

ABBOTT RANCH

Arroyo Seco, Monterey County

FOR SALE



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The Abbott Ranch is considered by some to be the crown jewel of Arroyo Seco—a breathtaking gorge carved over the centuries by the Arroyo Seco River—a major tributary of the Salinas River.

Beginning in the Santa Lucia Mountains of the Coastal Range, the river flows east toward the Salinas River, passing through narrow boulder-framed gorges and a sycamore-lined riverbed bounded by steep cliffs that separate the riverbed from an upper bench.

This important watercourse provides wildlife habitat, steelhead runs, extensive recreational opportunities, and a source of water that many depend on for drinking and irrigation. For those who were lucky enough to grow up here, the river provides countless memories of swimming, rafting, fishing, and reprieve from the summer heat.

This recreational area is conveniently located in Monterey County, west of Greenfield and at the south end of Carmel Valley Road. Highway 1 and the Monterey Peninsula is only a 40-mile drive along the picturesque Carmel Valley Road while San Jose and San Luis Obispo are both within a 2-hour drive along Highway 101—ideal for a weekend get-a-way.



APNs: 419-091-014 &-015

Address: 47275 Arroyo Seco Road, Greenfield, CA 93927

Zoning: Resource Conservation (RC/10 & RC/40)

Acreage: 502.2+/- acres

The Abbott Ranch extends across the Arroyo Seco, spanning both the Arroyo Seco River and Arroyo Seco Road. There are 296.2+/- acres on the north side of Arroyo Seco Road and 206.0+/- acres on the south side. The south acreage is bisected by the river with 73+/- acres between the road frontage and the river, and 133+/- acres south of the river.

Access: Arroyo Seco Road provides access to the ranch. This is a county road that extends from Highway 101 to the Los Padres National Forest, dead ending about 2.5 miles west of this property. There are several gates along this road that provide access to the acreage north of the river.

Access to the land south of the river requires wet river crossings--which are seasonal depending on water levels.

Topography: The ranch has a varied topography that includes a meandering riverbed, dramatic cliffs, large open meadows, and mountainous terrain that slopes up into the Santa Lucia Mountain Range.

Overall, the elevation varies from about 700 feet above sea level within the river bed to about 1,800 feet at the northwest corner.



Vegetation: The ranch is enhanced by the native vegetation, which consists of large sycamores lining the Arroyo Seco riparian corridor, mature oaks scattered throughout, and areas of open grassland on the gently sloping benches and dense brushland on the more strongly sloping hillsides.

River: The Arroyo Seco River extends through the middle of the ranch in an east-to-west direction with 1.4+/- miles of river frontage. The river bed varies in width from 60 to 250 feet with a mixture of river rock and sand along the bottom. There are several sandy beaches and swimming holes along this watercourse--which are ideal for cooling off in the summer heat.

Water: Water is provided from the river. There is a seasonal pump that draws water to several elevated poly tanks that gravity feed down to the residences and livestock watering troughs.

Agriculture & Soils: Though not currently irrigated, the ranch has been used in the past for a walnut orchard, vineyards and cattle grazing.

The upper bench along Arroyo Seco Road contains areas of loamy soils from the Chualar and Lockwood Series that are considered prime farmland if irrigated.

Wildlife: Arroyo Seco is an important wildlife corridor within the Santa Lucia Mountain Range. Wildlife abounds with quail, various raptors, blacktail deer and coyotes, with the occasional sightings of bobcats and mountain lions. The Arroyo Seco River is also the last known viable steelhead run within the Salinas River watershed.

Views: There are several sites along the upper bench that provide dramatic views of the river corridor below.



Improvements: There are two older cabins on the property located near the road frontage. These cabins provide immediate recreational use, a home base for exploring the ranch, or an interim use until a residential estate is developed.

Electricity: The ranch benefits from electrical service, which runs along the road frontage. with separate meters at each residence.

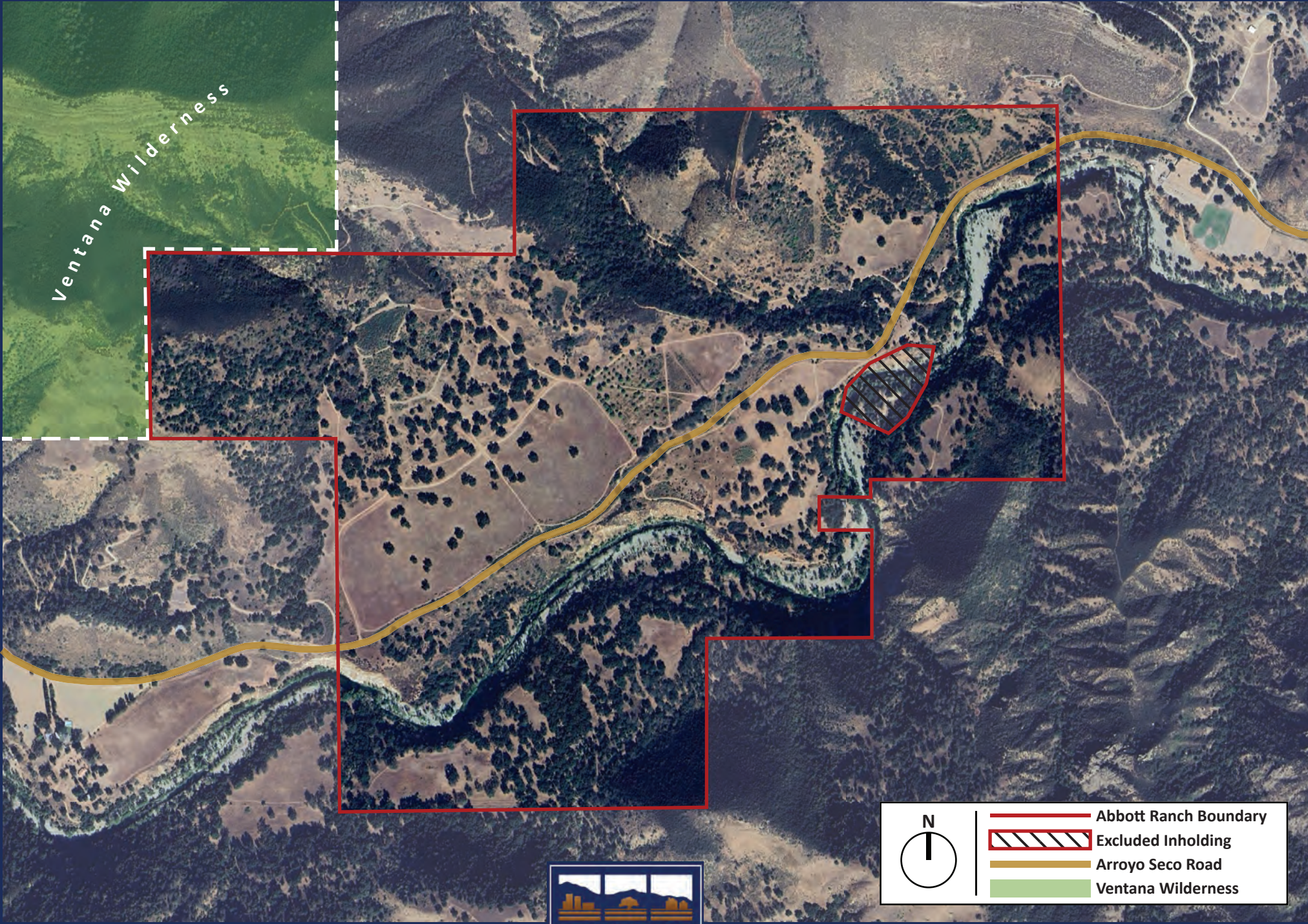
Price: \$3,850,000

Showings: Do no go direct. All showings must be scheduled and provided by Piini Realty.

Listing Notes: Piini Realty will present offers to the seller commencing on January 6, 2026, and will continue to present offers beyond this date until a Purchase Agreement is executed.

**The information contained in this brochure, including but not limited to the acreage estimate, was obtained from sources deemed reliable but is not guaranteed. The maps included in this offering are for illustration purposes only and are not intended to represent a survey of the property. Prospective buyers are advised to conduct their own investigations as the physical characteristics of the ranch, land use policies, water rights, and the suitability of this ranch for their intended use.*







N

-  Abbott Ranch Boundary
-  Excluded Inholding
-  Arroyo Seco Road
-  Ventana Wilderness

