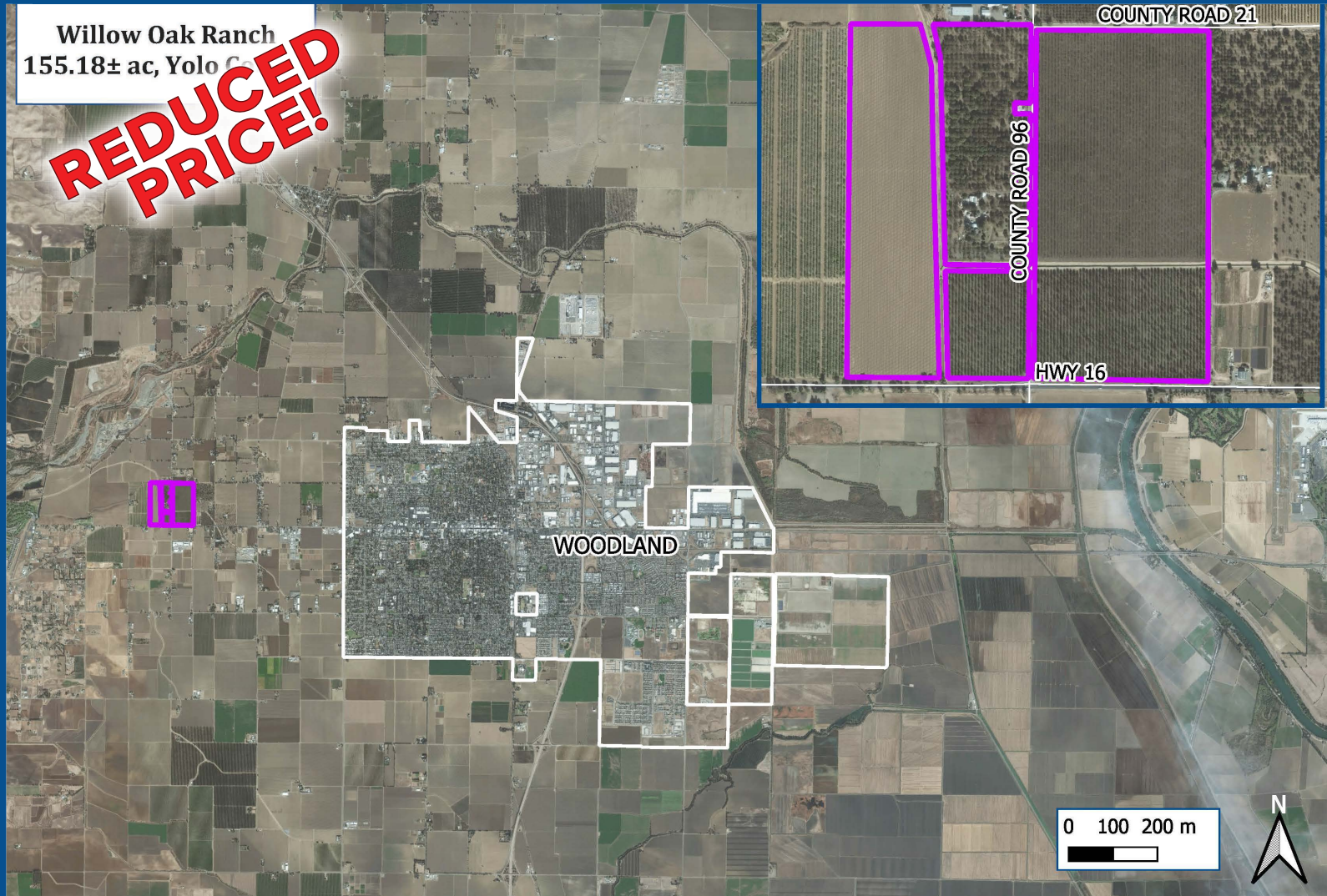


# YOLO COUNTY LAND FOR SALE

## 155.18± ACRE WALNUT ORCHARD

Willow Oak Ranch  
155.18± ac, Yolo Co

**REDUCED  
PRICE!**



### FOR MORE INFORMATION, PLEASE CONTACT:

**Cork McIsaac, Broker**

License No. 01216717

(O) 916.372.5595

(M) 916.799.9441

[cmcisaac@natural-resources-group.com](mailto:cmcisaac@natural-resources-group.com)

**Forest Halford, Broker**

License No. 01298637

(O) 916.372.5595

(M) 916.826.6648

[fhalford@natural-resources-group.com](mailto:fhalford@natural-resources-group.com)

**Natural Resources Group, Inc.**

P.O. Box 1076  
West Sacramento,  
CA 95691

[www.natural-resources-group.com](http://www.natural-resources-group.com)



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## 155.18± ACRE WALNUT ORCHARD

### PROPERTY OVERVIEW

- Description:** Willow Oak Ranch is an excellent investment opportunity. The property consists of approximately 155 gross acres with approximately 146.5 acres planted acres of young producing walnuts and recently planted walnuts, surface and ground water.
- Location:** Located on the corner of Highway 16 and County Road 96 in Woodland.
- Zoning:** A-P and A-1, Yolo County Assessor's Parcels #025-130-073-000, 025-120-038-000, 025-120-024-000 and 025-120-035-000.
- Soils:** Class 1 soils, Brentwood silty clay loam and Yolo silt loam. See Soils Page.
- Water:** Yolo County Flood Control and Conservation District and well water.
- Crops:** 35 acres of 10th leaf Howards, 50 acres of 6th leaf Howards, 37 acres of 2nd leaf Chandlers and 25 acres of 1st leaf Chandlers.
- Price:** **\$3,625,000**

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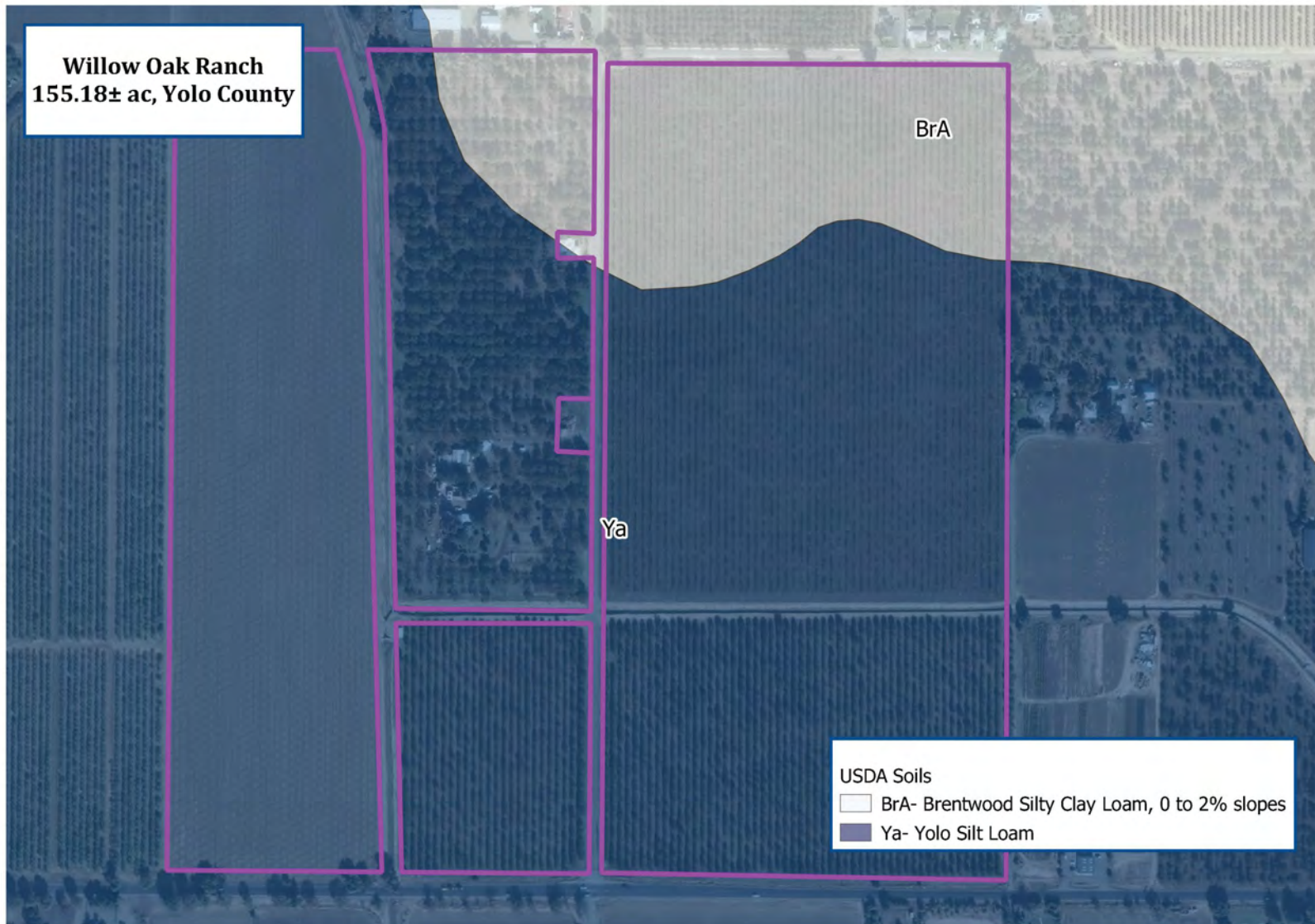
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# YOLO COUNTY LAND FOR SALE

## 155.18± ACRE WALNUT ORCHARD

### SOILS MAP



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