



PROPERTY HIGHLIGHTS

- Excellent Land Bank Opportunity – Northeast Growth Area
- Close-In, Future Path of Growth Location
- Near Interstate 80 * Nut Tree Shopping * Kaiser Permanente
- Designated Business Park Use in 2035 General Plan
- Within Urban Growth Boundary
- Interim Landlord Income from Farming
- Solano Irrigation District

- Offered at \$1,000,000

NORTH BAY SPECULATIVE DEVELOPMENT LAND KOEHLER FARM - VACAVILLE, CA

Koehler Farm - Vacaville, CA

Location Details



Description:

Koehler Farm is an irrigated row crop farm with excellent water and soil resources within the Urban Growth Boundary of the City of Vacaville and designated for future development within the recently updated 2035 General Plan.

Location:

The farm fronts the west side of Lewis Road; about 1/2 mile south of Weber Road. The area is commonly referred to as the Northeast Growth Area in local planning documents. The Vacaville area is linked to the primary economic hubs of San Francisco and Sacramento via Interstate 80. There is a full interstate exchange at Weber Rd. and Lewis Rd. so there is good tsituated about 20 miles SW of Sacramento, the state capitol; and 68 miles E. of the San Francisco Bay Area, the leading high-technology region in the world.

Lewis Road is an asphalt paved, county maintained road. The surrounding area is very rural and devoted to agricultural uses with scattered rural residential land uses.



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

Koehler Farm - Vacaville, CA

Property Summary



ACREAGE:	36.86 gross acres (per assessor's office).	WATER:	Within Solano Irrigation District. Both fields have independent turnout gates off district gravity canal system located in the SWC and the NWC. Adopted water rates for 2018 are \$33.35/ac.ft.
APN (Solano):	0141-010-160	DRAINAGE:	The property lies within the Ulatis Flood Control Project Area which improved the natural drains that handle run-off from the hills, like Gibson Canyon Creek. These drains, completed back in 1972, have greatly alleviated flood risk in this basin.
PROPERTY TAXES:	\$5,031 annually (includes S.I.D. standby charges)	FLOOD ZONE:	A small area in middle of property is within Zone X – a 1 in 500 yr. Flood plain (0.2% chance of flood); Historically the area N. of Gibson Canyon Ck. has never flooded.
ZONING:	A-40 Agriculture w/40 acre minimums. The farm is not enrolled under the Williamson Act as the property is contemplated for future development.	IMPROVEMENTS:	None
MANAGEMENT:	The farm is under lease extending through Dec. 31, 2019 for a minimum base cash rate of \$225/acre. The lease provides the landlord a share rent of 15% on alfalfa hay and 20% on sunflower crops.	MINERAL RIGHTS:	Intact – included w/offering. M/R's are not leased at present.
SOILS:	Comprised of Class 3 & 4 sandy loams from the San Ysidro soil series. These soils are moderately well drained and the depth to the water table is more than 80 inches.	TERMS:	Cash or submit terms acceptable to Seller
TOPOGRAPHY:	The property is segmented into two fields lying N. and S. of Gibson Canyon Creek. Both field are level to grade with a west to east fall. Both fields drain into Gibson Canyon Creek.	OFFERING PRICE:	\$1,000,000
		CONTACT:	Jim Wirth, Exclusive Agent - (916) 677-8142 BRE: 00912648

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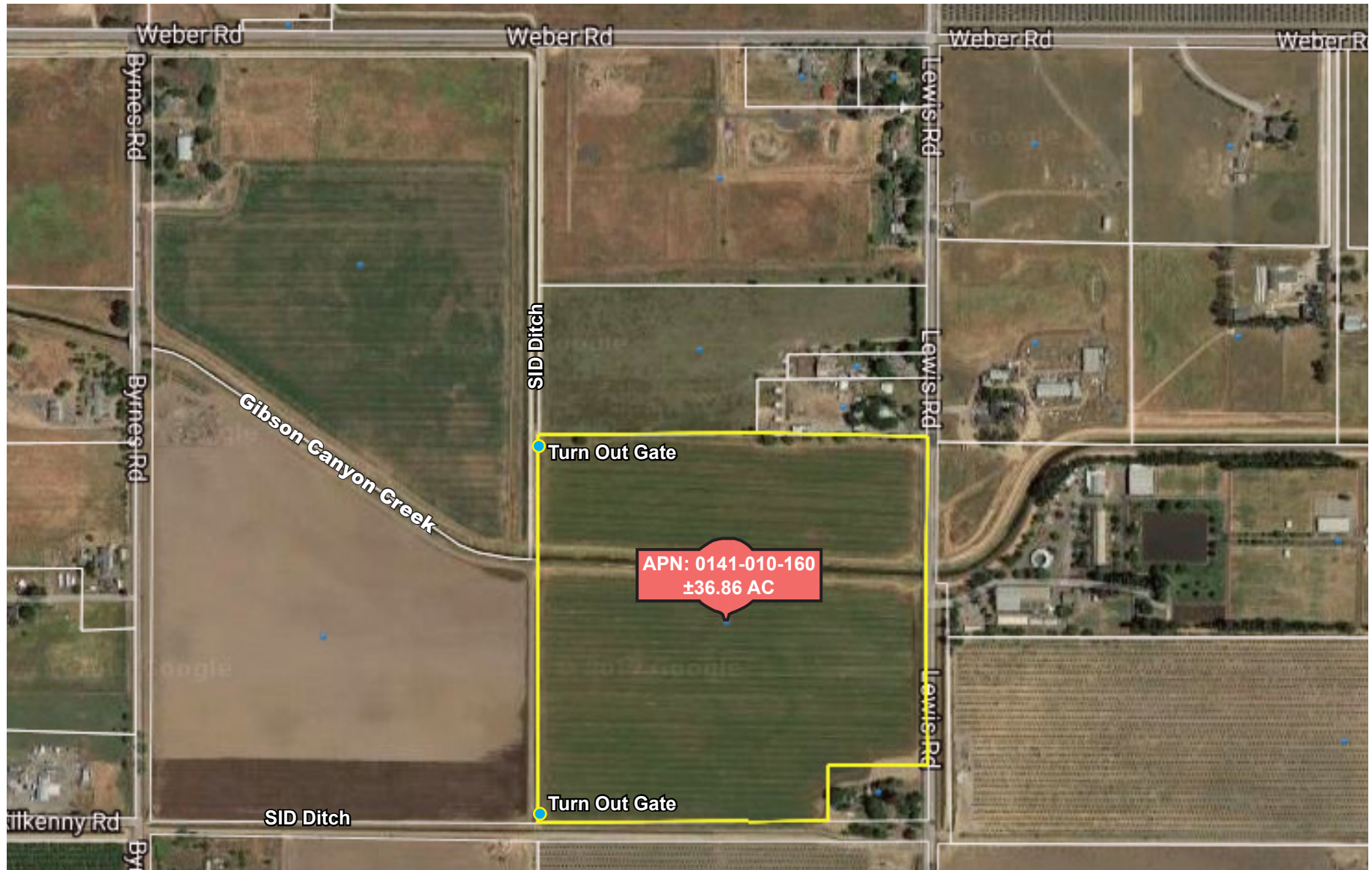
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Property Pictures



Koehler Farm - Vacaville, CA

Parcel Aerial



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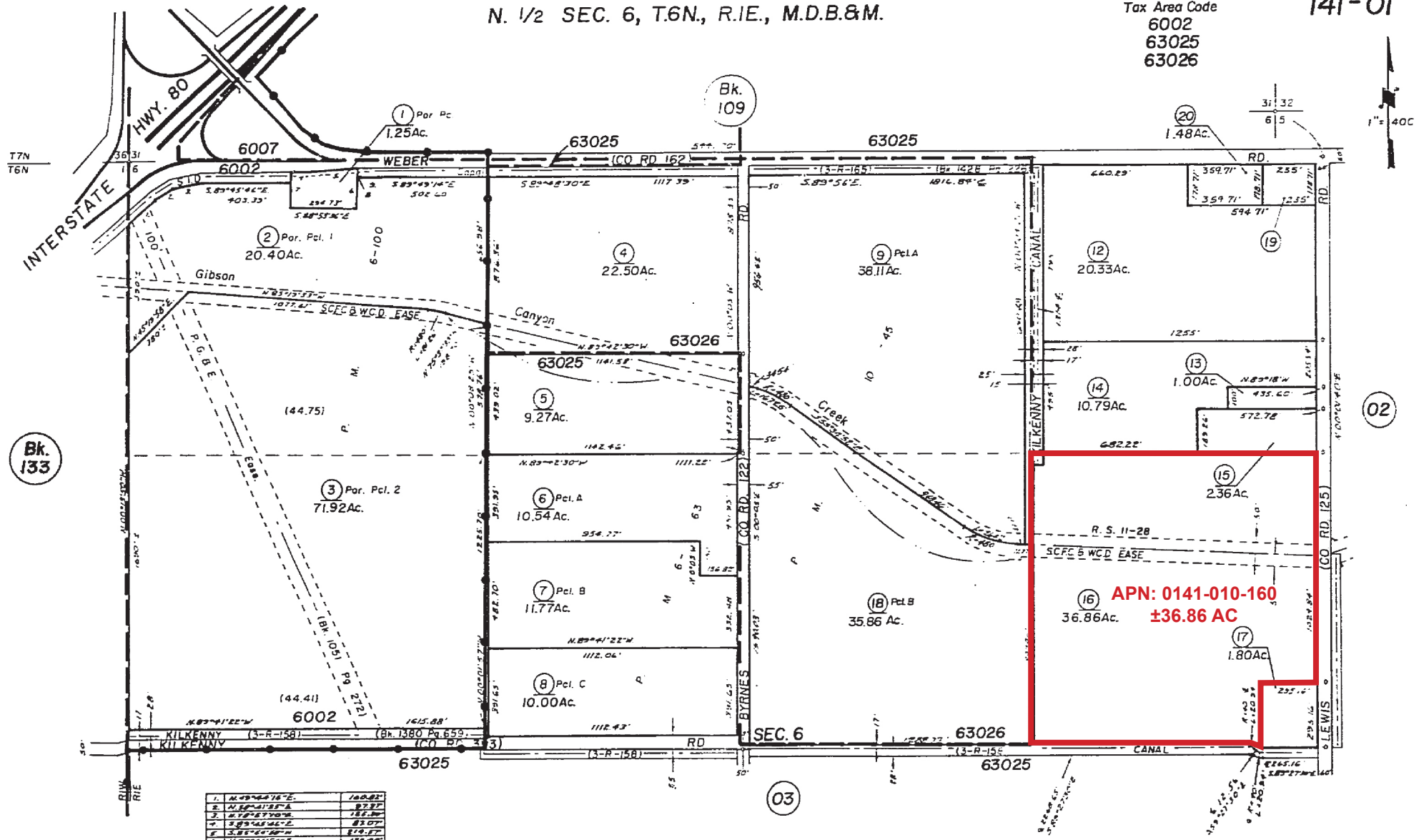
Tax Map

141-01

N. 1/2 SEC. 6, T.6N., R.1E., M.D.B.&M.

Tax Area Code
6002
63025
63026

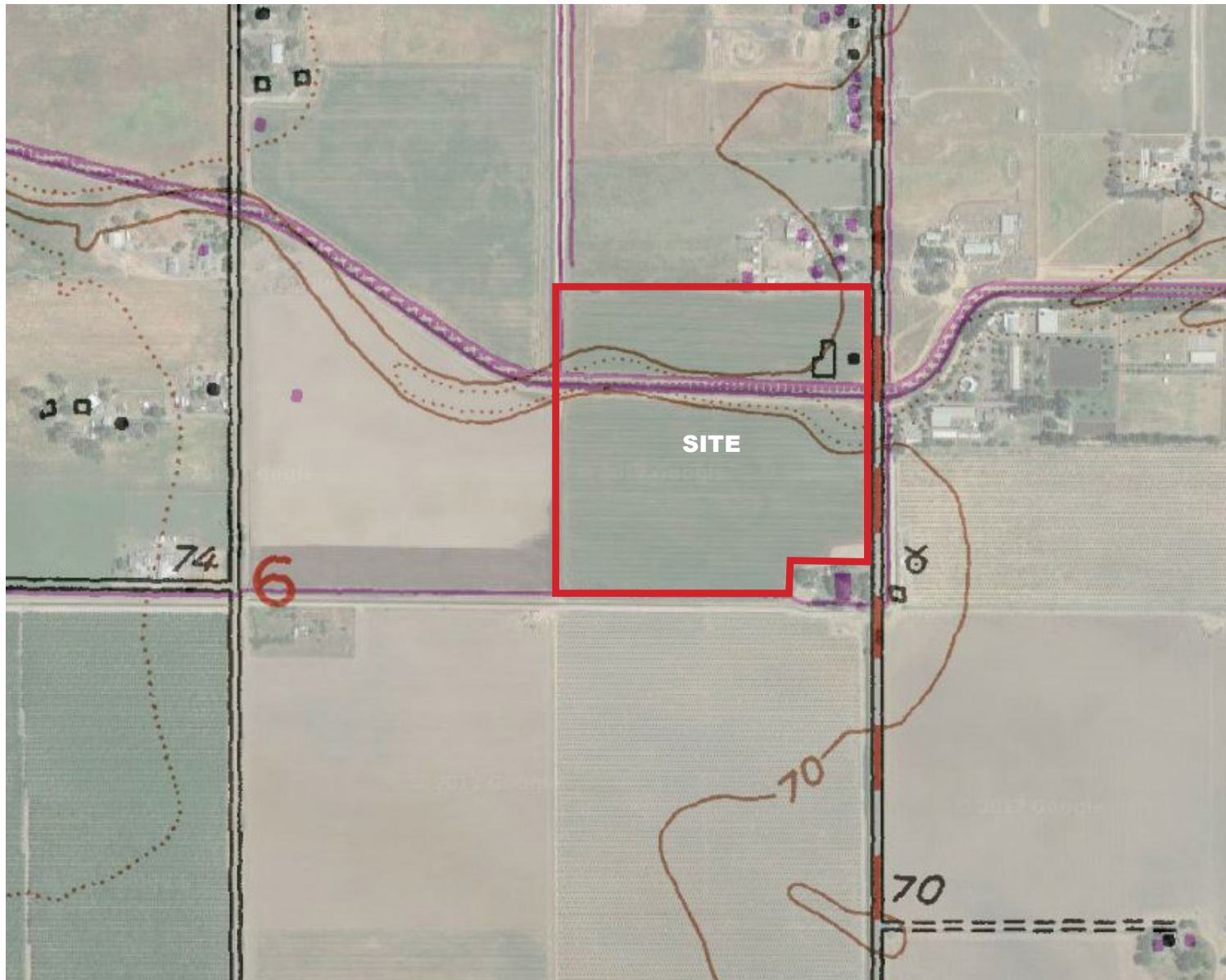
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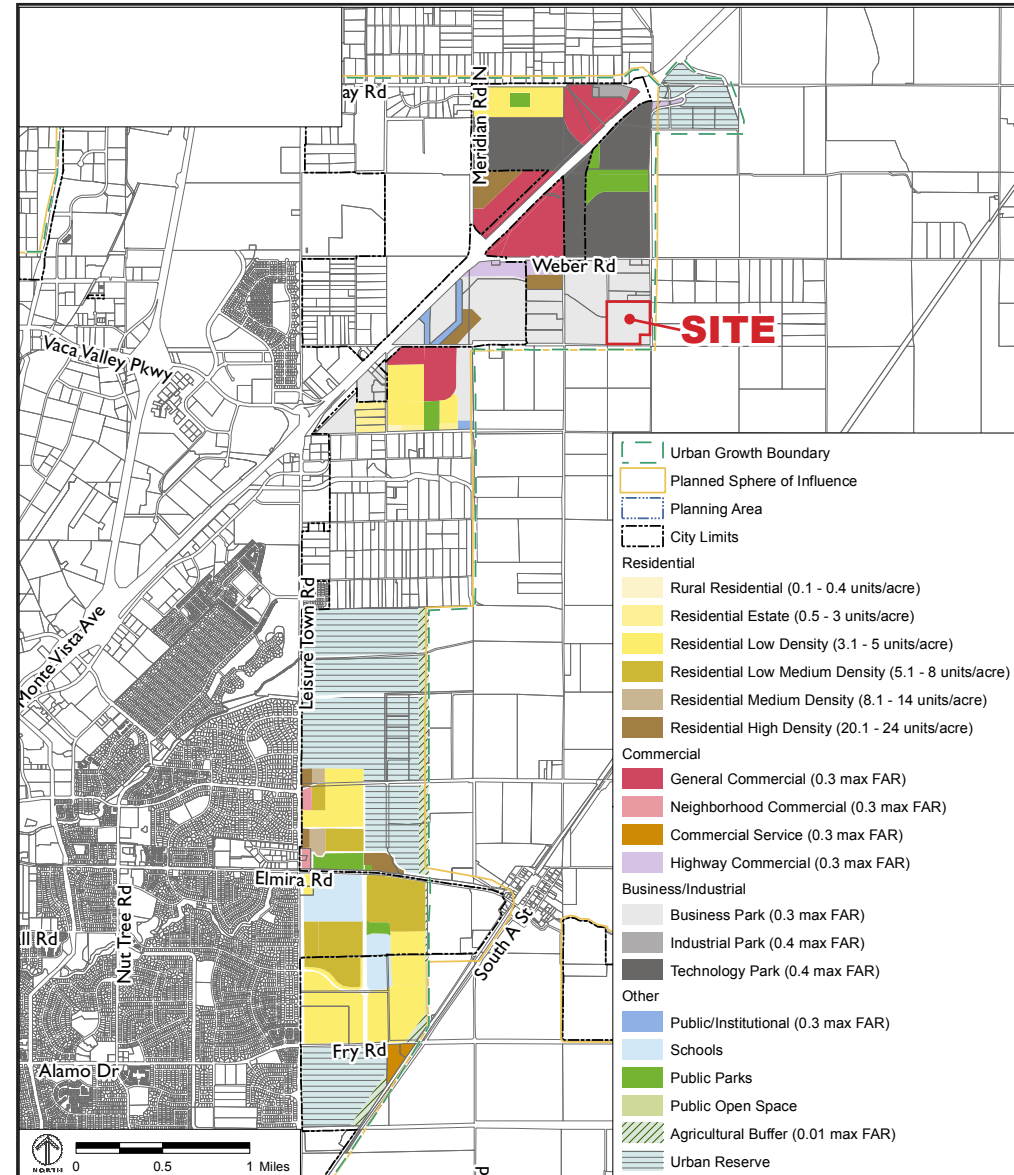
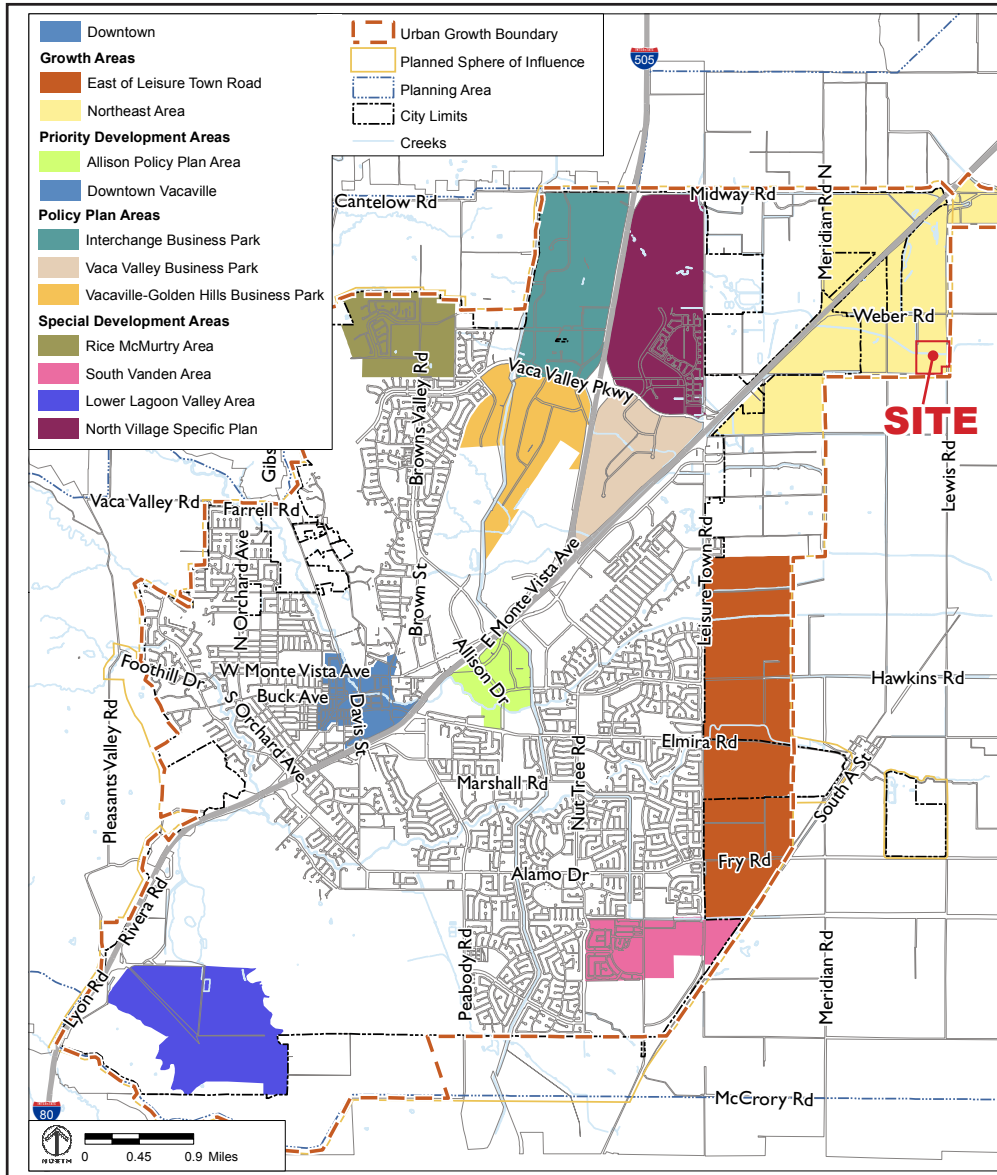
Topographical Map



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Zoning Maps



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