



Sandpiper Ranch

122.57 +/- Acres | Santa Cruz County, CA | \$10,200,000



ADDRESS

1970 Beach Road
Watsonville, CA 95076

LOCATION

From Highway 1, take exit 425 towards Riverside Drive, head east. Left on W. Riverside Drive. Right on Lee Road. Left on W. Beach Road. Turn right into parking area.

PROPERTY SUMMARY

Sandpiper Ranch offers 122.6± acres of productive coastal farmland in Santa Cruz County, just west of Watsonville. The property includes 117.83± tillable acres currently leased to an established farming operator. Located in the heart of California's berry and vegetable growing region, the land features Class 1–2 soils, level topography, and a strong history of commercial row crop production. Water is supplied via PVWMA with an on-site well lease. Improvements include a shop, detached garage, and a residence situated on a separate yard site not included in the farm lease. Access is excellent via West Beach Road with close proximity to labor and cooling infrastructure. Zoned CA (Commercial Agriculture) with no known Williamson Act encumbrances, the property is 100% within the FEMA 100-year floodplain and has existing drainage improvements. This offering presents an attractive farmland asset in a supply-constrained, premium growing region.

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National Land Realty
20820 Highway 198
Suite D
Exeter, CA 93221
Nationalland.com



Brian Neufeld
Office: 559-235-9737
Cell: 559-748-2606
Fax: 864-331-1610
Bneufeld@nationalland.com

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