Suitable For: Cattle (beef);Cattle (dairy);Forage crops;Goats/Sheep;Grains;Hogs;Market garden;Orchard;Other;Pasture;Poultry/Fowl;Row crops;Vineyard;Berries;Flowers;Hemp*

Land is fenced: Yes

Landowner's preferred business arrangement: Lease;Partnership;Other;Cropshare

Expected lease rate for farm/ranch property: Negotiable

Soil Quality and Type: Cattle (beef);Cattle (dairy);Forage crops;Goats/Sheep;Grains;Hogs;Market garden;Orchard;Other;Pasture;Poultry/Fowl;Row crops;Vineyard;Berries;Flowers;Hemp*

Landowner is willing to advise or mentor the tenant farmer: Yes