

FARM SALE

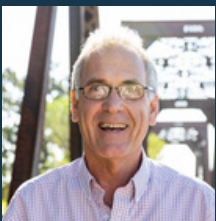
5430 Putah Creek Road, Winters, CA
Processing Facilities & Organic Walnut
Orchard + Multiple Houses



ONLINE AUCTION

Seller can accept an offer prior to auction date.

Wednesday, January 21, 2026 at 1PM PST
GreenFieldsRealEstate.HiBid.com



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Green Fields
Real Estate of California

- 13 acres Organic Hartleys: 30x30 spacing planted in 1980
- 18 acres Organic Hartleys: 30x30 spacing planted in 1990
- 20 acres Organic Chandlers: 24x24 spacing planted in 1991



Invest in a piece of organic history. This 67-acre property located outside of Winters, CA, has been CCOF certified organic since 1992 and is owned and managed by early adopter farmer Russ Lester. The operation, Dixon Ridge Farms, is currently a turn-key organic walnut processing facility, with a strong reputation and known for high quality organic walnuts.

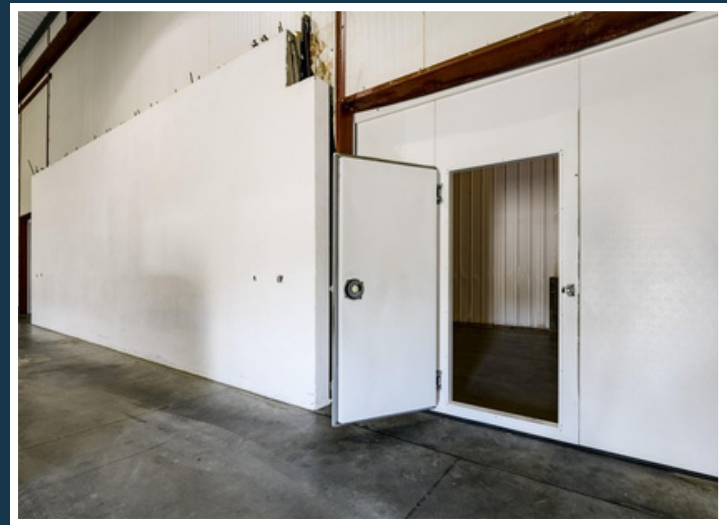
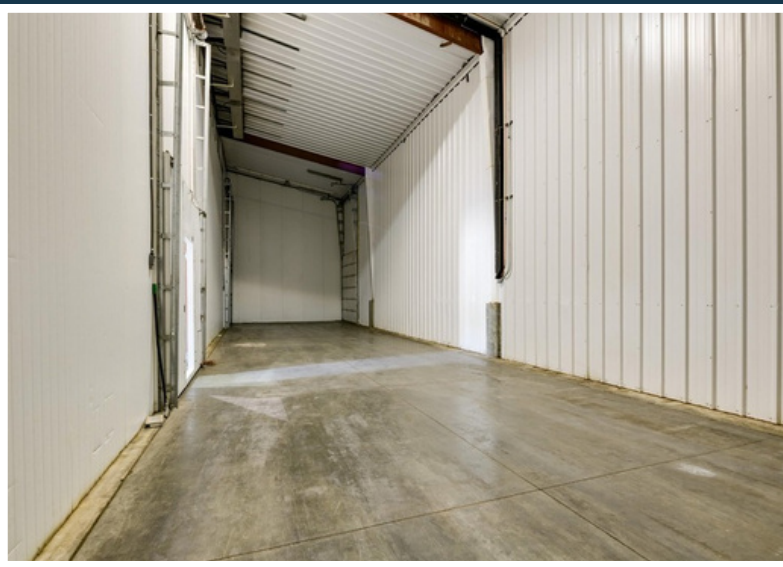
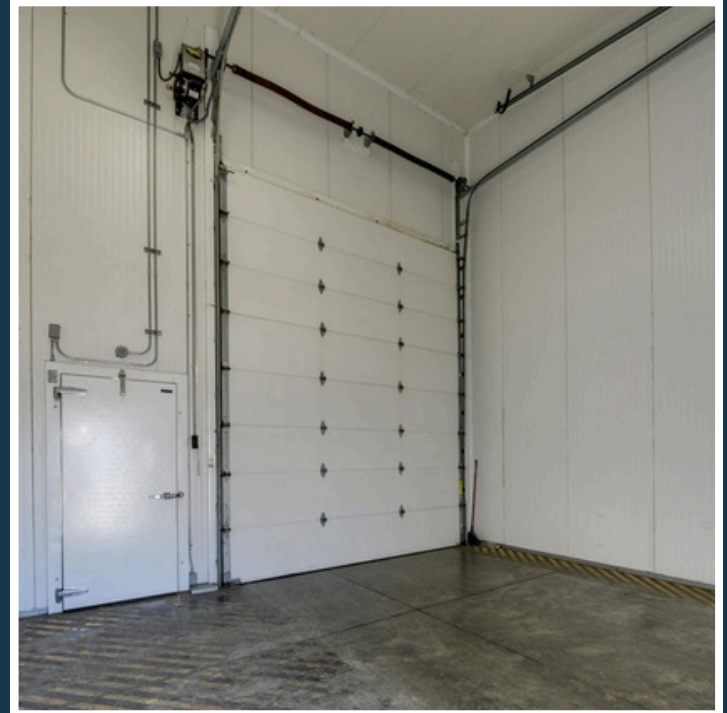
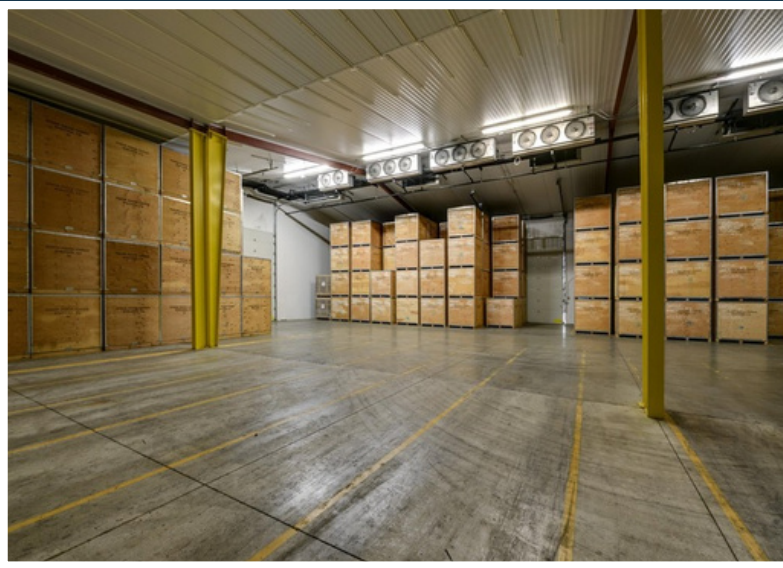
The farm has been the site of early adopter research and implementation of regenerative agricultural practices for close to four decades and the processing facility has been designed and constructed with innovative energy efficiency and renewable energy at the forefront.

OFFICE:
65x60 retrofitted barn
with heating
& air and 2nd level
climate controlled
storage.





- Freezer/Cold Storage Building: 150 x 80 ft (12,640 sf)
- Freezer/Cold Storage Building: 160 x 75 ft (12,000sf)
- 1,700 sf freezer



Organic Walnut Processor: This processor has the capacity to handle 5 million lbs of organic walnuts with a double shift. There is a walnut sheller, clean room for sorting and employee lounge with kitchen and bathrooms.





Unfinished 59,500 sf building set up with underground utilities & ducting. The facility is ready for the installation of a larger walnut huller, walnut dryer, and/or prune dipper or other field run tree crop processing equipment complete with an enclosed drive over pit. It is also set up for a shop and framing for an employee lounge.



WATER SYSTEM

- Well #1 is 1,000ft deep and is sealed to 600ft for food safety. It is hooked up to a commercial water softener. In addition to servicing the facility, the 350gpm pressure well irrigates the organic walnut orchard.
- Well #2 is 400 ft deep and produces 50 gpm under pressure. It services the production facility.
- The site is also plumbed for a fire system, with fire sprinklers in the 59,500sf building & two installed fire hydrands.



R12 Walnut Huller with 6 ton per hour capacity
put into service about 17 years ago.



TRUCK SCALE:
70 ft 100,000 lb onsite





MAIN RESIDENCE: 4 bed | 2 bath | 2,500sf



POOL HOUSE: 1,934 sf | 912 sf 3 car garage



2ND HOME: 3 bed | 2 bath | 1,500sf





5430 Putah Creek Road, Winters, CA
APN: 0107-080-040 ~ 66.7 acres
Solano County Zoning: AG-40



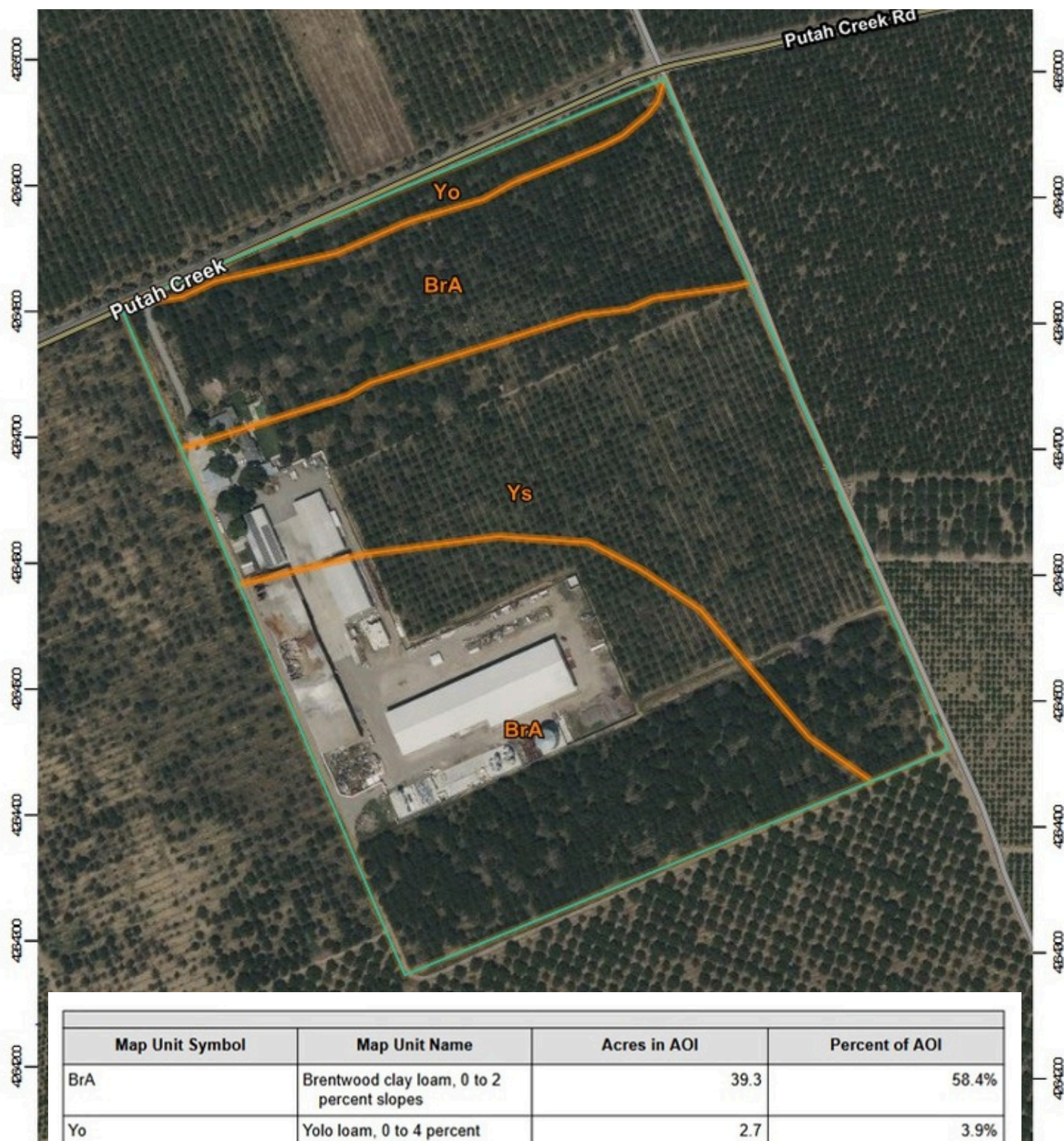
- KEY -

- A - Main House - 1,934sf
- B - Pool House & Garage - 912sf
- C - Workshop - 1,700sf
- D - Office and Huller - 4,152sf
- E - Second Home
- F - Sheller, Sorter, Freezer - 9,726sf

- G - Freezer/Cold Storage - 12,640sf
- H - Freezer/Cold Storage - 12,000sf
- I - Truck Scale
- J - Water system building
- K - Building - 59,500sf
- L - Silo

0 600 800ft

Soil Map



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrA	Brentwood clay loam, 0 to 2 percent slopes	39.3	58.4%
Yo	Yolo loam, 0 to 4 percent slopes, MLRA 17	2.7	3.9%
Ys	Yolo silty clay loam, 0 to 2 percent slopes, MLRA 17	25.3	37.6%
Totals for Area of Interest		67.3	100.0%

RANCH *for* AUCTION



Bidding Open

Online auction ends Wed, Jan. 21, 2026 @ 1PM PST

Absolute auction starting at \$5,500,000

Bid exclusively at GreenFieldsRealEstate.HiBid.com



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