

Rare Historic Estate and Land Offering

130 Cowles Road, Watsonville, California

9.3 +/- Acres Total, 7 acres leased farm ground, ranch house



Property Highlights:

- 9.3+/- acres in Santa Cruz County (Watsonville area)
- 7+/- acres of leased organic farm ground
- 2,000 sq. ft. ranch home (3 bed / 2 bath)
- High capacity agricultural well (400 GPM)
- Views of Pinto Lake
- Zones Residential Agriculture
- Potential ADU / guest residence opportunities (buyer to verify)
- Ideal estate, farm, or investment property

Offered at \$1,525,000

Presented by:



RINCON CORPORATION

Property Information

Purchase Price: **\$1,525,000**

Property tours are by appointment only, please contact Jim Stollberg for an appointment.

Size: Rare property with 9.3 +/- acres, Watsonville, California, County of Santa Cruz (the Property)

Location: **Properties of this size and location near Watsonville and Pinto Lake rarely come available.** The Property is located in the unincorporated area less than ½ mile north of Watsonville, CA city limits. Highway 101 is 14 miles to the east.

Santa Cruz County offers a unique blend of coastal beauty, redwood forests, and vibrant communities along California's Central Coast. Known for its mild Mediterranean climate, residents enjoy easy access to beaches, hiking, surfing, and outdoor recreation year-round. The area combines laid-back coastal living with a strong local food, wine, and arts culture. With proximity to Silicon Valley and a range of charming towns—from beachside neighborhoods to rural mountain retreats—it appeals to both full-time residents and weekend visitors alike.

History: Once owned and cultivated by renowned berry farmer George Cowles, a longtime Driscoll grower who farmed for more than 70 years, the property carries a rich agricultural legacy. Today it continues to be organically farmed and produces a variety of crops.

Property Description: The Property is not much different than back when farmed by George Cowles, with the exception of the house built in 1978. The Property continues to reflect its agricultural heritage and remains well suited for farming or rural estate living. The Property is situated on a private lot between Cowles Road and Pinto Lake. Surrounded by mature trees, neighboring farmland, and scenic views toward Pinto Lake, the Property offers privacy and a peaceful rural setting while remaining conveniently located near town amenities and transportation routes.
The farm ground is currently leased to an organic vegetable grower, producing income through July 2028.

Water Source: There is one operating agricultural well on the property and a second non-operational well. **The operating well was drilled in 2003 and finished to 400' with an 8" PVC casing and estimated production at 400 GPM.** The farm ground is served by an underground pressurized irrigation system. The home has water service provided through the Pajaro Valley Water Management Agency.

Structural Improvements: There is a 2,000 square foot, one story, 3 bedroom and 2 bath, with attached garage, residence on the property. Sewer is on septic. Water, electric, and gas for the residence is provided by the municipal utilities. The residence is unoccupied and could provide rental income or serve as a great family home. **Large parcels of land near Watsonville with this combination of water, agriculture, and residential improvements are increasingly rare.**



Property Information (continued)

Access: Access to the Property is from Amesti Road from the south or Cowles Road from the east. The Property extends 350 feet to Amesti Road and there is a locked chain-link gate at the Cowles Road intersection. From Green Valley Road take Cowles Road westward for approximately 0.2 miles to the locked chain-link gate.

Showing the Property: Contact Jim Stollberg at Rincon Corporation regarding information on showing the property.

Soils: Soils are 90% Elder Sandy Loam with a 10% portion of Watsonville Loam in the northwest corner.

Zoning: **Santa Cruz County zoning may allow for additional residential improvements such as an Accessory Dwelling Unit (ADU), guest house, or farmworker housing (buyer to verify with county).** These improvements may provide additional rental income or multi-generational living opportunities. Per the County of Santa Cruz Assessor's Office, the Property is zoned "RA" Residential Agricultural, "R-1-9" Single-family residential with a 9,000 square feet minimum per lot, and "PR" Parks/Recreation zoning.

Easements: None noted. Refer to Title Report.

Assessor's Parcel Number: APN 050-201-030

Agricultural Preserve: The Property is subject to Proposition 13 re-assessment upon sale.

SGMA/GSA Status: The property lies in the Pajaro Valley Water Management Agency GSA.





ALL INFORMATION CONTAINED IN THIS MEMORANDUM, AND ALL SUBSEQUENT INFORMATION PROVIDED, IS DEEMED RELIABLE BUT NOT GUARANTEED BY EITHER SELLER OR RINCON CORPORATION, AND SHOULD BE VERIFIED BY PROSPECTIVE PURCHASER (RECIPIENT) AND THEIR REPRESENTATIVES.

