

TRI Outdoor Properties

LAND BROKERAGE | Recreational · Agricultural · Conservation A Division of TRI Commercial Real Estate Services, Inc.

Property Info ~ Capay Valley, Esparto, CA

Address: 23501 County Road 23,

Esparto, CA 95627, Yolo County

APN: Portion of 049-200-020.

Latitude: 38.682598

Longitude: -120.068373

Elevation: Approximately 400 Feet

Zoning: Agriculture

Acres: ±9.385 Acres

Price: \$425,000 (±9.385 Acres)

MLS #: 20027725

Improvements: exterior perimeter barb-wire fence along

front of parcel

Terms: Cash or submit.



Prop. Description: One of the most sought after home sites in the Capay Valley surrounded by olive trees. Surveyed and fenced at

the street. Electricity to site and paved County Road access. Ideal for an estate home. Olive tree lined street make for the ideal Tuscany estate home. Ideal for vineyards and recreation. Deer, wild turkey, dove and quail along with

many other animals frequent the sites. Close to the City of Esparto.

Directions: From Highway 505 and Highway 16 go west on Hwy 16 for 4 miles to Esparto. Go straight for another mile and turn

left on County Road 85 B. Go about 1 mile south to County Road 23. Turn right and go about 2 miles to property

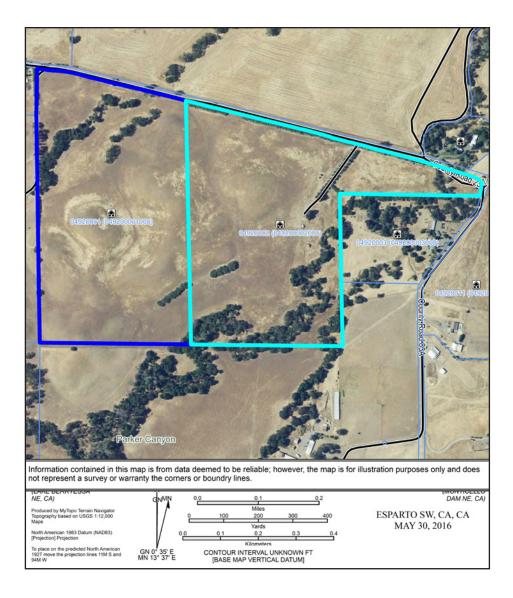
on left. Look for Olive trees and signage.

Property Maps ~ Capay Valley, Esparto, CA

Topographical Map

04920011 (0 Information contained in this map is from data deemed to be reliable; however, the map is for illustration purposes only and does not represent a survey or warranty the corners or boundry lines. ESPARTO, CA Topography based on USGS 1:24,000 Maps JAN 1, 1993 CONTOUR INTERVAL 40 FT [BASE MAP VERTICAL DATUM]

Aerial Map

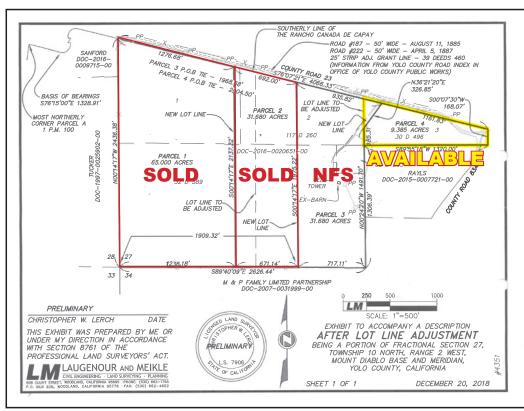


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Dotted Line Map

SOLD SOLD Information contained in this map is from data deemed to be reliable; however, the map is for illustration purposes only and does not represent a survey or warranty the corners or boundry lines. NE, CA) Produced by MyTopo Terrain Navigator Topography based on USGS 1:12,000 Maps ESPARTO SW, CA, CA MAY 30, 2016 North American 1983 Datum (NAD83) [Projection] Projection To place on the predicted North American 1927 move the projection lines 11M S and 94M W CONTOUR INTERVAL UNKNOWN FT [BASE MAP VERTICAL DATUM]

New Survey Map



Property Photos ~ Capay Valley, Esparto, CA

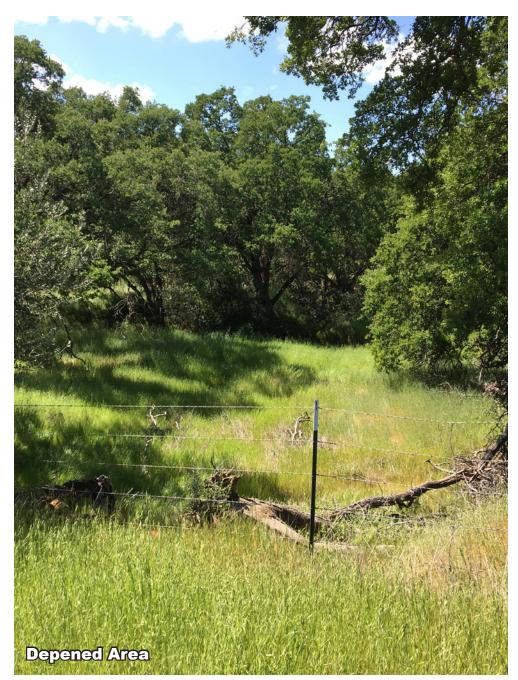








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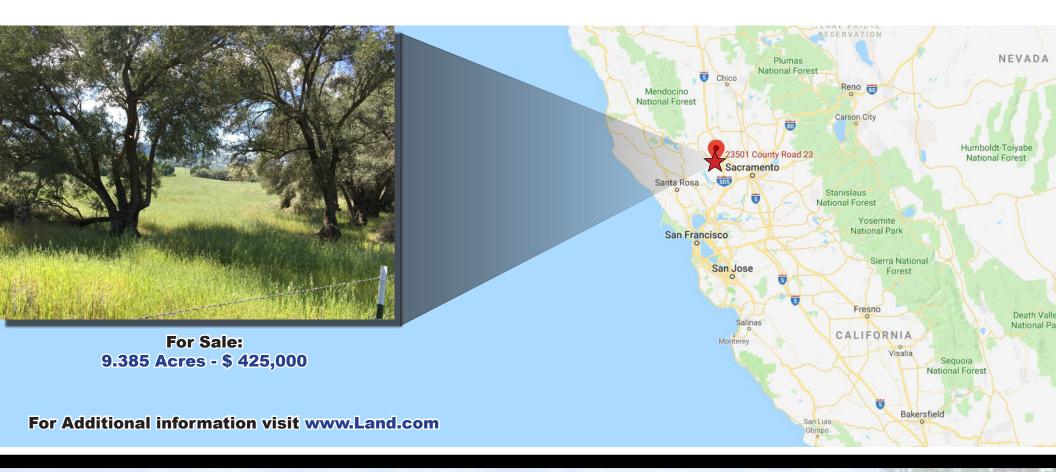
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Property Summary ~ Capay Valley, Esparto, CA



For More Information Contact:



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