

FOR SALE | VACA WALNUT ORCHARD

6475 Byrnes Road, Vacaville, CA 95687

PROPERTY HIGHLIGHTS

- Fully Planted Mature Bearing Walnut Orchard
- Prime Class 1 & 2 Soils
- Excellent Drainage
- Two Sources of Irrigation Water Available
- Developed Ag Well + Solano Irrigation District
- Farm is Preserved Under Conservation Easement
- No Subdivision or Single-Family Housing Allowed
- Commodity Processing Is Allowed (or Produce Stand)
- Gravel Paved Interior Roads
- Beneficial Property Tax Treatment

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VACA WALNUT ORCHARD SOLANO COUNTY

LOCATION DETAILS

6475 Byrnes Road
Vacaville, CA 95687



DESCRIPTION: A fully-planted, mature-bearing walnut orchard featuring prime soils with developed groundwater resources augmented with district surface water. The property is encumbered by a farmland conservation easement which prohibits subdivision and building a single-family residence.

LOCATION: The farm is situated about one-mile E. of Vacaville, CA in Solano County. The property fronts the west side of Byrnes Road, a paved, county-maintained road, providing excellent vehicular access to the farm. Hawkins Road is the nearest cross road, about 1 mile to the South.

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VACA WALNUT ORCHARD

SOLANO COUNTY

LAND SUMMARY

6475 Byrnes Road
Vacaville, CA 95687

ACREAGE:

66.25 Gross Acres
62.00 Planted Acres

APN'S:

0141-110-010 (Solano County)

PROP. TAXES:

\$8,822.42

LAND USE ZONING:

The property is zoned A-40 (Agriculture w/40-acre parcel size) Note - property preserved as agricultural land under Conservation Easement described below.

TOPOGRAPHY:

The land is generally flat with a slight grade from SW to NE and the main topographic feature is the Ulati Canal along the N. boundary (aka Horse Creek). The ground surface is about 70 feet above sea level.

ORCHARD:

BLOCK	ACRES	VARIETIES	SPACING	YEAR
Middle W	22	Howard – Black Walnut	13' x 20'	2008
East	18.50	Howard – Black Walnut	"	2008
West	18.50	Howard - Paradox	"	2010
Middle E	3	Howard – Black Walnut	"	2011
Avg. age is 11 yrs. old				

PRODUCTION:

YEAR	2015	2016	2017	2018	2019
TOT LBS.	171,400	224,190	223,920	200,260	167,980
LBS./AC (61 AC)	2,810	3,675	3,671	3,283	2,754
GROSS/AC	\$1,984	\$3,020	\$3,766	\$1,555	\$2,069

MANAGEMENT:

The orchard is owner-operated and farmed conventionally. All walnuts are presently sold to Mariani Nut Company, based in Winters, CA. At present annual cultural/production costs are about \$1,500/acre, including harvest. Production costs may vary depending upon operator/management.

DRAINAGE:

All surface runoff drains into Ulati Canal via two culverts. The canal is operated/maintained by the Solano County Water Agency (SCWA). The canal is designed to handle stormwater run-off from the community of Vacaville and the surrounding mountain range.

FLOOD ZONE:

The property is in Flood Zone X, an area of minimal risk.

CONTACT:

**For more information or to schedule a tour please contact,
Exclusive Agents:**

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SOILS:

Comprised of Class 1 and 2 sandy to clay loams, the predominate soil type (about 55%) is Yolo Loam, with clay substratum (Class 2) and is associated with Reiff fine sandy loam (Class 1). These soils are well drained and have scant production limitations and are ideal for permanent plantings like walnuts.

UNIT	DESCRIPTION	ACRES	CLASS	STORIE %
Ca	Capay silt clay loam	6.50	IIs-3	69
Cc	Capay clay	3.50	IIs-5	46
Ra	Reiff fine sandy loam	20.00	I-I	100
Yr	Yolo Loam, clay substratum	36.25	IIs-3	85
Totals for Area of Interest		±66.25		

WATER RESOURCES:

Currently the walnuts rely upon a shallow 8" steel cased well with electric submersible motor. The well was completed in 1999 to a depth of 139 feet.

In addition, the farm is within Solano Irrigation District (SID) and the water service turnout is at the SW corner off at the termination of the Byrnes Canal. District water costs for 2020 are fixed at \$38.32/acre foot. This source is not tied into the orchard irrigation system at this time.

IRRIGATION:

Irrigation water is applied through surface (double) drip-hose lines. The system is equipped with sand media filters.

UTILITIES:

There is 200-amp service to the ag well site and three-phase electric lines along Byrnes Road.

CONSERVATION EASEMENT:

In 2001, an Agricultural Conservation Easement was placed on the property that prohibits the property from being subdivided and used for non-agricultural uses, including rural-residential land uses. There are no restrictions on agricultural uses. New ag processing and "farmstand" outlet structures are allowed but must be contained within a one-acre site fronting along Byrnes Road. Solano Land Trust is the steward of the easement. There is no landowner cost associated with this easement.

IMPROVEMENTS:

There are two existing small cargo containers with lean-to coverings for equipment storage on-site (included with property). Property is partially fenced on the southern boundary with new chain-link fencing. There is a private locked gate entrance at the SEC off Byrnes Rd. Another locked heavy steel pipe gate at the NEC along the canal. A gravel-paved access roads bound the perimeter of the orchard.

MINERAL RIGHTS:

It is believed that 50% of the mineral rights convey with the balance reserved under prior transfer.

OFFERING PRICE:

\$1,450,000 or \$21,887/acre.

TERMS:

All cash to seller at closing.

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AERIAL MAP

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VACA WALNUT ORCHARD

SOLANO COUNTY

SOIL MAP

6475 Byrnes Road
Vacaville, CA 95687



VACA WALNUT ORCHARD SOLANO COUNTY

PROPERTY PHOTOS

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