

PRICE REDUCED!

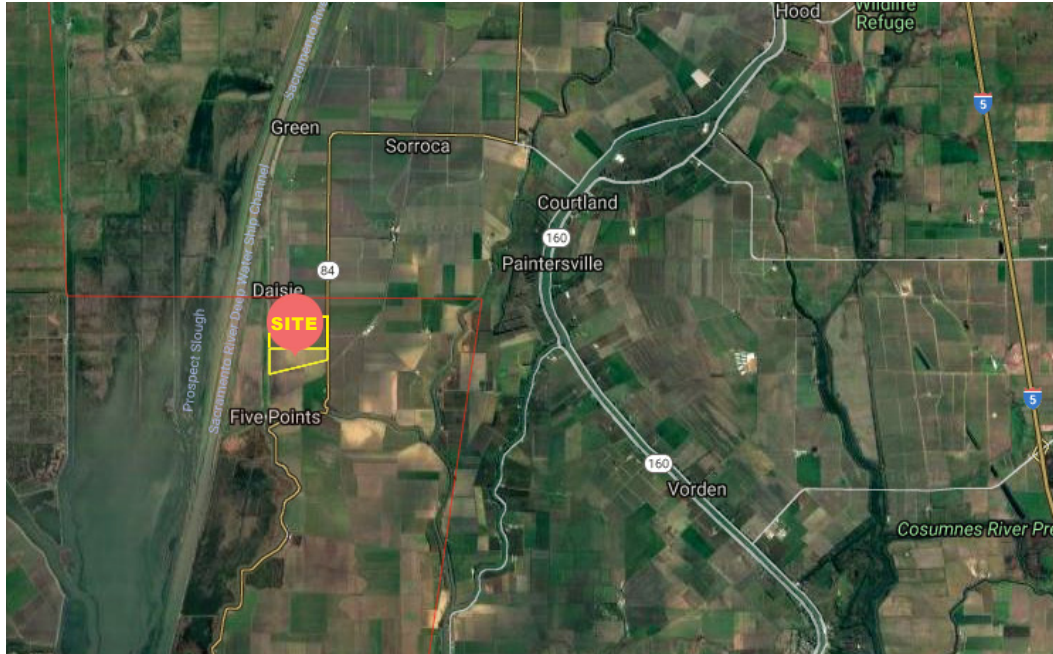
PROPERTY HIGHLIGHTS

- Sacramento Delta Area Farmland
- High Value Intrinsic Farm Resources
- Prime Silty Clay Loam Soils
- Reliable Surface Irrigation Water
- Backed by No. Delta Water Agency
- RD 999 – Strong Levees & Good Drainage
- Active Williamson Act Contract – Low Taxes
- Offered at \$2,900,000

DUCK SLOUGH FARM - CLARKSBURG AREA NORTH OF RYER ISLAND - SOLANO COUNTY, CA

Duck Slough Farm – Clarksburg Area

Location Details

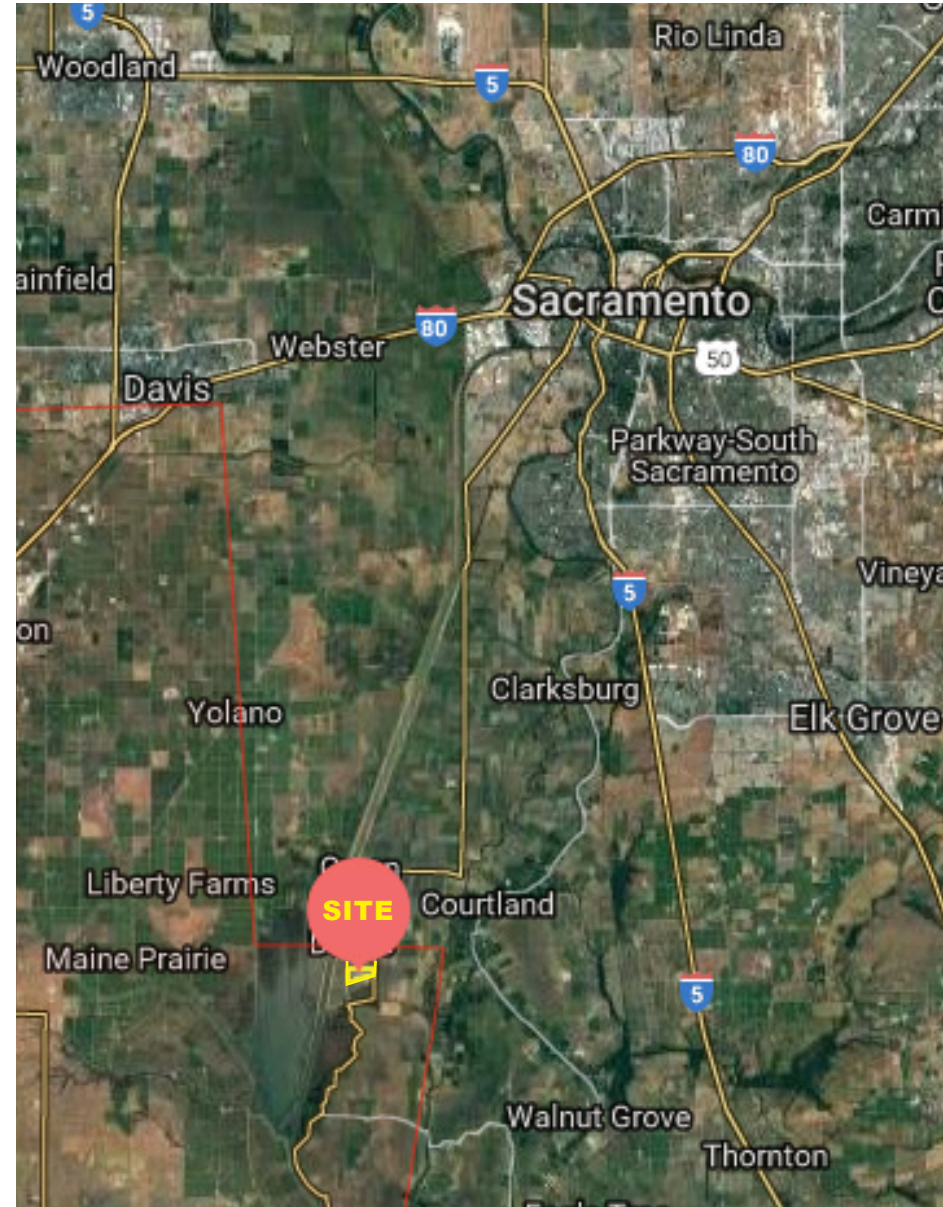


Description:

Duck Slough Farm is an open irrigated row crop farm having prime soils with surface irrigation water resources utilized in the production of alfalfa hay and processing tomatoes.

Location:

The farm is situated in the Sacramento Delta region of Solano County and just North of Ryer Island and West of Sutter Island. The area is about 18 miles from West Sacramento via Jefferson Blvd. and Ryer Ave. The farm fronts the west side of Ryer Ave. (State Hwy. 84) Courtland, along the Sacramento River, is the nearest town being about 5 miles NE via Courtland Road.



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Duck Slough Farm – Clarksburg Area

Land Summary



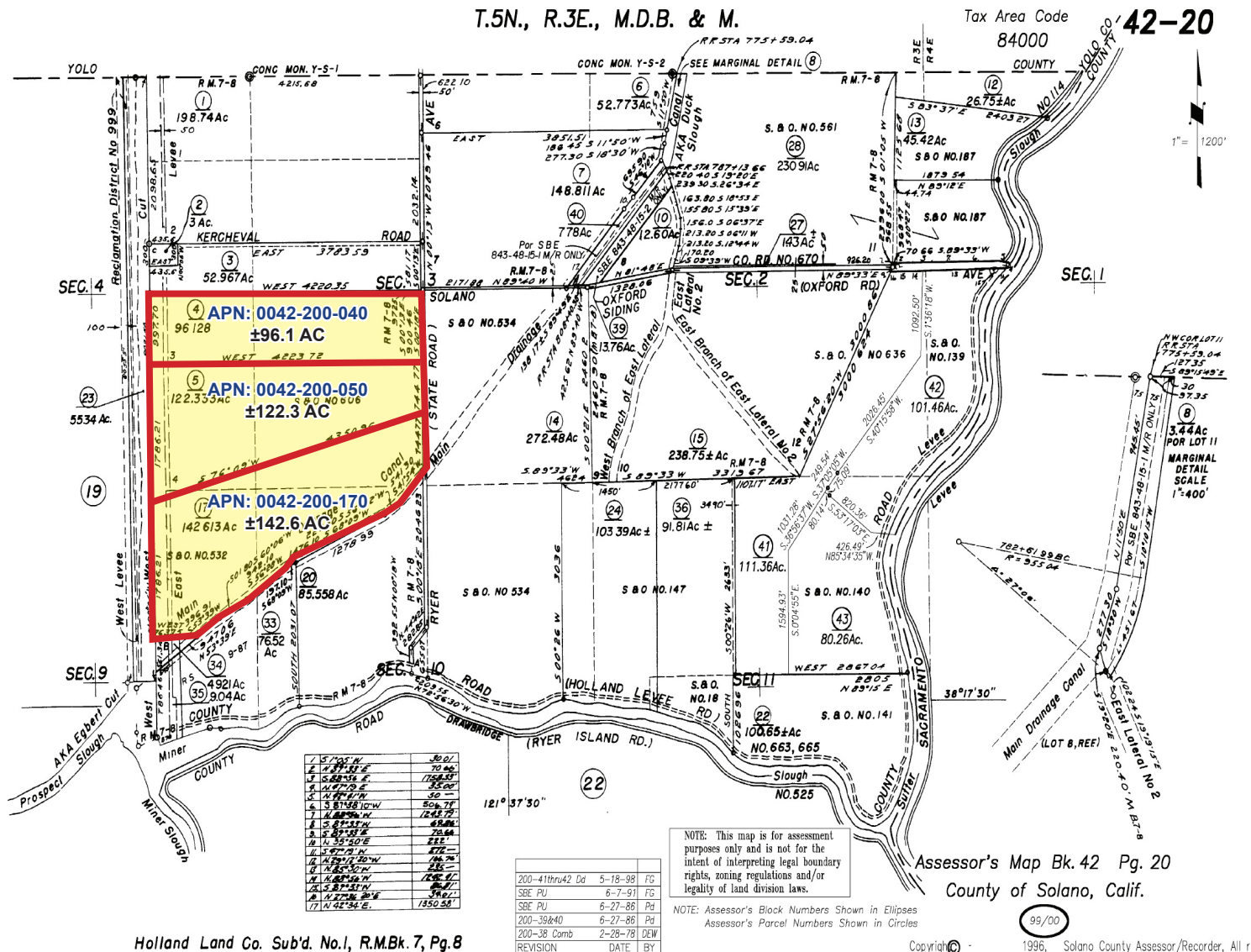
ACREAGE:	361.06 gross acres (per assessor's office)
APN:	0042-200-040, 050 & 170
PROPERTY TAXES:	\$12,201 annually, includes North Delta Water Agency assessments.
ZONING:	A-80 (Ag w/80-acre minimums). Note – Property is voluntarily enrolled under a Land Conservation contract (aka Williamson Act) and receives property tax benefits.
MANAGEMENT:	The farm is lease managed to a local farmer with headquarters in close proximity with a history of processing tomato and row crop production. The lease terminates on October 31, 2019 and is structured where the landlord receives share rents based on farm production.
SOILS:	The primary soil found on the property is Sacramento clay inter-mixed with silty clay loams. These soils have a Class 2 capability rating. Please see the Soil Map for more detail.
MINERAL RIGHTS:	Intact – included w/offering. M/R's are not leased at present.
CONTACT:	Jim Wirth, Exclusive Agent - (916) 677-8142 DRE: 00912648

TOPOGRAPHY:	Production-leveled to grade field sloping from N to S. The slough levee banks have riparian vegetation. There is a raised building pad with mature cottonwoods along the levee road.
WATER:	Irrigation water is provided by developed riparian water right and backed by the North Delta Water Agency agreement. A diversion pump is installed along Miner Slough near the northernmost point of the property. Equipped with an electrical motor and pump connected to underground discharge pipeline. Surface mainline and open ditches are used to distribute irrigation water to furrow beds. Historic consumption has been from 3.5 to 4.5 acre-feet/acre.
DRAINAGE	The property lies within Reclamation District No. 999. Main Drainage Canal (aka Duck Slough) collects all runoff and the drainage water is pumped out near the subject's SW corner.
BUILDINGS:	There is a small single-family dwelling at the corner of Duck Slough and Ryer Ave. The home is occupied by a long-time tenant
OFFERING PRICE:	\$2,900,000

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Duck Slough Farm – Clarksburg Area

Parcel Map



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Topographical Map



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Soil Map



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Property Pictures



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