

# 40 Acre Vacant Land **FOR SALE**



## **CR. 96 Vacant Land (40 acres)**

<b>LOCATION</b>	Located along the east side of County Road 96, one-third of a mile north of County Road 29, three miles northwest of Davis in Yolo County, California.
<b>APN/ACRES</b>	Yolo County APN 040-170-003 (40.0 acres)
<b>ZONING</b>	Agricultural Intensive (AG) Enrolled in the Williamson Act Taxes will remain low at the close of escrow.
<b>SOILS</b>	71% Class 2 29% Class 3
<b>IRRIGATION</b>	Yolo County Flood Control & Water Conservation District Gravity Fed from Pleasant Prairie Slough - \$32/ac-ft in 2020
<b>BUILDINGS</b>	Small Shed
<b>PRICE</b>	<b>\$720,000 or \$18,000 per acre</b>

# PROPERTY LOCATION



## PROPERTY INFORMATION

### DESCRIPTION

This property is located three miles northwest of the City of Davis in Rural Yolo County, in an area where almond orchards surround the property on three sides.

The parcel has good soils, in an area of good groundwater and surrounded by full bearing almond orchards that have exhibited strong production.

Access is from County Road 96, ½ half mile north of County Road 29 and in an area that is a popular rural residential location, just outside of Davis.

Properties of this size in rural Yolo County rarely trade hands. Call to schedule a showing and/or request additional 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.

### ADDITIONAL INFO

Please call or email us for additional information.

**BRENNAN  
& JEWETT  
ASSOCIATES**

LAND MANAGEMENT  
BROKERAGE & APPRAISAL

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# PROPERTY MAP & LAYOUT



## Soil Information



Soil Type	Soil Name	Class	%
Ca	Capay Silty Clay	II	62%
HdA	Hillgate Loam	II	29%
Ms	Myers Clay	II	9%



# Photos

