

EAST OF THE CITY OF HOLLISTER ALONG SANTA ANA ROAD

DEVELOPMENT PLUS FARM & RANCH OPPORTUNITY

# FOR SALE ROADRUNNER RANCH



± 640 ACRES \$3,000,000  
PLUS A RENTAL HOME SAN BENITO COUNTY,  
CALIFORNIA

## CONTACT US

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NEWCASTLE  
PROPERTIES  
GROUP

**FOR  
SALE****ROADRUNNER  
RANCH**

**±640 ACRES**  
PLUS A RENTAL HOME

**\$3,000,000**  
SAN BENITO COUNTY,  
**CALIFORNIA**

## THE OPPORTUNITIES - ROADRUNNER RANCH OFFERS THREE DISTINCT OPPORTUNITIES -

### 1. ±548 ACRES OF BEAUTIFUL RANGELAND

The Seller recently recorded a **conservation easement** over the southern ±548 acres of Roadrunner Ranch which will protect this acreage to from development in perpetuity! The Buyer will own fee title to this land, and exclusively enjoy its use for generations to come.

### 2. ±50 ACRES POTENTIALLY DEVELOPABLE TO 5-ACRE RANCHETTES

Roadrunner Ranch is currently multiple parcels with split zoning. The westernmost ±360 acres is zoned "Agricultural Productive" with a 5-acre minimum parcel size. Of that the northern ±50 acres that is outside of the easement, and along Santa Ana Valley Road represents an excellent **development opportunity**. Smaller "ranchette" properties proximate to Hollister are difficult to come by, and sell for a premium.

### 3. ±43 ACRES THAT INCLUDES AN EXISTING HOME

The easternmost ±280 acres that includes the existing home is zoned "Agricultural Rangeland" with a 40-acre minimum parcel size. Of that the northern ±43 acres that is outside of the easement, and includes the rented home, provides a good second source of income. This represents a hard to find **large acreage opportunity for remodel or expansion**. The house is occupied under a short term lease.

### FARMING & RANCHING

Additionally, the east side of Hollister is home to cattle ranching, as well as smaller olive orchards and vineyards. The northern acreage can potentially be explored for agricultural development, including permanent crops, in addition to residential. The southern acreage can be used for agricultural purposes consistent with the conservation easement. Roadrunner Ranch is currently grazed under a lease that can be cancelled.

***A stones throw from  
the City of Hollister***





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## THE AREAS OF OPPORTUNITY:

1. ±548 ACRES OF BEAUTIFUL RANGELAND
2. ±50 ACRES POTENTIALLY DEVELOPABLE TO 5-ACRE RANCHETTES
3. ±43 ACRES THAT INCLUDES AN EXISTING HOME



ROADRUNNER  
**RANCH**

**DISCLAIMER:** Neither the Seller or the Broker represent that a Buyer will ultimately be able to subdivide the property further or expand the existing home. There is inherent risk and uncertainty in real estate investments and development, and the Buyer should independently investigate and verify all information supplied. The Buyer should fully read and understand the obligations, and limitations of the conservation easement. The Seller and Broker believe that information supplied has been obtained from reliable sources, but cannot guarantee accuracy.

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## PROPERTY LOCATION

Roadrunner Ranch is just east of the Hollister city limits. The ranch enjoys the peacefulness of country living along with easy access to the small-town amenities of Hollister. Nearby Monterey, the Silicon Valley, and the Bay Area offer spectacular weather, education, employment, recreation and entertainment.



REPRESENTATIVE PICTURE - OLIVE TREES  
(SUBJECT PROPERTY IS NOT IN PERMANENT CROPS)



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SPLIT ZONING  
HOME WITH ACREAGE  
LAND WITH 5 ACRE ZONING

## HOLLISTER AREA RANCH

### CONTACT US

**Peter Nixon**

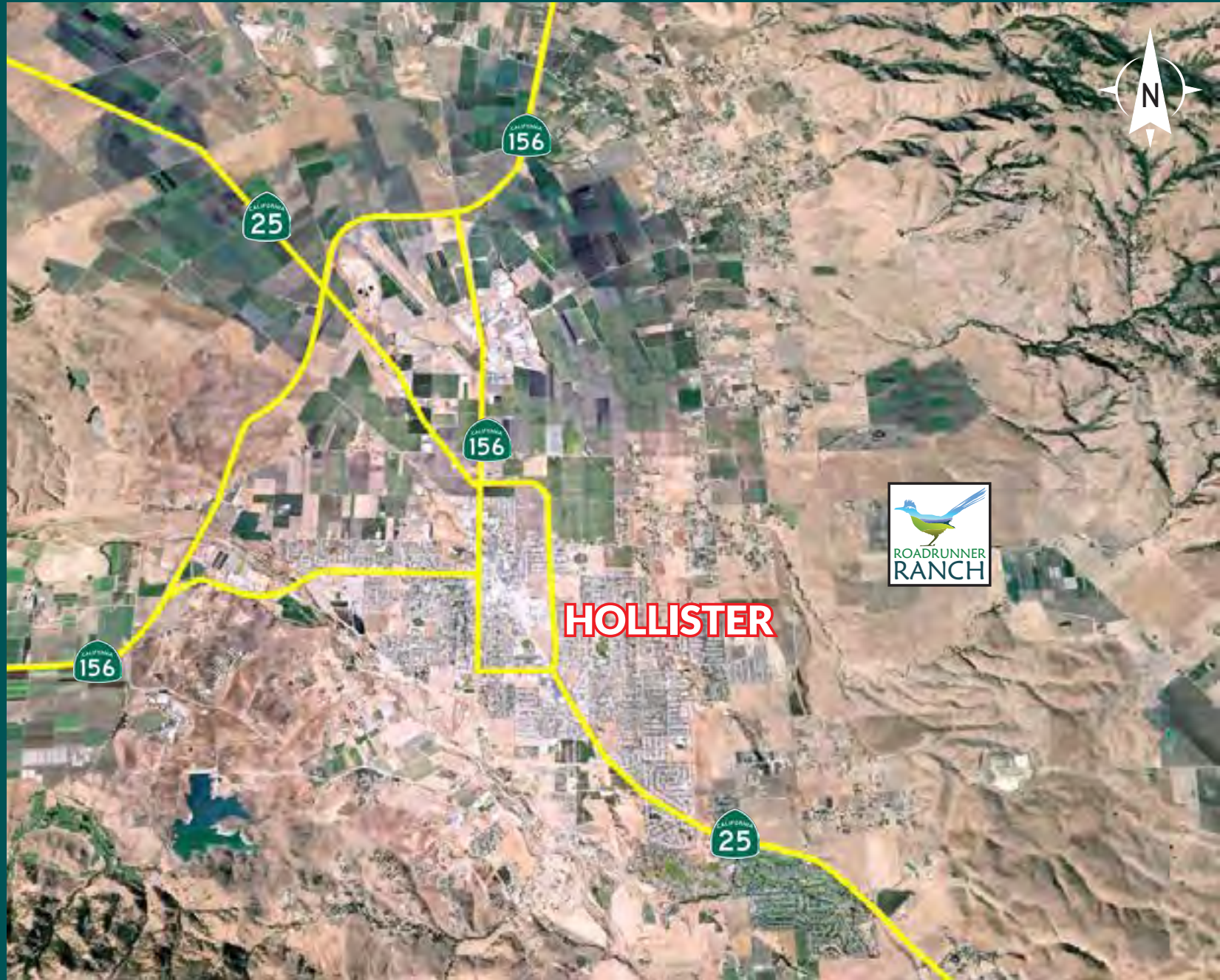
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**HOLLISTER**



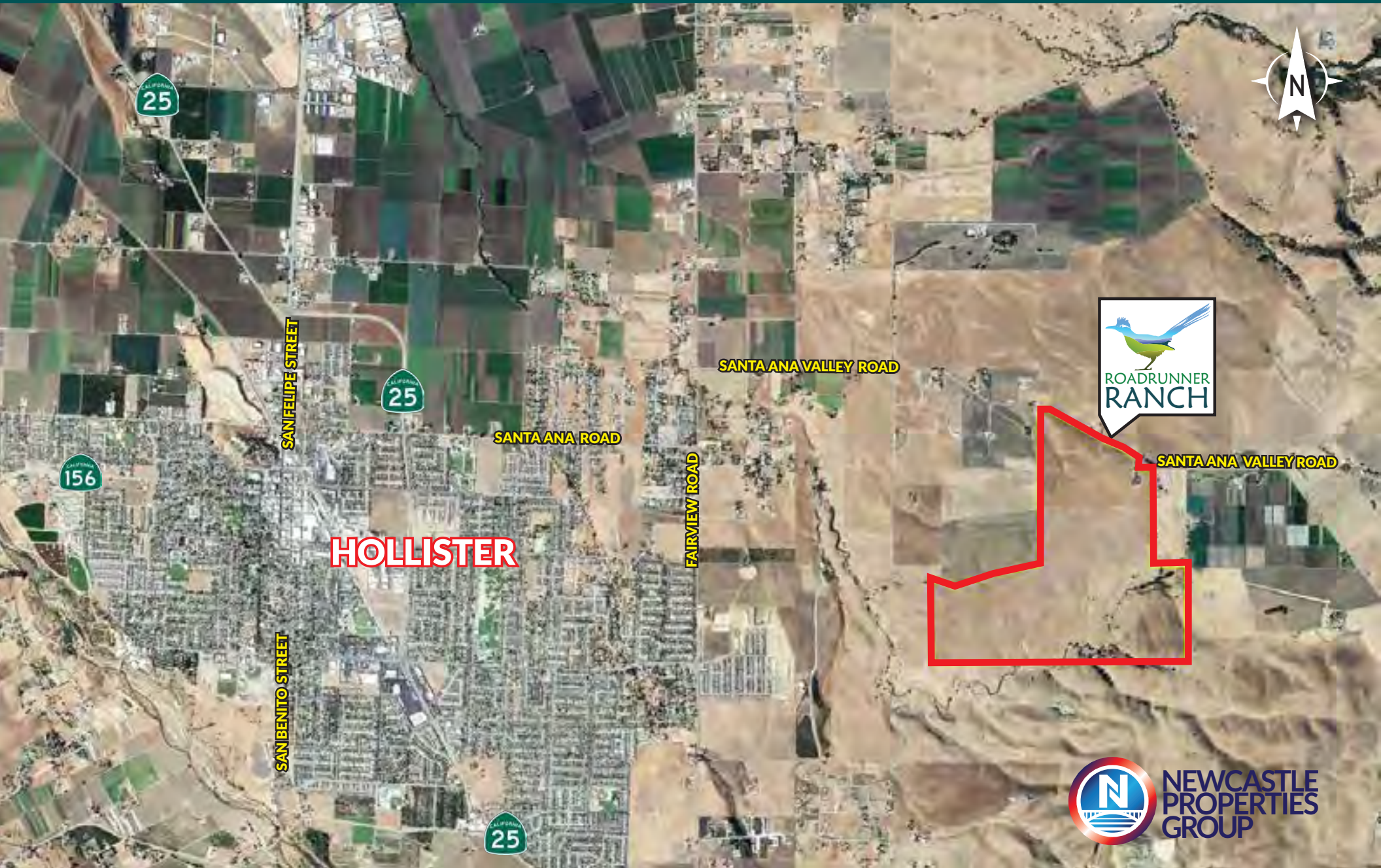
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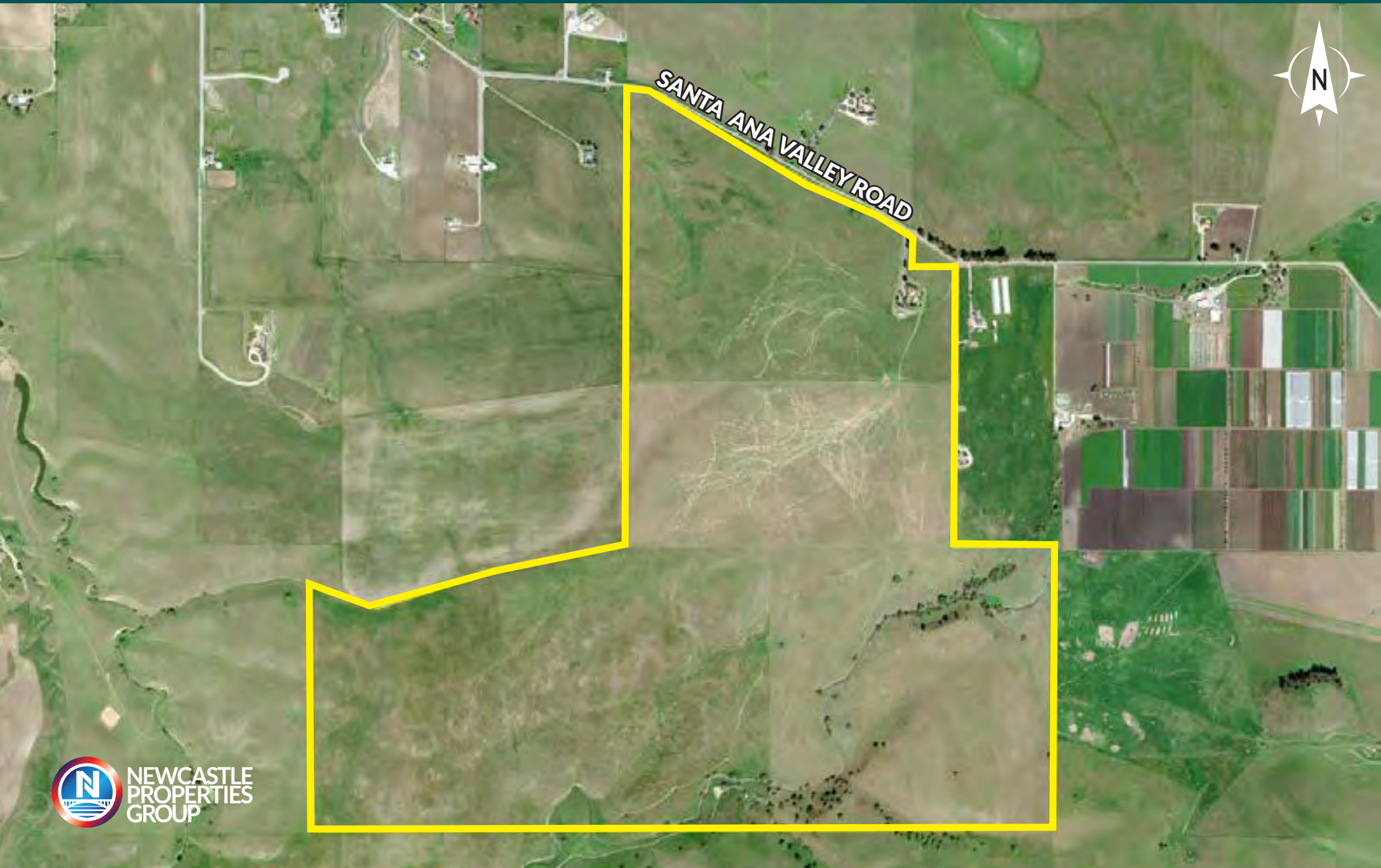
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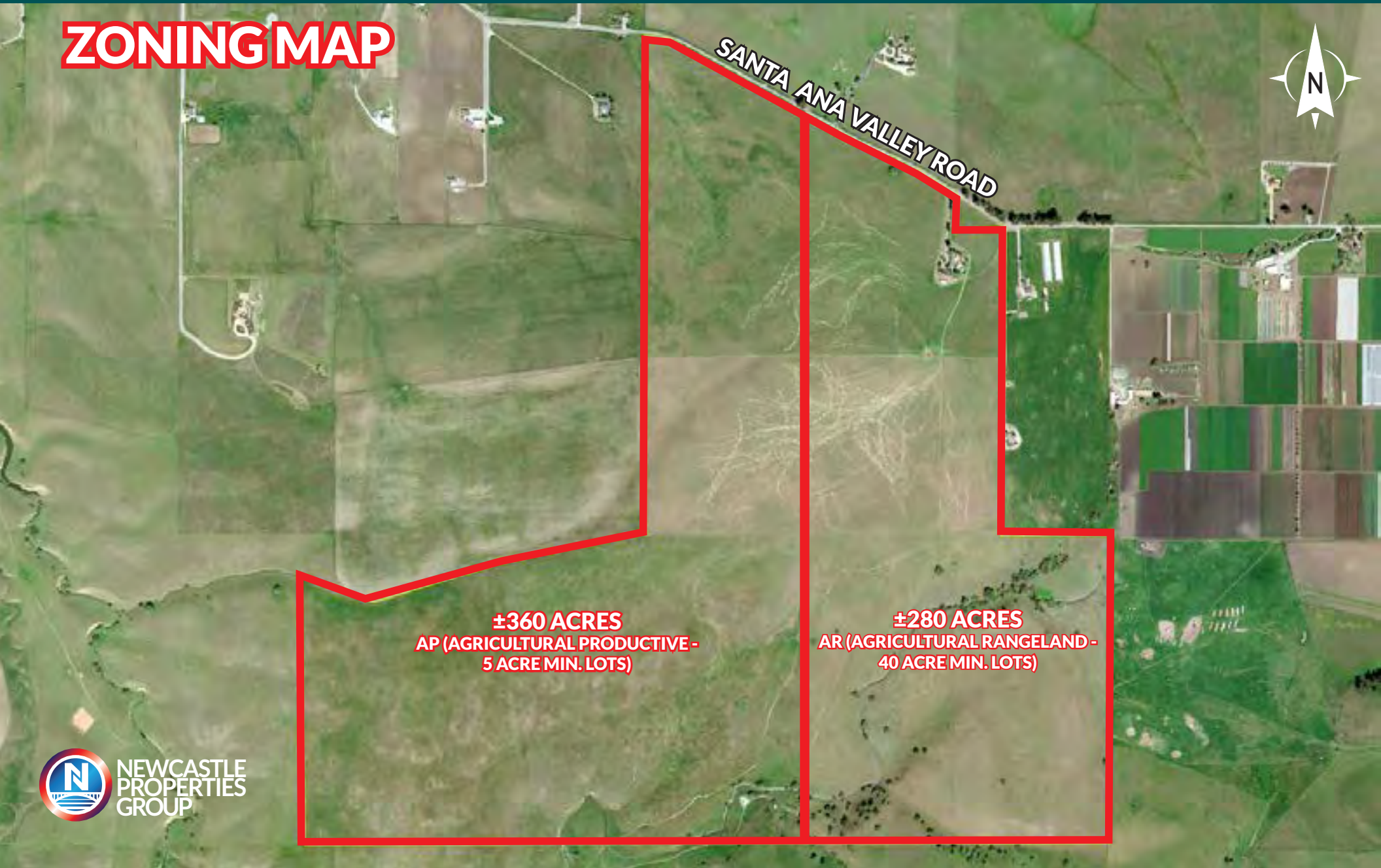
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## ZONING MAP



SANTA ANA VALLEY ROAD

±360 ACRES  
AP (AGRICULTURAL PRODUCTIVE -  
5 ACRE MIN. LOTS)

±280 ACRES  
AR (AGRICULTURAL RANGELAND -  
40 ACRE MIN. LOTS)





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**FRONT ±93 ACRES  
(NON-EASEMENT AREA)**

SANTA ANA VALLEY ROAD

±50 ACRES  
AP (AGRICULTURAL PRODUCTIVE -  
5 ACRE MIN. LOTS)

±43 ACRES  
AR (AGRICULTURAL RANGELAND -  
40 ACRE MIN. LOTS)

EASEMENT  
ACCESS ROAD

CONSERVATION EASEMENT LAND



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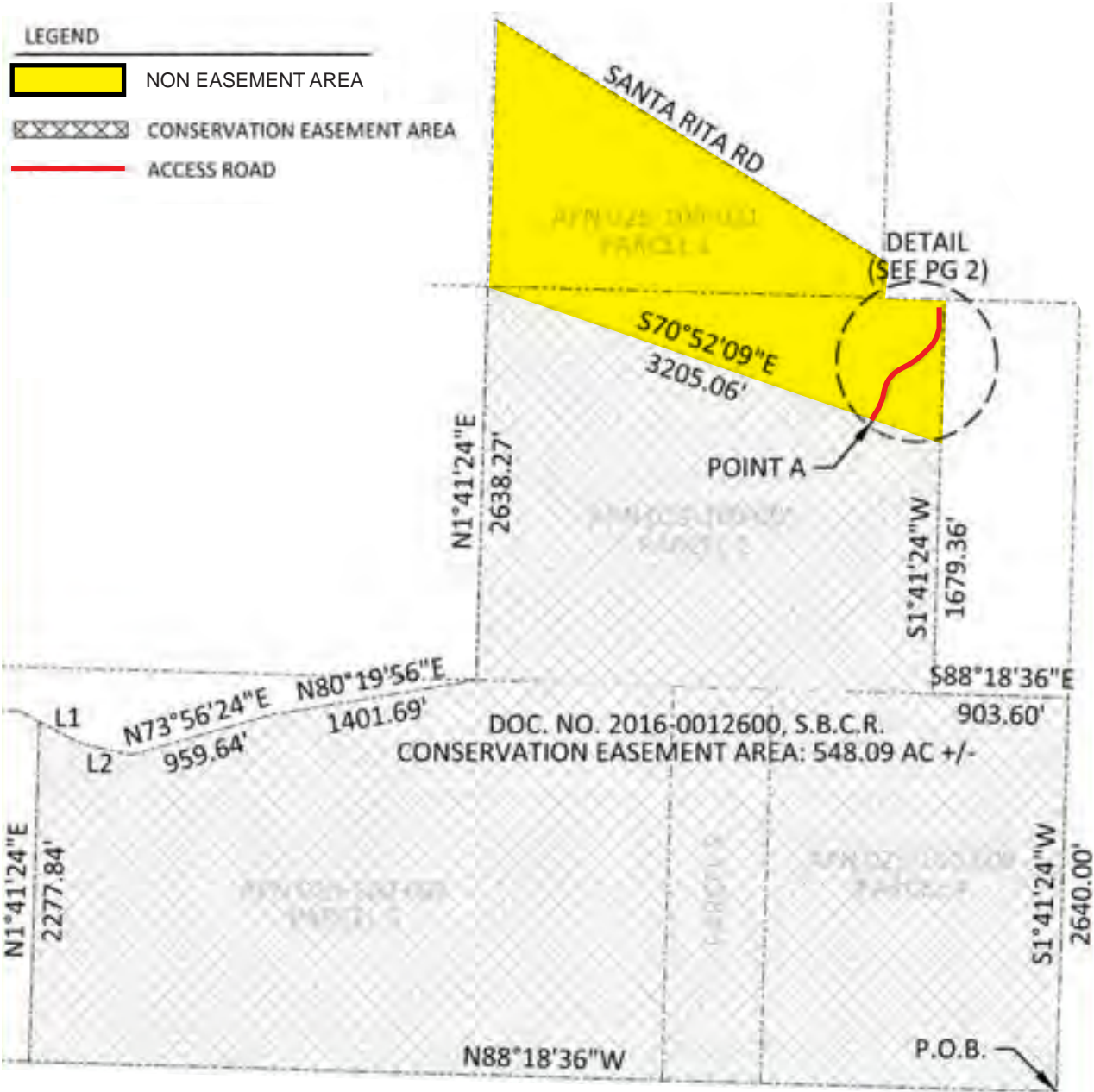


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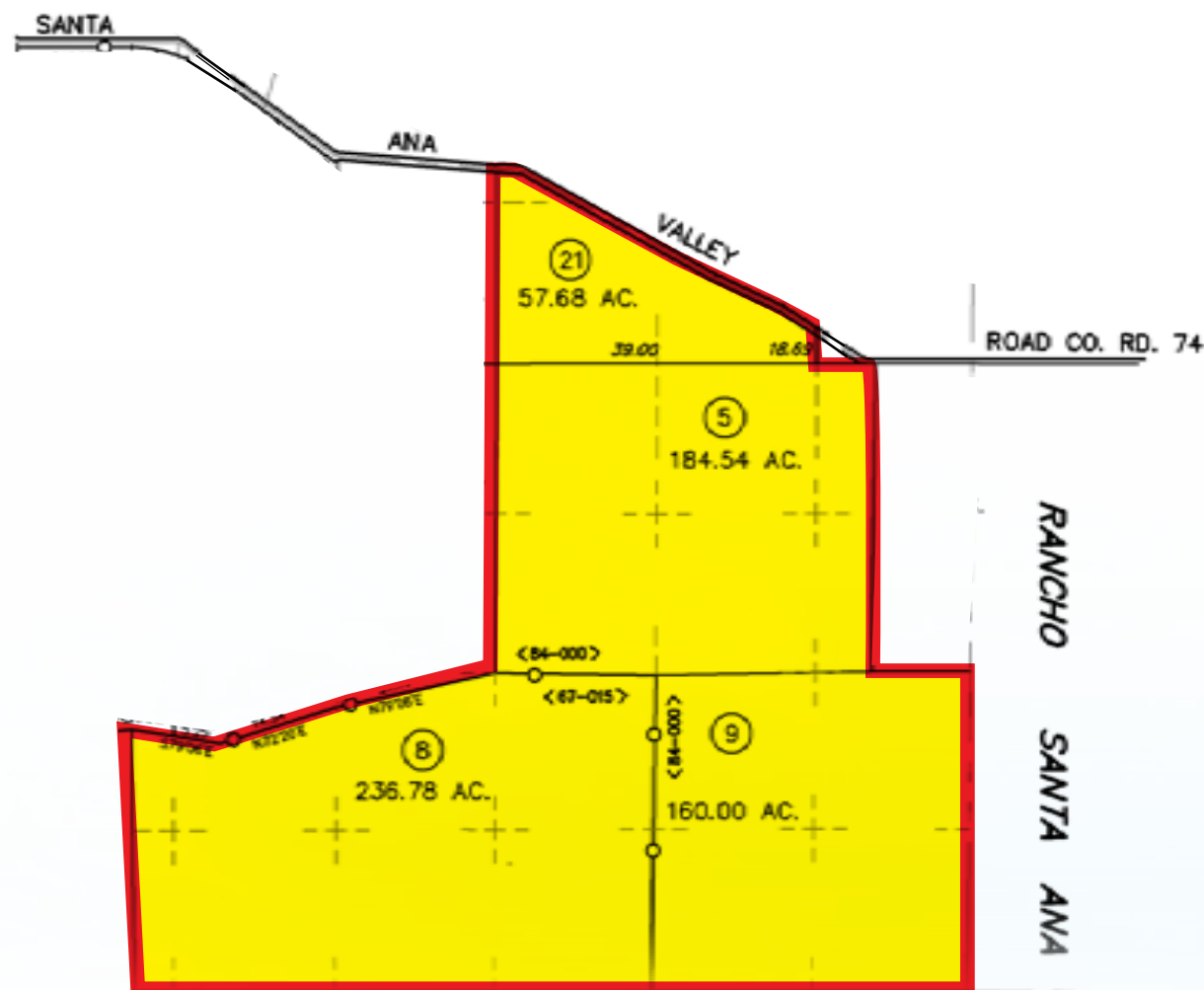
## SAN BENITO COUNTY PARCEL MAP

(PARCEL MAP HAS BEEN CROPPED)

SAN BENITO COUNTY APNS	TOTAL ACRES
025-100-021	57.68
025-100-005	185.54
025-100-008	236.78
025-100-009	160
<b>TOTAL ACRES</b>	<b>640</b>



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## ROADRUNNER RANCH

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