

PROPERTY HIGHLIGHTS

- Prime Class I Row Crop Land
- Existing Ag Well - Ample Irrig. Water
- Established Building Site w/Mature Shade Trees
- Includes Farm Office - Vacant Dwelling
- Domestic Well & Septic Tank Systems
- Gated Security Fencing Around Two Acres
- Interstate 80 Frontage
- Zoned A40 - Suitable for Rural Res
- Ag Business; Seed Research Station

- Excess lands of the Univ. of CA to be sold by sealed-bid process by provisions of the Stull Act
- Sealed-bids are due by **January 15, 2019**

UC DAVIS
UNIVERSITY OF CALIFORNIA

**AVAILABLE BY
SEALED-BID
OFFERS ONLY**

UNIVERSITY OF CA - EXCESS LAND 9113 OLMO LANE, DIXON, CA

CONTACT:

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9113 Olmo Lane, Dixon, CA

Land Summary

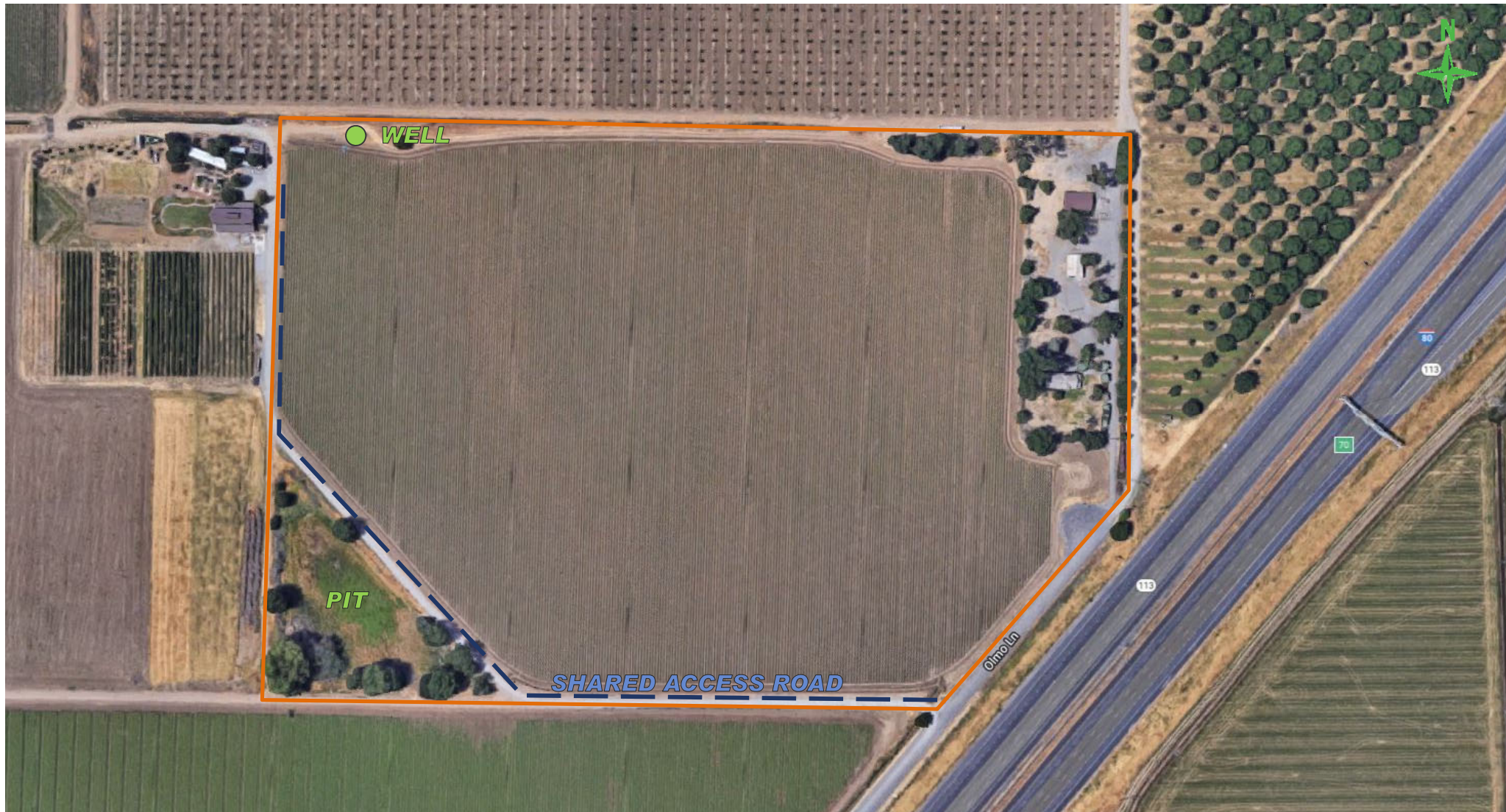


DESCRIPTION:	Excess lands of the Univ. of California offered for sale via Sealed-Bid process. The property consists of just under 34 acres of prime irrigated farmland with a fenced off two-acre building site (with electronic security gate) that encloses an old dilapidated dwelling (circa 1920), an office building and a small storage shed.	WATER:	The source of irrigation water is an older well equipped with electric motor and turbine pump yielding about 500 GPM. Domestic water is provided by a separate well and pressure system located on an old farmstead.
ADDRESS:	9113 Olmo Lane, Dixon, CA 95616 (Solano County)	DRAINAGE:	Local irrigation tailwater and winter run-off is limited but there is a gravity culvert pipe under the freeway that handles drainage off this farm.
LOCATION:	The farm is situated at the easterly terminus of, and fronting along, Olmo Lane, which is on the North side of Interstate 80 and just E. of the Kidwell Exit interchange. This location is between the Cities of Davis and Dixon and in close proximity to the University of California at Davis. Sacramento is 19 miles to the E. and San Francisco is 70 miles to the W. (via I-80).	CLIMATE:	Mediterranean style – long growing season, short winter frost exposure; hot days with cool nights (prevailing evening delta breezes) makes for outstanding growing conditions.
ACREAGE:	33.59 Acres (per survey)	MINERAL RIGHTS:	1/2 of mineral rights convey to new owner.
APN'S:	0110-090-020 & 030 (County of Solano)	BUILDINGS:	The old home (1,584 sf) dates back to the 1920's and has been boarded up over the years and exhibits heavy deferred maintenance condition and considering it's dilapidation, has nominal contributing value. The small office is under 1,000 sf in good condition with raised foundation, comp. roof, front and rear decking, full ceiling to floor windows. The interior is partitioned into three office rooms and some restrooms. The storage shed is wood frame on slab with metal siding. The office is occupied but possession is available at closing.
PROP. TAXES:	Owner is exempt from property taxation (new owner will subject to Prop. 13 reassessment).	BID DETAILS:	To obtain the Bid Instructions, please contact listing agent to obtain the Bid Registration Form and once you are registered we will forward a complete Bid Instruction Package and access to all documents will be provided (includes title report, NHDS, soil reports, well data, and other disclosures).
ZONING:	Designated A-40 (Exclusive Agriculture w/40 ac. min. parcel size), which allows for a primary rural residence, small ag processing facility, small research facility, agri-tourism, farm stands and traditional farming uses.	ASKING PRICE:	\$950,000
SOILS:	A solid block of prime Class I Yolo loams with a Storie Index rating of 90% (this is some of the best soil in the whole world).		
EXCLUSIVE AGENT:	Jim Wirth - (916) 677-8142 - DRE: 00912648		

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Aerial Map



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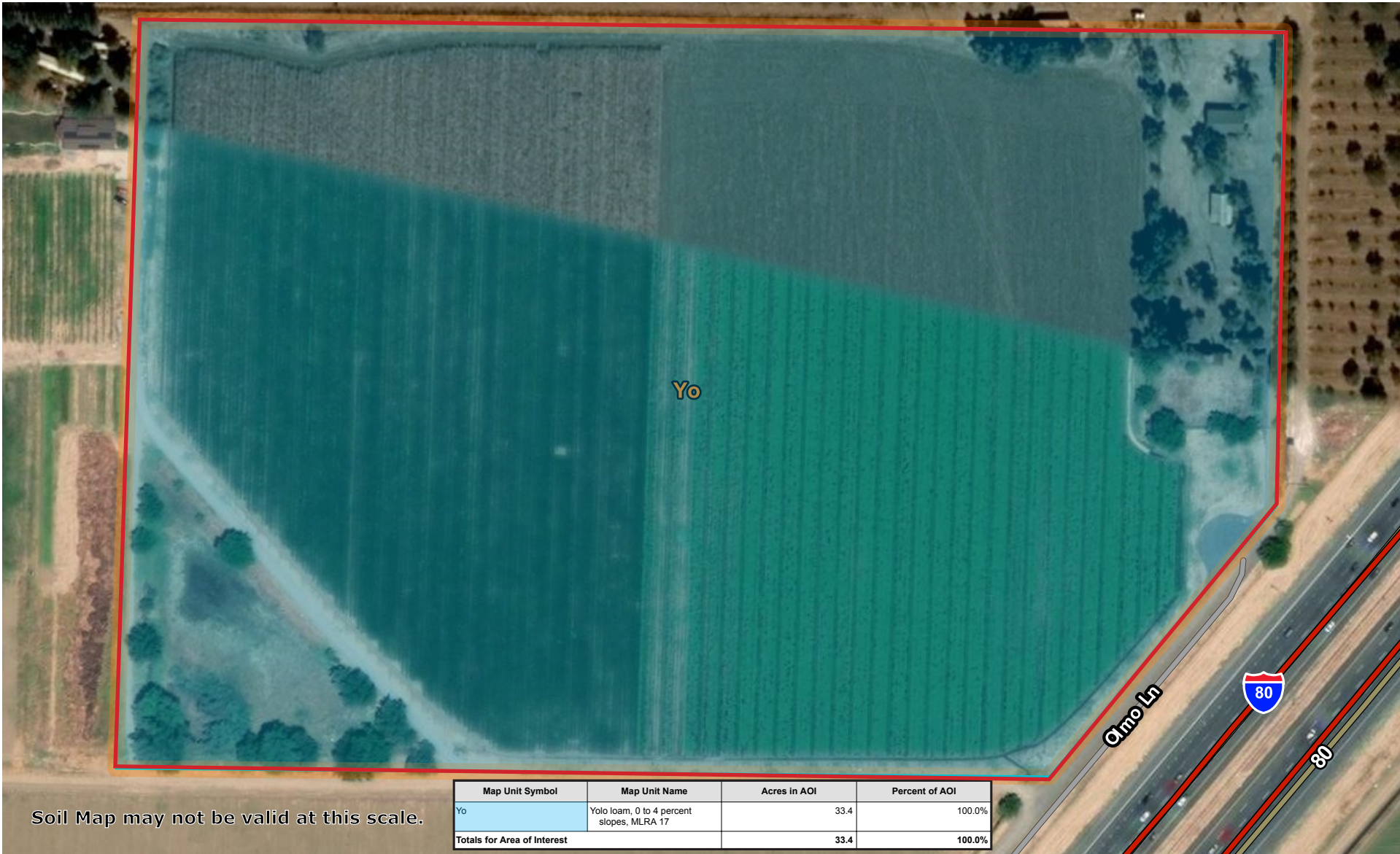
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Topographical Map



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Soil Map



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Property Pictures



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