

CALIFORNIA COMMERCIAL AGRICULTURE AUCTION

650 Buena Vista Dr.
Watsonville, CA
Santa Cruz County

BLACKWELL
— REALTY AND AUCTION

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**PROPERTY
INFORMATION PACKAGE**

- **19.5 Acres**
- **222,000+ square foot Nursery Facility**
- **293,000+ square feet for growing in shade houses or shade canopy**
- **Zoned for Commercial Agriculture**

Auction Details

AUCTION DATE: May 18th at 10am PST

AUCTION LOCATION: 650 Buena Vista Dr. Watsonville, CA 35076

AUCTION METHOD: Simulcast (Both Online & Live)

PREVIEW: By appointment, Buyers may preview from May 1st-May 17th. Contact Shane McCarrell at 931-302-4717 to make an appointment.

ABBREVIATED TERMS: Buyer to make \$100,000 downpayment at the conclusion of the auction. Funds will be placed in escrow and will be applied towards the contract/purchase price at closing. Closing is to be no later than June 17th, 2024. This auction is a contingency-free transaction. Financing, inspections, appraisals, and other due diligence is encouraged but the sale is not contingent upon the findings of these processes.

BUYERS PREMIUM: A 10% buyer's premium will be applied to the high bid to establish the contract/purchase price.

(example: \$100,000 high bid + 10% \$10,000= \$110,000 contract/purchase price)

Disclosure: This auction is being conducted in compliance with Section 2328 of the Commercial Code, Section 535 of the Penal Code, and the provisions of the California Civil Code Sec. 1812.600a. Shane McCarrell, Principal Auctioneer Bond filed with California Secretary of State Bond #108038589. Broker facilitating real estate transaction Neil David Brandom #01707553

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Santa Cruz County Property Report



Parcel Number: 049-171-02

Site Address: 650 BUENA VISTA DR; WATSONVILLE, CA
Use Code: 262-NURSERY W/ RES

Tax Area: 69-262 Parcel Size: 19.5020 Acres
HOE Exemption: 849507.1200 Square Feet

REPRESENTATION AREAS

Supervisorial District 2; Incorporated Area: n/a; Incorporated Sphere of Influence: n/a

Voter Precinct: 20012; CA State Assembly District 29; State Senate: SENATE-17 ; US Congress District 18

LAND USE & GENERAL PLAN

Zoning Code: CA-AIA	General Plan Futures: {GPFUTURES}
Within 200' of CA Zoning or Ag Resource: Yes	General Plan Pub. Facilities: {GPPUBFAC}
Adjacent to TP Zoning: No	General Plan Pub. Fac. Desc.: n/a
General Plan Designation: AG	General Plan Parks: n/a
General Plan Designation Desc.: Agriculture	Existing Parks: n/a
General Plan Special Communities: n/a	No Shoot Area: 8.28.030(B)
General Plan Spec. Com. Desc: n/a	Code Compliance Area: CCA-SOUTH COUNTY
General Plan Boundary: PAJARO VALLEY	Planner Team Area: SOUTH COUNTY-PLANNING TEAM
General Plan Scenic Areas: n/a	Env. Planner Team: South County
Within Rural Services Area: No	Special Design Review: n/a
Within Urban Services Area: No	Building Inspection Area: BLDINS-AREA5
Archaeological Resources: Yes-Portion	400' Index Grid: 116-400GRID; 117-400GRID
Airport Clear Zone: 2; 3; 6	USGS Grid: WATSON WEST-USGS
Agricultural Resources: AG-2B	Airport Influence Area:
Coastal Zone: No	
Coastal Zone Residential Exclusion: n/a	
Coastal Zone Appeal Jurisdiction: No	

DISCLAIMER: The maps and tabular data used on this web site have been compiled from many different sources. The accuracy of the individual map layers varies significantly, and some layers do not align exactly with others. In the urban areas, the parcel maps are generally accurate within five to ten feet of their true geographic coordinates, but in the rural areas, the maps may be accurate to only within three hundred feet. Due to the limitations of the mapped information, field studies and information from site inspections may be used to supplement or replace mapped information. With these limitations, the County of Santa Cruz disclaims any responsibility for the accuracy or correctness of the maps and data. This disclaimer is exclusive and in lieu of any warranties, fitness for particular purpose, and/or any other type of warranty, whether expressed or implied. The maps and data available at this site reflect mapped land use information as provided by the Santa Cruz County Planning Department. You are advised to contact the Santa Cruz County Planning Department (Zoning Counter at 454-2130, afternoons only) for further explanation of the land use regulations for a particular designation.

Santa Cruz County Basic Zoning Report



Parcel Number: 049-171-02	
650 BUENA VISTA DR	19.5020 Acres
WATSONVILLE, CA 95076	849507.1200 Square Feet

LAND USE & GENERAL PLAN	BIOTIC & WATER RESOURCES
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Zoning Code: CA-AIA	Riparian Woodlands: No
Within 200' of CA Zoning or Ag Resource: Yes	Biotic Resources: No
Adjacent to TP Zoning: No	Sandhill Habitat: n/a
General Plan Designation: AG	Sandhills IPHCP: n/a
General Plan Designation Desc.: Agriculture	Reservoir Protection: No
General Plan Special Communities: n/a	Stream Name: n/a
General Plan Spec. Com. Desc: n/a	Stream Type: n/a
General Plan Boundary: PAJARO VALLEY	Lake Name: n/a
General Plan Scenic Areas: n/a	Evapo-transpiration: 39
Within Rural Services Area: No	
Within Urban Services Area: No	
Archaeological Resources: Yes-Portion	HAZARDS & GEOPHYSICAL
Airport Clear Zone: 2; 3; 6	Fault Zone: n/a
Agricultural Resources: AG-2B	Floodway: n/a
Coastal Zone: No	Flood zone: n/a
Coastal Zone Residential Exclusion: n/a	
Coastal Zone Appeal Jurisdiction: No	

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Property Details

Property Address: 650 Buena Vista Drive, Watsonville, Ca. 95076

Parcel Size: 19.50 +/- acres

Existing Use: Nursery/Greenhouse Cannabis Operation

Improvements:

- 3 greenhouses (209,850 +/- sq. ft.)
- 3 shade shelter structures (291,700 +/- sq. ft.)
- Metal Frame Building (1,950 +/- sq. ft.)
- Shed Storage Building (5,000 +/- sq. ft.)
- Manufactured Home (2,160 +/- sq. ft.)
- Single Family Residential Home (2,067 +/- sq. ft.)

Site Info: 650 Buena Vista is a 19.5-acre parcel located .3 miles west of Watsonville in Santa Cruz County in California. The property is improved with a nursery facility that contains a total enclosed gross building area of approximately 222,908 square feet, plus 293,883 square feet in shade houses and a shade canopy, and an uninhabitable dwelling. The overall topography is nearly level to gently sloping allowing the entire site to be usable.

The Property is zoned for CA- Commercial Agriculture. The property is further identified as Santa Cruz County assessor's parcel number 049-171-02.



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This dataset outlines the operational and production metrics of a cannabis cultivation facility, emphasizing its capacity, yield, and infrastructure improvements. The operation spans 13 bays, with 3 dedicated to nursery operations and the remaining 10 for cultivation and flowering, covering approximately 130,000 square feet of greenhouse space. The facility boasts an impressive yield of approximately 1,500 pounds of trimmed flower per cycle, achieving 3 cycles annually, which results in an actual total production of 4,527 pounds for the year 2023. Additionally, the facility has expanded its capability by leasing a second space, adding 40,000 square feet dedicated to nursery operations for cannabis, managed by another operator.

The infrastructure supporting this operation includes a processing room designed for post-harvest handling, three drying rooms plus one that is yet to be completed, facilitating the critical drying phase of cultivation. The facility's environmental conditions are meticulously managed through an automated control unit that regulates vents, lighting, fans, and shades, ensuring optimal growth conditions. Moreover, blackout curtains have been installed in 12 of the 13 bays to control light exposure, further illustrating the facility's commitment to maintaining precise environmental conditions. The irrigation system is supported by mixing tanks and sourced from two wells, indicating a robust solution for water management. Recent upgrades include the replacement of side paneling on the greenhouses between 2021 and 2022, enhancing structural integrity and insulation. Security measures are also in place, with cameras installed throughout the greenhouse areas and the perimeter of the property, ensuring safety and compliance. This comprehensive overview highlights the facility's sophisticated infrastructure and its ability to produce high yields of cannabis through efficient operations and well-managed cultivation practices.

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Harvest data:

- 13 bays total, 3 bays for nursery + 11 bays for cultivation/flowering
- Total Greenhouse sf (not including breezeway) approx. 130,000
- Approximately 1,500 lbs of trimmed flower per turn
- 3 full turns per year
- Approximately 4,500 lbs of trimmed flower produced per year – 2023 actuals totaled 4,527 lbs.
- A second 40,000 sf of greenhouse was leased to another operator for cannabis nursery operations.

Property Infrastructure/Improvements

- 1 Processing Room
- 3 drying rooms + 1 unfinished dry room
- Automated controller unit (vents, lights, fans, shades)
- Blackout curtains installed in 12 of 13 bays
- Irrigation and mixing tanks
- 2 wells
- Side paneling on greenhouses replaced in 2021/2022
- Security cameras in greenhouse and around the property



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POR. RANCHO DE LOS CORRALITOS
 SEC. 25, T.11S., R.1E., &
 SEC. 30, T.11S., R.2E., M.D.B. & M.

Tax Area Code
 69-262

49-17



Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 49-17
 County of Santa Cruz, Calif.
 Jan. 1997



AUCTION TERMS & CONDITIONS

Welcome to the Auction, we hope you enjoy your experience. Please take a moment and read our terms and conditions. If you have questions regarding these terms, please call our office or speak with our staff on the ground on auction day.

If you are being represented by an agent, we are paying broker participation IF your agent registers using the broker participation form available on the auction site. Please note that all broker participation forms must be filled out completely and received no later than 48 hours prior to the close of the auction. Broker participation is 3% of the winning bid. Example: Winning bid of \$100,000 = \$3000 broker participation paid to the broker at closing.

This property will be sold subject to the owner's confirmation, which means the owner has the ability to reject or accept the final bid. By registering in our auction today you agree to our terms & conditions and will be bound by those Terms and Conditions. A ten percent (10%) buyer's premium will be added to the high bid to establish the total sales contract price. The successful high bidder on this property will be required to sign a Real Estate Purchase & Sale Agreement, Terms & Conditions, and any other documents needed immediately upon conclusion of the bidding and will make a nonrefundable deposit \$100,000. Payment may be made by personal check; cashier's check, wire transfer or cash. The balance is to be paid in full at closing within 30 days. Current taxes will be prorated at the date of closing. Seller will provide the deed. Buyer is responsible for title opinion, title insurance and recording fees. Customary closing costs will be paid by the buyer. Buyer is to obtain their own financing but the auction is not contingent upon it. The contract will not be contingent upon financing, inspections or any other contingencies. Auction and its auctioneers and agents are representing the sellers as the sellers' agents. Blackwell Realty and Auction gives notice that the auctioneer or agent can bid on behalf of the seller up to the reserve price. All properties are sold "AS-IS, WHERE-IS and WITH ALL FAULTS," without any warranties expressed, implied or guarantees of any kind. Agent represents the seller only and does not inspect properties on bidder's behalf. All measurements, square footage and age are approximate and not guaranteed. Seller and or agent makes no warranty as to the accuracy of information. All information is deemed reliable, but not guaranteed. Buyer to verify all information to their satisfaction prior to bidding. Bidder understands and agrees that this agreement and all rights of the parties there-under, shall be governed by the laws of the County of Santa Cruz, State of California and any action brought by either party shall be brought in the Courts of the State of California. In the event, that for any reason, the forum is deemed to be sufficiently inconvenient or the agreement on the forum selection is unenforceable it is still the intention of the parties that the Laws of the State of California govern the parties agreement and their rights attended thereto. If you are bidding online, please note, the auctioneer may without notice, withdraw, extend or rearrange any property, and or item at their sole discretion at any time and will not be liable for any computer, internet or website malfunctions. In an online only auction bids that are placed within the last minute, will cause bidding to automatically extend to prevent bid sniping. Payment must be made within 48 Hours after you are the winning bidder. Blackwell Realty & Auction will have up to 7 DAYS to provide the Buyer with any documents to be signed after the auction has ended.

Santa Cruz County

Santa Cruz County is a diverse community of 267,551 residents situated at the northern tip of Monterey Bay, approximately 65 miles south of San Francisco, 35 miles north of Monterey, and 35 miles southwest of Silicon Valley. Its natural beauty is present in the pristine beaches, lush redwood forests, and rich farmland. It has an ideal Mediterranean climate with low humidity and sunshine 300 days a year.

There are four incorporated cities in the County. The largest is the City of Santa Cruz, with a population of 61,950. Watsonville has a population of 52,067, Scotts Valley has 12,232, and Capitola has 9,846.

Santa Cruz County is the Gateway to the Monterey Bay National Marine Sanctuary, has 29 miles of coastline and includes numerous state parks and beaches. Its quaint shops and restaurants, coupled with a multitude of cultural and recreational activities, including sailing, fishing, golfing, surfing, kayaking, hiking and biking, provide a wealth of leisure activities. The State of California owns and maintains 42,334 acres of parks in the coastal and mountainous areas of the County. The County maintains an additional 1,593 acres of parks, not including the numerous parks also found within the cities. Cultural amenities include the Santa Cruz County Symphony, the Cabrillo Music Festival, Shakespeare Santa Cruz, the McPherson Museum of Art and History, the University of California Performing Arts Center, and the Henry J. Mello Performing Arts Center.

The people of Santa Cruz County are diverse, with 56 percent Caucasian, 34 percent Hispanic, 5 percent Asian, 4 percent multi-racial, 2 percent Native American and 2 percent African American. The County's strong local economy is anchored by technology, agriculture, and tourism. The school system includes Cabrillo Community College and the University of California, Santa Cruz, one of the nation's best universities. Santa Cruz also hosts the Long Marine Laboratory, the Lick Observatory, the National Marine Fisheries service, and the Monterey Bay National Marine Sanctuary Exploration Center.

The County is served by the San Jose International Airport, the San Francisco International Airport, Oakland International Airport, Monterey Peninsula Airport, and the Watsonville Municipal Airport. As of 2021, the County had per capita personal income of \$44,278, median income of \$89,986, and a median price for single-family housing of \$1.2 million.



Watsonville, California

Strawberry fields and apple orchards provide a gorgeous backdrop that welcomes visitors. The Pajaro Valley – which can be seen from the summit of Mount Madonna – includes the communities of Corralitos, Freedom, La Selva Beach, Pajaro, Royal Oaks, Pajaro Dunes, and Watsonville. A variety of options awaits; from an early morning bird watching excursion to an afternoon at a u-pick farm or museum, sunset stroll on an expansive beach or attending a signature festival.

Take a tour of the Agricultural History Museum! Located at the Santa Cruz County Fairgrounds, the museum features restored horse-drawn equipment, interpretive exhibits and other vintage items. Participate in a 2nd Saturday on the Farm, where agricultural experts highlight various aspects of daily life on the farm through interactive activities, arts & crafts, and more!

Admire the expansive acres of produce as you drive through the region and marvel at the very place where fertile soil and mild climate yield some of the nation's finest produce. Buy your own fresh produce, flowers and one-of-a-kind art at the Watsonville Certified Farmer's Market, which occurs every Friday year round. Enjoy a free cider tasting at the original Martinelli's Company Store! This tasting room features complimentary samples of your favorite Martinelli's products and more! Purchase products by the case, apparel and merchandise as well as learn about Martinelli's Company History.

Manresa State Beach invites you to bring your four-legged friend on leash and enjoy a walk, run or a lazy day in the sunshine. Enjoy a picnic near the top of the bluff at the tables provided for panoramic views of both the Santa Cruz Mountains and the Monterey Bay. Here, you can drive by scenic Pajaro Dunes Resort – a Watsonville based strand of beachfront vacation rentals with breathtaking views and up-close opportunities to see wildlife in their natural habitat. This beach is ideal for spotting wildlife both on the land and sea. During the early spring, Snowy Plovers begin to hatch along Manresa State Beach, which can be seen from a safe distance on the sand.



**YOUR
AUCTION
TEAM**

MAY 18, 2024

10 AM PST



Shane McCarrell, CES

Director of Auction Operations

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931-302-4717-

Bond #108038589



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