



LAND MANAGEMENT
BROKERAGE & APPRAISAL

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BIGGEST LITTLE FARM FOR SALE



Biggest Little Farm – 245 m/l acres

LOCATION

Located along the east side of Highway 16, three miles south of Guinda in the Capay Valley of western Yolo County, California.

APN

Yolo County APN 060-040-010.

ACRES

245.06± Acres

ZONING

Agriculture Intensive – 80 Acre minimum parcel size.
Enrolled in the California Land Conservation Contract (Williamson Act)

WATER

Irrigation water is pumped from two sumps on the property. Domestic water is from an on-site well located at the building site.

SOILS

The farmed portion of the property is evenly divided between Tehama loam (TaA) – Class II and Yolo silt loam (Ya) – Class I

PRICE

REDUCED!!! \$2,150,000

PROPERTY INFORMATION



LOCATION

The property is located in the Capay Valley, on the easterly side of Highway 16, three miles north of the Cache Creek Casino, fifteen miles northwest of Interstate 505 in western Yolo County.

DESCRIPTION

According to the Yolo County Assessor's parcel map, the property contains 245 m/l acres, of which 85 acres are farmed to row crops, 16.5 acres are planted to orchards, 21 acres are in irrigated pasture and 15 acres are in dryland crops. The property extends from Highway 16 through Cache Creek, with approximately 2,200± feet of Cache Creek Frontage.

The property is currently operated as a certified organic farm. The buildings are utilized in the organic farming operation. Buildings include a 5,000±s.f. warehouse/packing shed with a 1,050± s.f. cooler, modular home and various outbuildings and sheds.

The cropland is currently leased to a local organic operation through the 2022 crop year on a cash basis.

Irrigation water is lifted from two on-site sumps and distributed through a series of underground pipelines and drip irrigation systems.

The area located west of the farmstead is above the flood plain while the area located along the creek is subject to inundation during periods of heavy rainfall resulting in high flows in the creek.

ADDITIONAL INFO

Please call or email us for additional information.

**BRENNAN
& JEWETT**
ASSOCIATES

LAND MANAGEMENT
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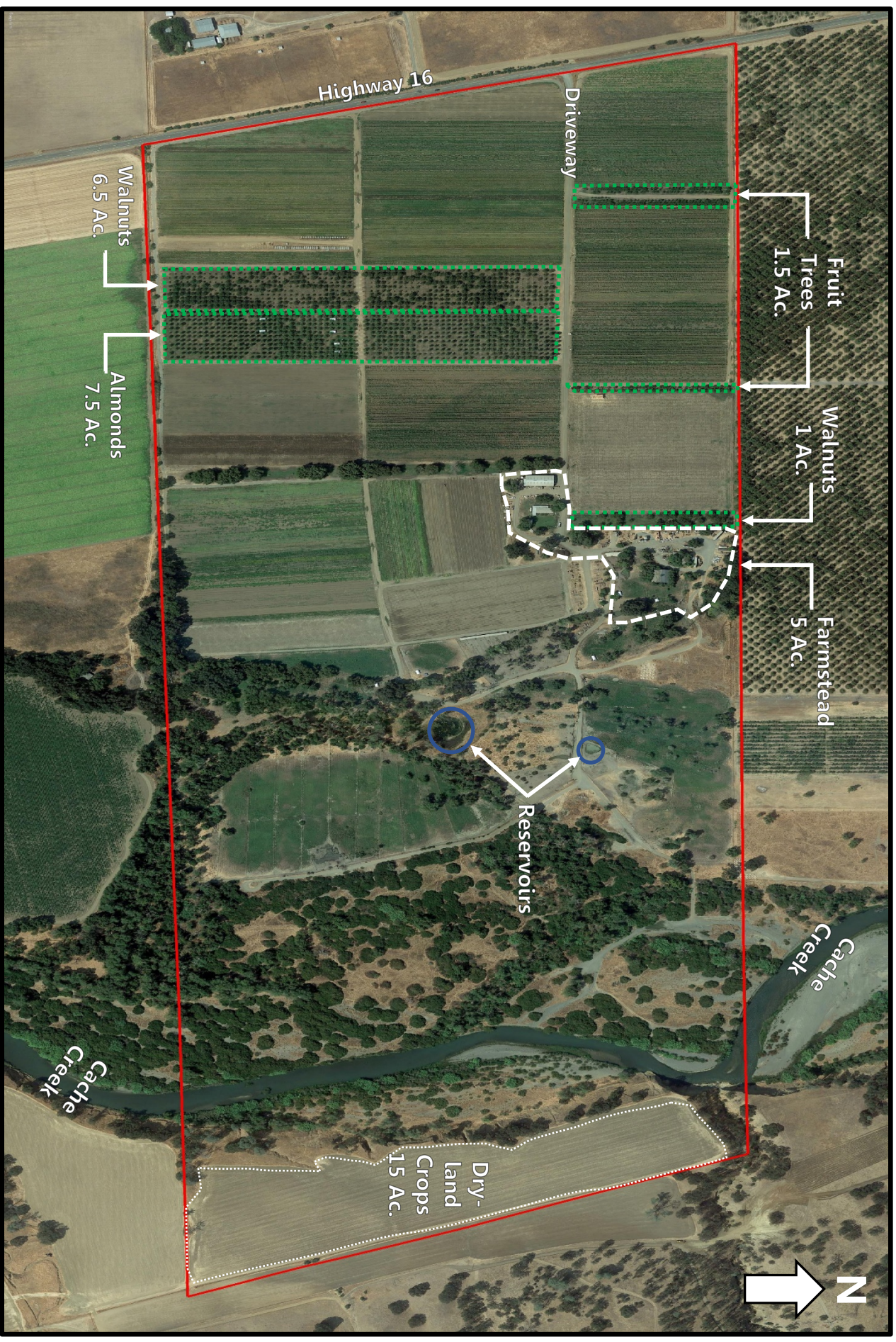
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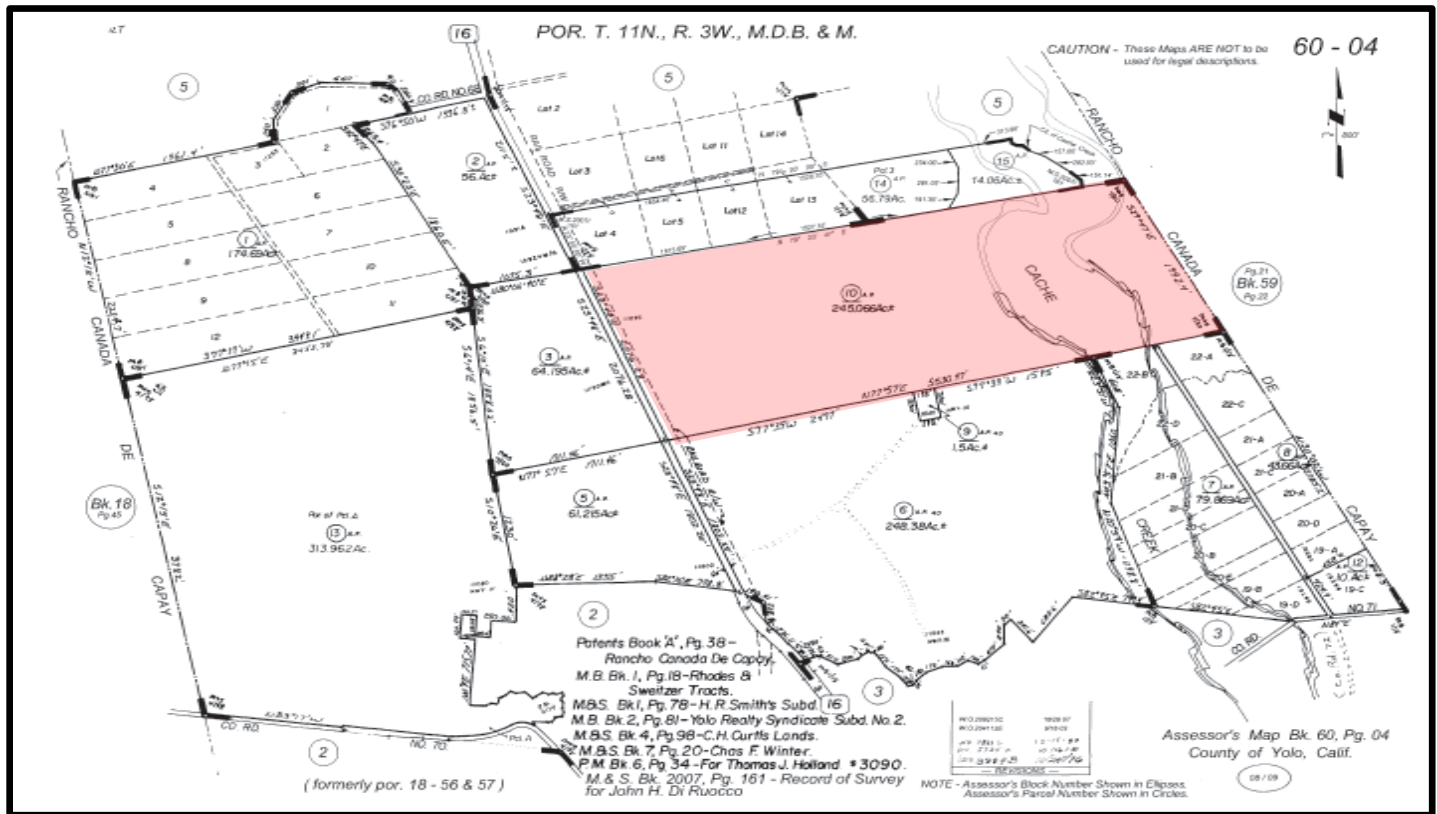
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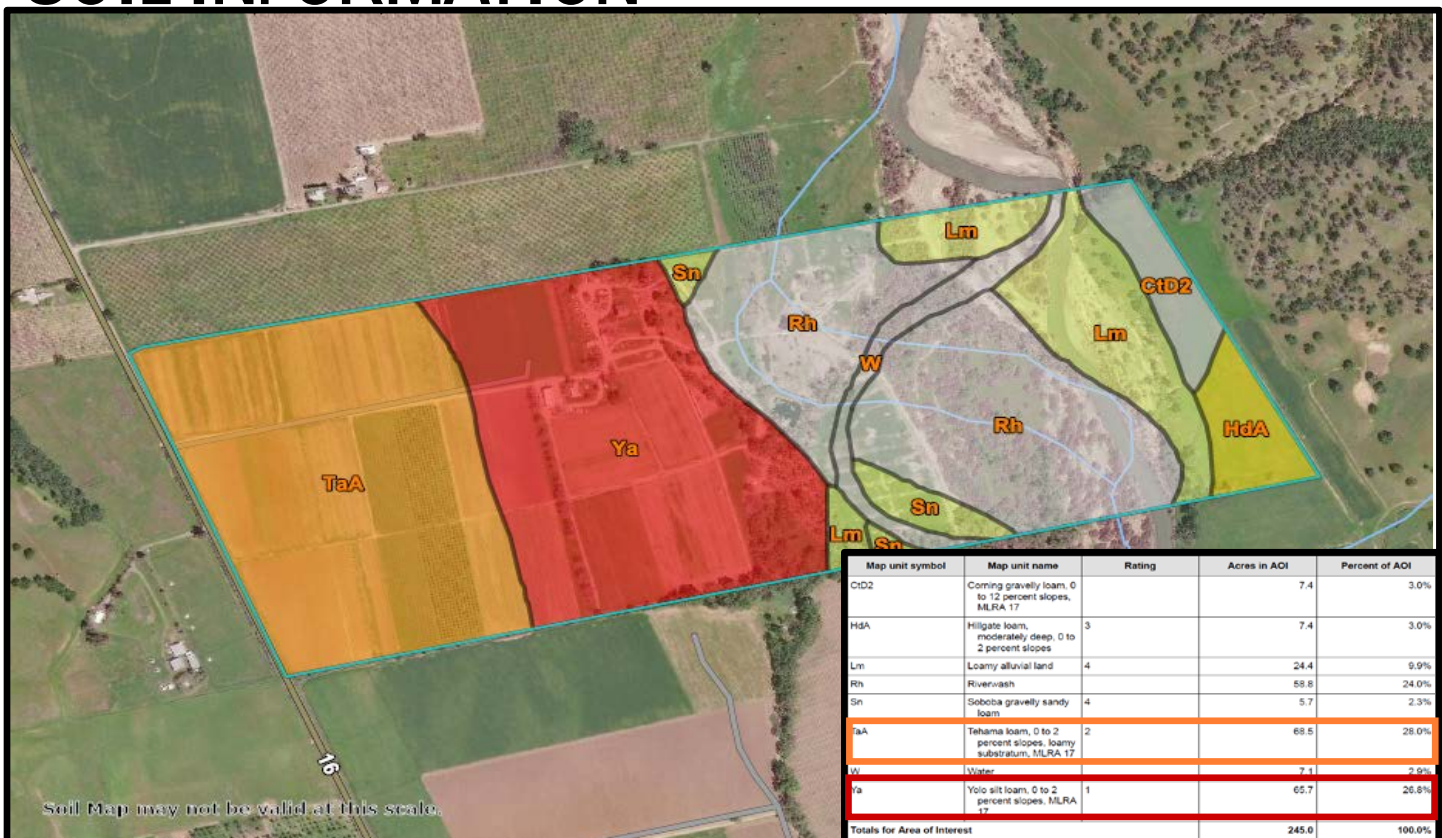
PROPERTY MAP & LAYOUT



ASSESSOR PARCEL MAP



SOIL INFORMATION



** The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.

PHOTOS



PHOTOS



PHOTOS

