

ALTO CORRALITOS RANCH

+56.61 Acres | 216 Merk Road, Watsonville, CA

Agricultural Farmland with Rural Homesite Potential

OFFERING PRICE: \$3,349,000

Available as a single offering or as two separate parcels:

±37.32 Acres offered at \$2,249,000 | ±19.29 Acres offered at \$1,100,000

Executive Summary

Alto Corralitos Ranch presents a rare opportunity to acquire a sizable agricultural holding in one of Santa Cruz County's most established farming communities.

The property consists of two contiguous parcels offering productive farmland, existing improvements, forested acreage, and rural residential opportunity. Well suited for owner operators, lifestyle agricultural buyers, or long term land investors.



The Offering

Alto Corralitos Ranch comprises two agricultural parcels totaling approximately 56.61± acres along Merk Road in the Corralitos area of Santa Cruz County. Situated within a long established farming corridor, the property reflects the historic agricultural character of the Corralitos Valley. The landscape includes open and cultivated farmland interspersed with eucalyptus and redwood forest, creating a balance between productive ground and natural habitat. Approximately 22+ acres are farmable and have been actively cultivated by a respected local organic grower, providing continuity of agricultural use and demonstrating the site's suitability for small scale, high quality farming operations. Agricultural production is supported by an on site well and infrastructure typical of long standing working farms in the area. Together, the land characteristics, water resources, and farming history position Alto Corralitos Ranch as an attractive opportunity for owner operators, lifestyle agricultural buyers, or land investors seeking productive acreage in a supply constrained coastal market.

Improvements on the property include two single family residences, a barn, and ancillary agricultural structures. The southern parcel contains productive farmland along with the existing improvements. The northern parcel includes additional farmed land as well as a flat homesite adjacent to Merk Road, offering straightforward access and near term rural residential potential. It also features an elevated, level ridge area with expansive exposure and distant ocean views. Together, the improvements and range of homesite opportunities provide flexibility for continued agricultural use with on site residences or longer term planning for a rural estate, while preserving the agricultural integrity that defines the Corralitos area.



APN:108-171-11

Property Overview

PROPERTY HIGHLIGHTS

- APNs: 108-171-11 (±37.32 Acres) | 108-051-05 (±19.29 Acres)
- ±56.61 acres across two contiguous parcels
- 22+ acres of estimated farmable land, plus limited homesite opportunities
- Zoned CA P (Commercial Agriculture – Agricultural Preserve)
- On site well; Merk Road frontage
- Enrolled in the Williamson Act



SITE VISITS ARE BY APPOINTMENT ONLY AND MUST BE COORDINATED THROUGH CUSHMAN & WAKEFIELD.
DO NOT ENTER SUBJECT PROPERTY

IDEAL FOR:

- Owner operators and local growers
- Lifestyle buyers seeking rural homesites with income potential
- Agricultural investors seeking long term land appreciation
- Conservation minded buyers pursuing agricultural preservation

OFFERING PRICE: \$3,349,000



Available as a single offering or as two separate parcels:

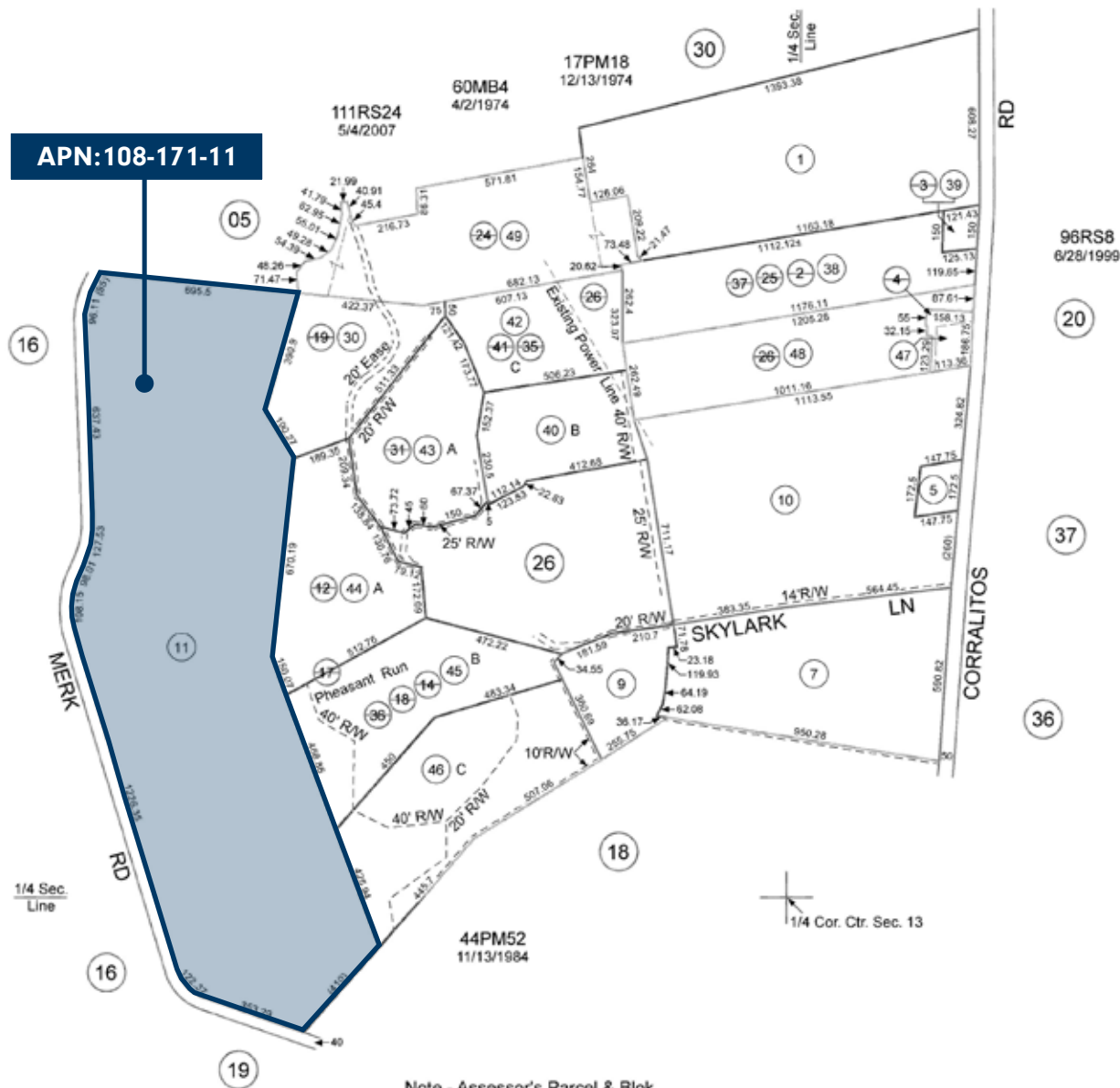
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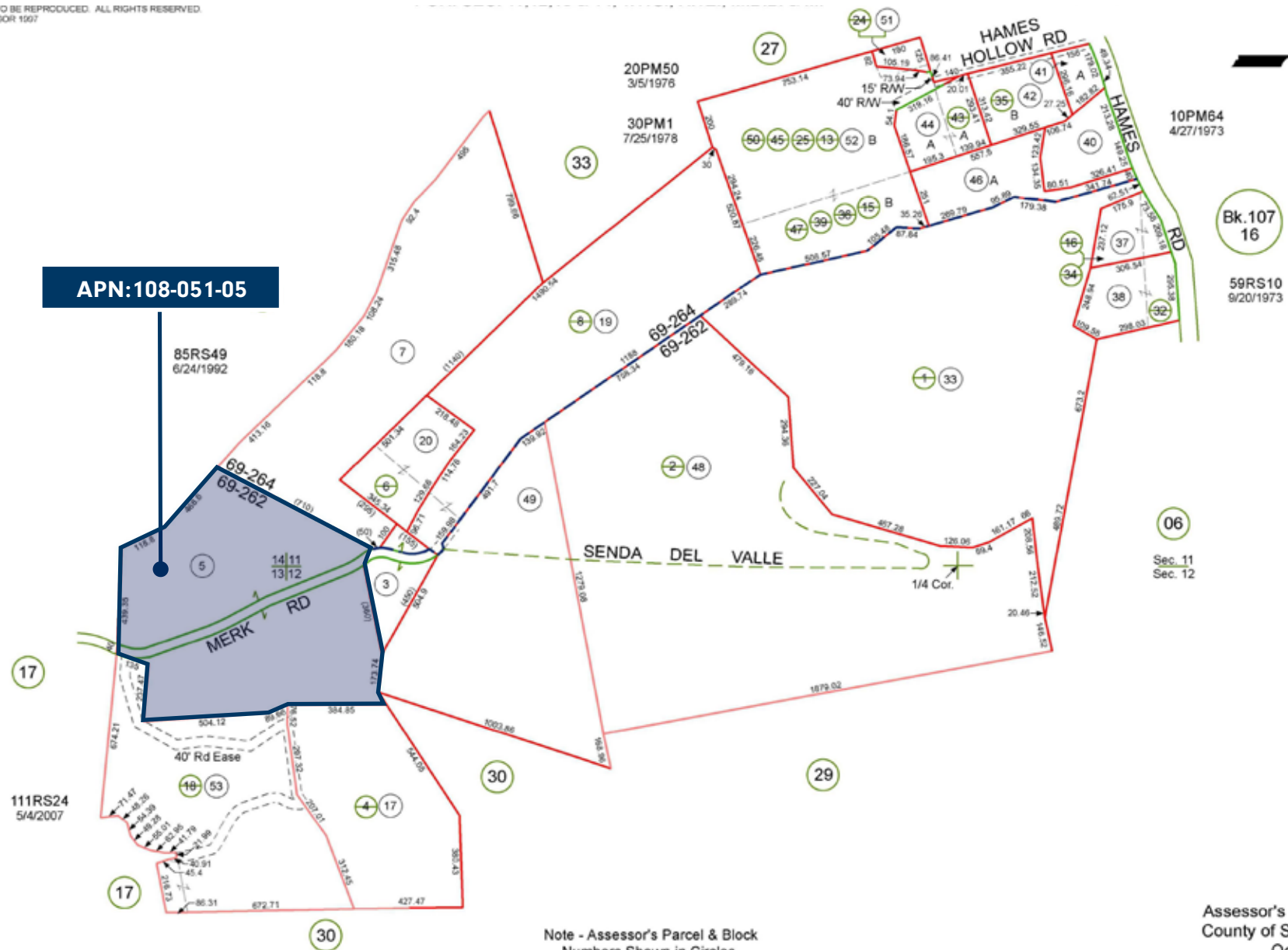


APN:108-051-05

Parcel Map



NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
DESSOR 1007



Assessor's Map No. 108-05
County of Santa Cruz, Calif.
Oct. 1997

Property Features Map



Land & Agricultural Features

- L1. Primary Agricultural Well
(Serves Agricultural and Residential Uses)
- L2. Secondary Well (Currently Inactive)
- L3. Primary Farmland Area
- L4. Secondary Farmland Area
- L5. Additional Farmland Area
- L6. Level Home Site
- L7. Elevated Potential Homesite with Valley and Ocean Views

Existing Improvements

- I1. Metal Agricultural Barn
- I2. Primary Residence
- I3. Secondary Residence
- I4. Wood-framed Accessory Building



City of Watsonville

The City of Watsonville is located in the southern portion of Santa Cruz County, bordering Monterey Bay and northern Monterey County. Watsonville is home to the Pajaro Valley, which is recognized as one of the most productive agricultural regions in the world. Strawberries, raspberries, row crops, and apples remain key drivers of the local economy.

Santa Cruz County has a population of approximately 270,000 residents, with more than 50,000 residing within the City of Watsonville, making it the second-largest city in the county behind Santa Cruz. Watsonville is home to several major employers, including Driscoll's, Martinelli's, Granite Construction, Granite Rock Co., West Marine, and others, supporting a strong and diverse economic base.

New residential development continues throughout the area, alongside ongoing investment in commercial and infrastructure improvements. Watsonville also features a municipal airport that serves private aviation.

With its proximity to the Silicon Valley and greater Bay Area, combined with improving connectivity and infrastructure, Watsonville continues to attract new residents and businesses. Its access to natural amenities, coastal climate, relative affordability, and convenient commute options make it an increasingly desirable place to live and work.





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