

FOR SALE



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REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Hawk Creek Ranch Woodland Pistachios



**523.60± Assessed Acres
Yolo County, California**

**Exclusively Presented By:
Pearson Realty**

- *Investment grade property*
- *Young pistachio trees*
- *Five on-site wells + surface water*
- *Easily accessible location*



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Hawk Creek Ranch

Woodland Pistachios

523.60± Assessed Acres

\$12,750,000

DESCRIPTION:

An immaculate young pistachio development with two sources of water situated in the Sacramento Valley. This investment grade property is easily accessible along State Highway 16, within one mile of the local airport.

LOCATION:

The north side of Highway 16 at the intersection of County Road 93. Approximately 5 miles west of the city of Woodland, Yolo County, California.

LEGAL:

523.60± assessed acres located in a portion of Sections 29, 30, 31, 32 & 33, T10N, R1E, MDB&M. Yolo County APN's: 025-440-086 and 025-450-005.

PLANTINGS:

Net Acres	Variety	Crop	Planted	Budded	Rootstock	Spacing	Polinators
217	Kerman	Pistachio	Spring, 2015	Fall, 2015	UCB-1	19 x 17	Peters every 5th tree on a square
127	Golden Hills	Pistachio	Spring, 2015	Fall, 2015	UCB-1	19 x 17	Randy every 5th tree on a square
80	Kerman	Pistachio	Fall, 2015	Spring, 2016	UCB-1	19 x 17	Peters every 5th tree on a square

SOILS:

Brentwood silty clay
Loamy Alluvial land
Marvin silty clay loam
San Ysidro loam
Tehama loam, 0 to 2% slopes, loamy substratum
Yolo silt loam, 0 to 2% slopes
Zamora loam

WATER:

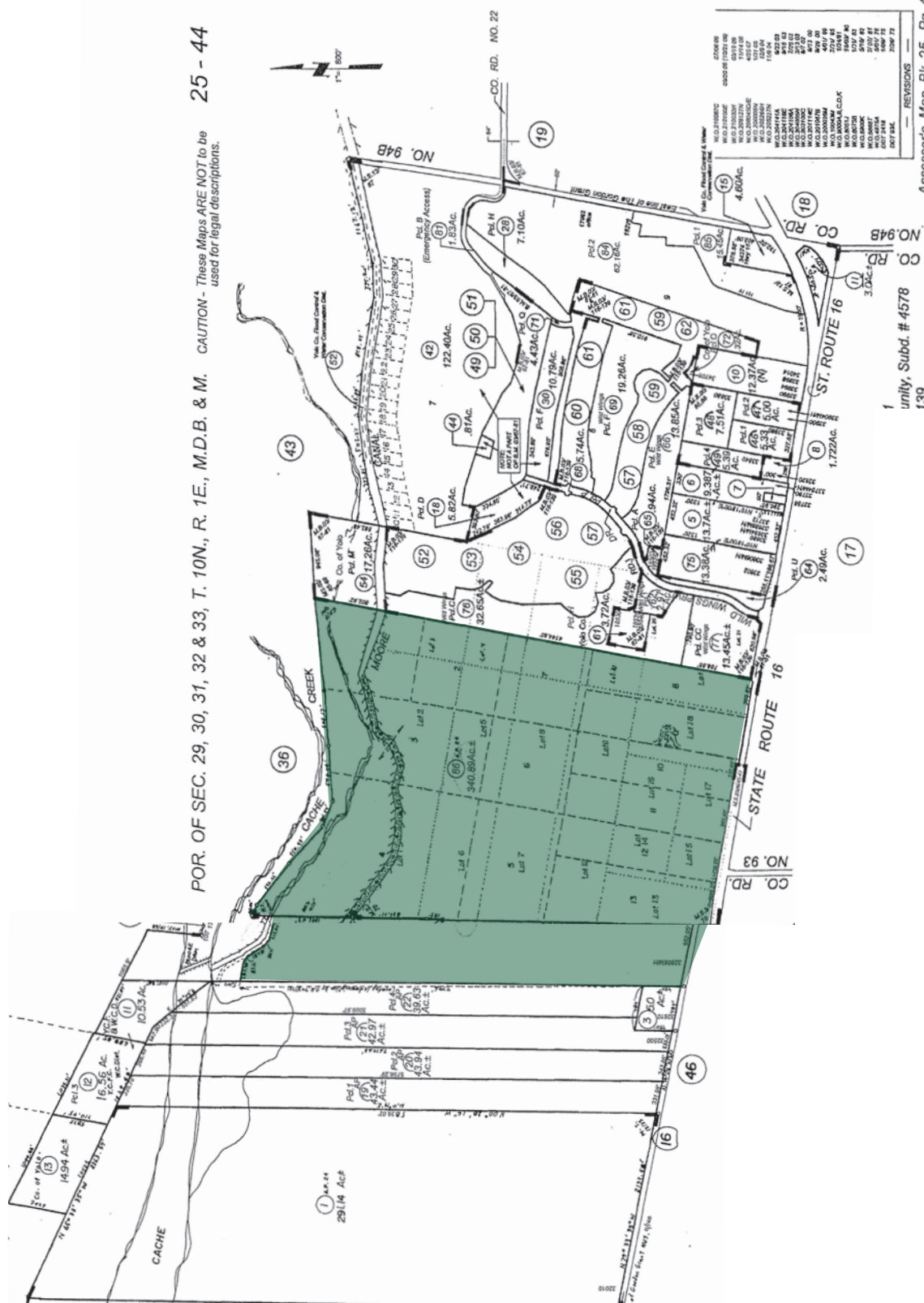
Two sources of water which include Yolo County Flood Control and Water Conservation District and five on-site wells; (2) new deep wells, (3) existing productive wells. Double line drip irrigation and sand media filtration system.

**BUILDINGS/
EQUIPMENT:**

None.

PRICE/TERMS:

\$12,750,000 cash at the close of escrow.



— REVISIONS —
Assessor's Map Bk. 25, Pg. 44
County of Yolo, Calif.

1 unity, Subd. #4578
139 unity,

139 unity, Su-
unity, ..

NEW PUMP, WELL & FILTRATION STATION



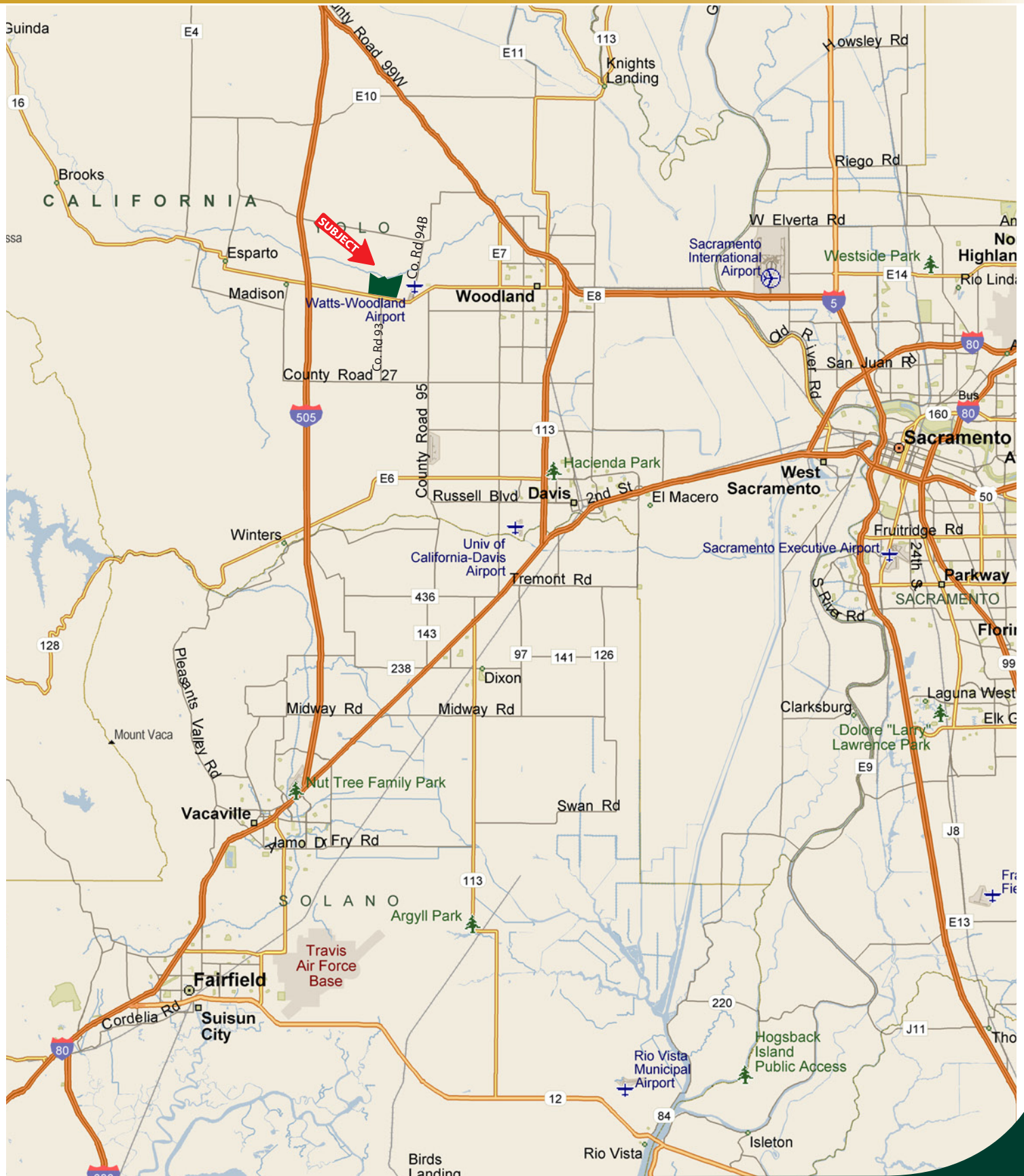
DISTRIBUTION VALVES



ORCHARD PHOTOS



LOCATION MAP



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