

YOLO FARM | FOR SALE

±78.95 Acres CR-96, Woodland, CA 95695



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FOR SALE YOLO FARM

HIGHLIGHTS

±78.95 Acres CR-96
Woodland, CA 95695



OFFERING SUMMARY

SALE PRICE: \$1,133,000

LOT SIZE: ±78.95 Gross Acres

PRICE / ACRE: \$14,350/Gross Acre

ZONING: A-N (Ag Intensive)

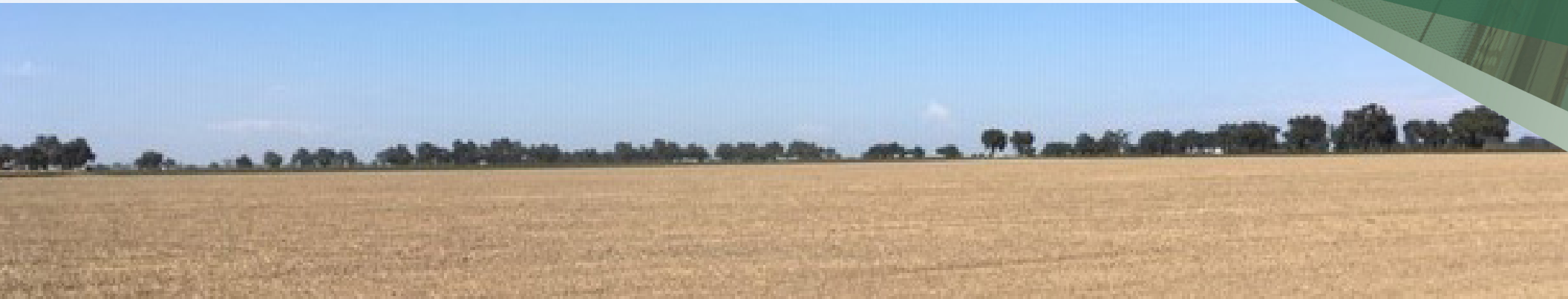
PROPERTY HIGHLIGHTS

- Excellent Prime Class 1 Farmland
- Diversified Row Crop History
- Value Add Proposition (Needs New Ag Well)
- Has "Good Rep" Row Crop Tenant
- Active Williamson Act Contract (Low Property Taxes)
- County Road Frontage

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LAND SUMMARY

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DESCRIPTION: Yolo farm consists of production leveled farmland with excellent soil resources that are currently intensively farmed to irrigated row crops.

LOCATION: Central Yolo County...being just off Interstate 5 the property is just 6 miles NW of Woodland, CA. Woodland has a population of over 50,000 residents and is the seat of County government.

ACCESS: Property fronts the W. side of Co. Rd. 96 for main ingress/egress. Also a back door access point with crossing over RxR tracks in SWC (allows quick access to CR 99W – Interstate 5 frontage road).

ACREAGE: ±78.95 gross/77 net farm acres

APN: 055-180-011

PROPERTY TAXES: \$2,734 or \$34.62/acre – has active Williamson Act contract (taxes would not be subject to Prop. 13 re-assessment while under WA contract)

ZONING: A-N (Ag Intensive)

BUILDINGS: None

EXCLUSIVE AGENT: **Jim Wirth - (916) 677-8142** - DRE: 00912648

SOILS: Solid block of Class 1 soils – primarily Yolo silt loam with 100% Storie Index Rating (the best). Deep loamy soil profile with excellent natural drainage characteristics.

CROP HISTORY: Production has included cucumbers, tomatoes, peppers, garlic, sunflowers, vine seed crops and winter grains. Landlord has received an avg. income of \$371/acre over the last five years.

WATER: The existing source of irrigation water is from an ag well located off-site on neighboring lands. Due to a family farm break-up, there will be no rights to this well. This farm really needs its own, dedicated well and the price has been discounted to reflect the cost to develop a new well (assumed \$200,000 cost including pump equipment).

CLIMATE: Mediterranean climate with 250-300 frost free days and mean daily temps at 62 degrees and 15 to 23 inches average annual rainfall. Typical warm to hot days in the growing season and delta breezes cooling off air at night is ideal for growing

MINERAL RIGHTS: Intact with the surface and convey with the property.

ASKING PRICE: **\$1,133,000 or \$14,350/gross acre**

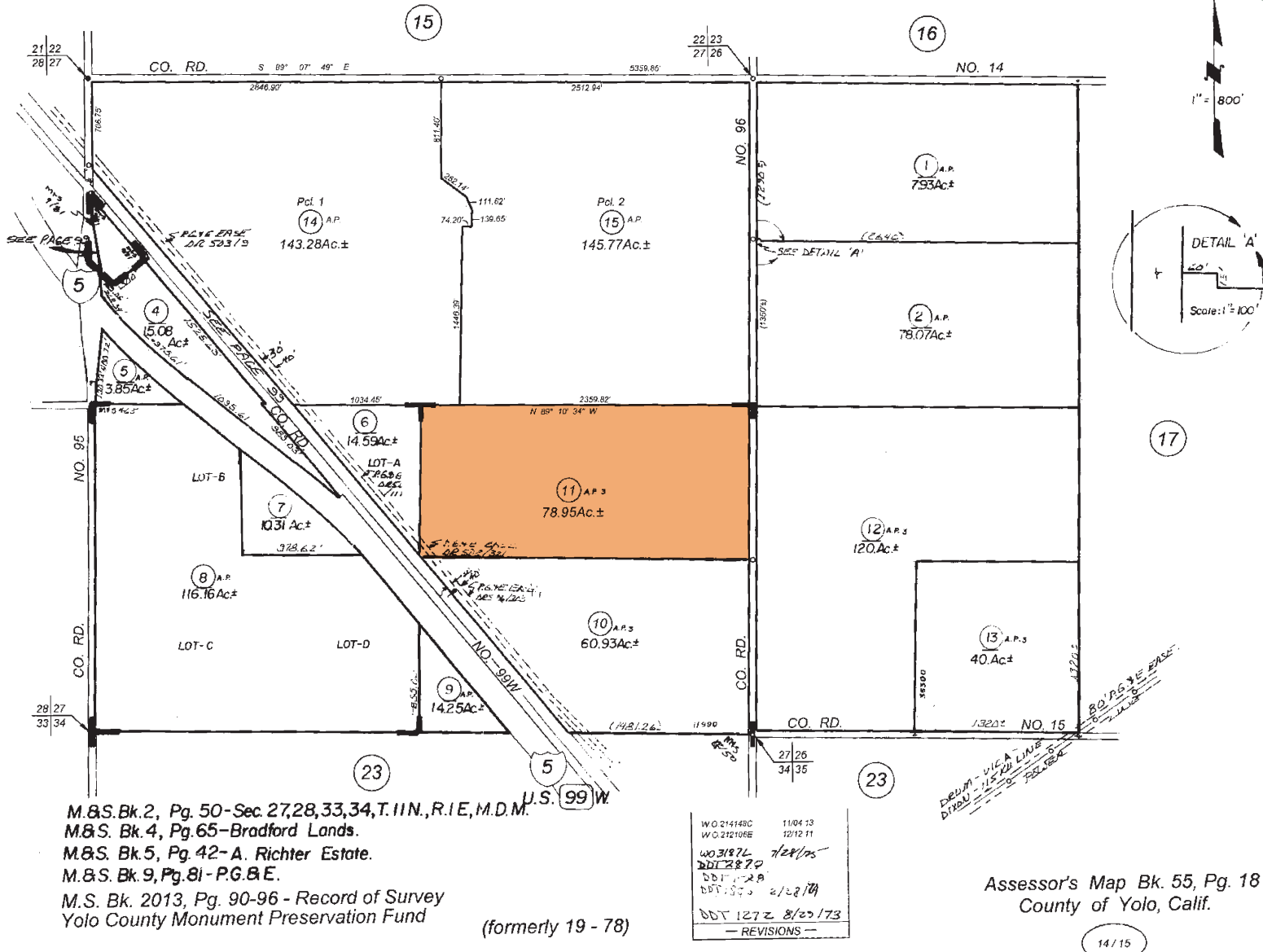
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PARCEL MAP

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SEC. 27 & POR. SEC. 26, T. 11N., R. 1E, M.D.B. & M.

CAUTION - These Maps ARE NOT to be used for legal descriptions.



M.&S. Bk. 2, Pg. 50 - Sec. 27, 28, 33, 34, T. 11N., R. 1E, M.D.M.
M.&S. Bk. 4, Pg. 65 - Bradford Lands.
M.&S. Bk. 5, Pg. 42 - A. Richter Estate.
M.&S. Bk. 9, Pg. 81 - P.G. & E.
M.S. Bk. 2013, Pg. 90-96 - Record of Survey
Yolo County Monument Preservation Fund

(formerly 19 - 78)


NOTE - Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.

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SOIL MAP

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Map Unit Symbol	Map Unit Color	Map Unit Name	Acres in AOI	Percent in AOI
BrA		Brentwood silty clay loam, 0 to 2 percent slopes	±17.2 AC	21.9%
Ya		Yolo silt loam, 0 to 2 percent slopes, MLRA 17	±61.2 AC	78.1%
Totals for Area of Interest:			±78.4 AC	100.0%

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.

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PHOTOS

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