

**Brennan,  
Jewett,  
Hackett**

Land Management,  
Brokerage and Appraisals

[www.landmba.org](http://www.landmba.org)

**FOR SALE**

**SHEN 1 & 2**

**160.72 Acres**

**YOLO COUNTY**

**Property Highlights**

**SHEN 1 & 2 – 160.72 Assessed Acres**

**LOCATION**

Located along the west side of County Road 91B, one half mile north of County Road 19, seven miles northwest of Woodland in Yolo County.

**APN(s):**

049-020-009 (57.37 acres) & 049-020-010 (103.38 acres)

**LAND TYPES:**

**Almonds**  
**Pecans**  
**Open**  
**Site**  
**Support**

37 m/l Planted Acres – planted in 2016  
43 m/l Planted Acres – planted in 2018  
70 m/l Acres  
1 m/l Acre  
9.72 Acres

**IRRIGATION:**

**DUAL WATER SOURCE**

Yolo County Flood Control & One Irrigation Well

**ZONING:**

Agricultural Intensive w/ Williamson Act – taxes will remain low

**TERMS:**

Cash to Seller

**PRICE:**

**\$2,250,000**

**ADDITIONAL INFO**

Please call or email us for additional information.

**JOHN BRENNAN**  
**BROKER**

DRE License No. 01107673  
1059 Court Street, Suite 120  
Woodland, CA 95695

**(530) 870-6625**  
**[john@landmba.org](mailto:john@landmba.org)**

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*In Association w/ Peter F. Brennan Inc.  
DRE 01944663*

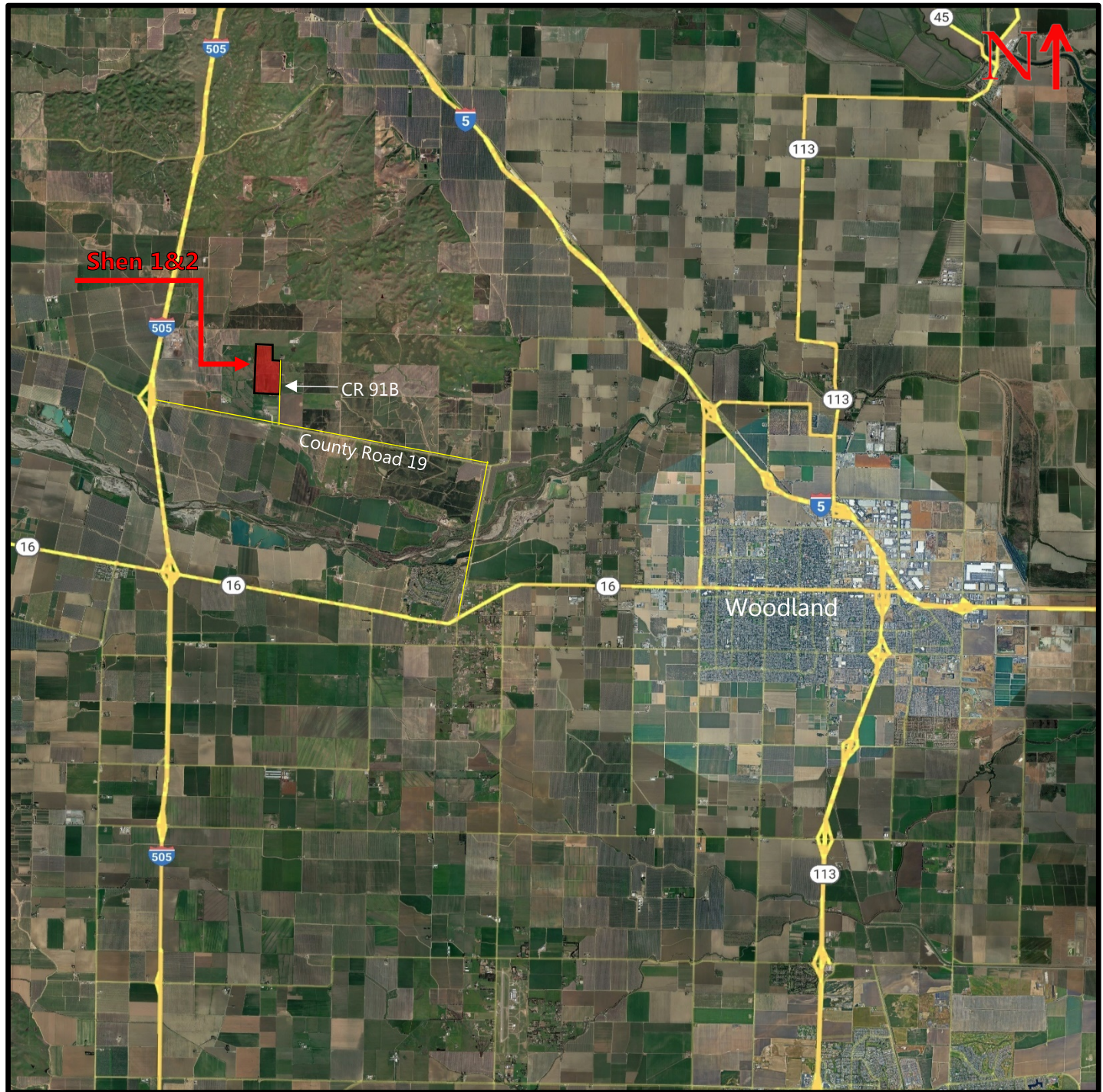
**MARKUS HACKETT**  
**BROKER**

DRE License No. 02020460  
1059 Court Street, Suite 120  
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**(530) 301-0329**  
**[markus@landmba.org](mailto:markus@landmba.org)**

\*\* 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.

# PROPERTY LOCATION



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# PROPERTY MAPS – PROPERTY AERIAL



## PROPERTY DESCRIPTION

**Almond Orchard:** The property is improved with 37 net acres of almonds. The orchard was planted in 2016 to the independence variety on a Lovell rootstock.

**Pecan Orchard:** The property is also improved with 43 m/l acres of Pecans. The Pecans were planted in 2018. Wichita is the primary variety, while Pawnee is the pollinator.

**Open Land:** There are 70 m/l acres of open land that was historically planted to almonds and pecans and 1 m/l acres in a developed building site.

**Irrigation:** Provided by one well in addition to two surface district (YCFWCD) outlets improved with Lakos Filters. The irrigation sites are propane fired. The orchards are on microjet sprinklers and drip irrigation.

**Zoning:** AN-40 (Intensive Agriculture) with Williamson Act Contract; taxes will remain low at the close of escrow.

**Soils:** 56% Sehorn Cobbly Clay Class 3, 32% Sehorn Clay Class 3 & 12% Willows Clay, marly variant saline alkali Class 4 (see attached soils map and description for more detail).

**Topography:** Level to gently undulating.

**Other improvements:** 1,600± s.f. modular residence, 3,000± s.f. Barn, onsite domestic well and pressure system, septic, gravel base and electrical improved at a one acre building site.

**Comments:** The orchard is custom farmed by a local grower under an annual management agreement; the grower would be interested in continuing farming the property for the new buyer. The building site is occupied by the farm manager under a separate agreement.

**Please NO trespassing, respect the current tenants by scheduling a private showing.**

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# PROPERTY MAPS – SOILS MAP

## Soil Classifications

The soils on the property are identified in the soils analysis of Yolo County by the U.S.D.A. Natural Resources Conservation District. The soils and their relative percentage of the property area are summarized as follows:



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
SkD	Sehorn clay, 2 to 15 percent slopes	3	51.8	31.8%
SID	Sehorn cobbly clay, 2 to 15 percent slopes	3	91.3	56.1%
Wn	Willows clay, marly variant, saline-alkali	4	19.6	12.1%
Totals for Area of Interest			162.8	100.0%

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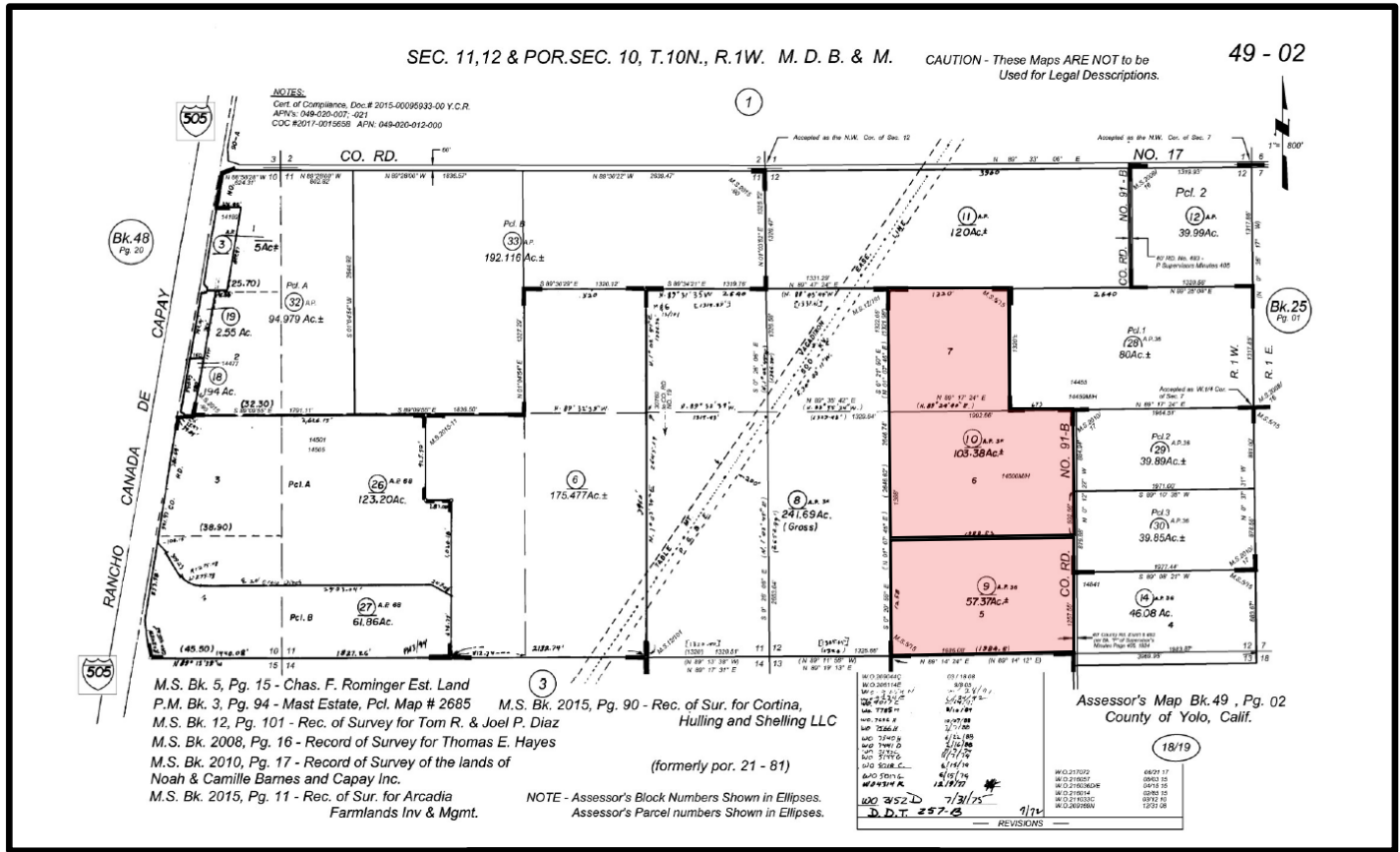
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# PROPERTY MAPS – ASSESSOR PARCEL MAP



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