

PRICE REDUCED



I-505, Dunnigan / 351.8 Acres

642 5th Street, No. 8 Colusa, CA 95932 (530) 945-5519 clint@landmba.org CLINT JEWETT BROKER ASSOCIATE

DRE License No. 01789662



Property Information

LOCATION

On the west side of Interstate 505 and the north terminus of County Road 90, one mile south of Dunnigan, Yolo County, California.

ASSESSOR'S PARCEL NUMBER

054-020-014

DESCRIPTION

352 acres with Interstate 505 frontage. 148 acres of 2014 almonds (50% Nonpareil, 25% Sonora, & 25% Wood Colony). 190.4 acres of open cropland ready for almonds, high density olives or pistachios. Soils are primarily Class II and III types and topography ranges from gently undulating to rolling. Irrigation from two wells (3,000+/- GPM total) with drip line application. Property annexed into Dunnigan Water District as Class 2 lands and surface water connection can be installed prior to closing. Potential for enrollment in Williamson Act to reduce property taxes. Centrally located with Interstate 5 and Dunnigan 2 miles to the north, Woodland 15 miles to the southeast, and Interstate 80 and Vacaville 30 miles to the south. On and off ramps to Interstate 505 are just south of the subject (0.8 mile) and make accessing the property quick and easy.

Property Snapshot

PRICE

\$5,990,000 \$17,027/Ac.

ACREAGE

 $\begin{array}{c} Land \ & Orchards \\ 2014 \ & Almonds \\ Open \ & Crop \ Land \\ \hline & 190.4 \pm \\ \hline & Roads \ & Edges \\ \hline & 13.4 \pm \\ \hline & Total \\ \end{array}$

WATER

Two Deep Wells Annexed into Dunnigan Water District

SOILS

Class 2- 16% Class 3- 75% Other- 9%

CROP

2024 crop available.

ZONING

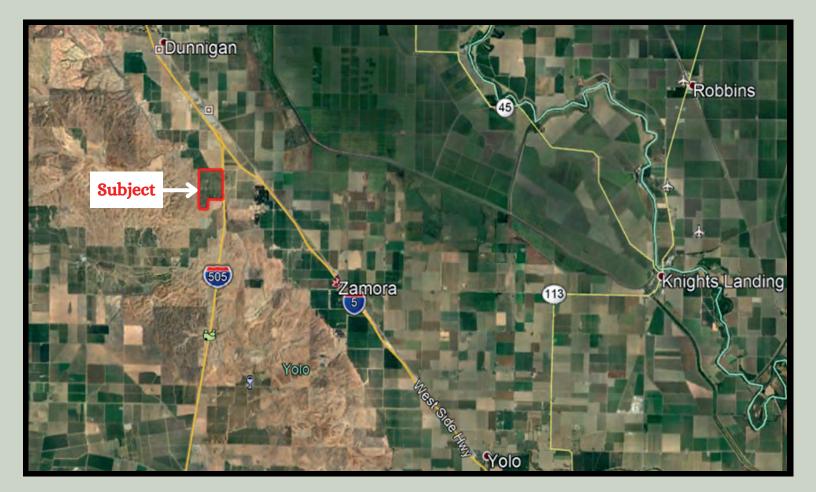
Agricultural Extensive 160- acre minimum lot *not* in Williamson Act *but* Yolo County is accepting applications.

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Area Map

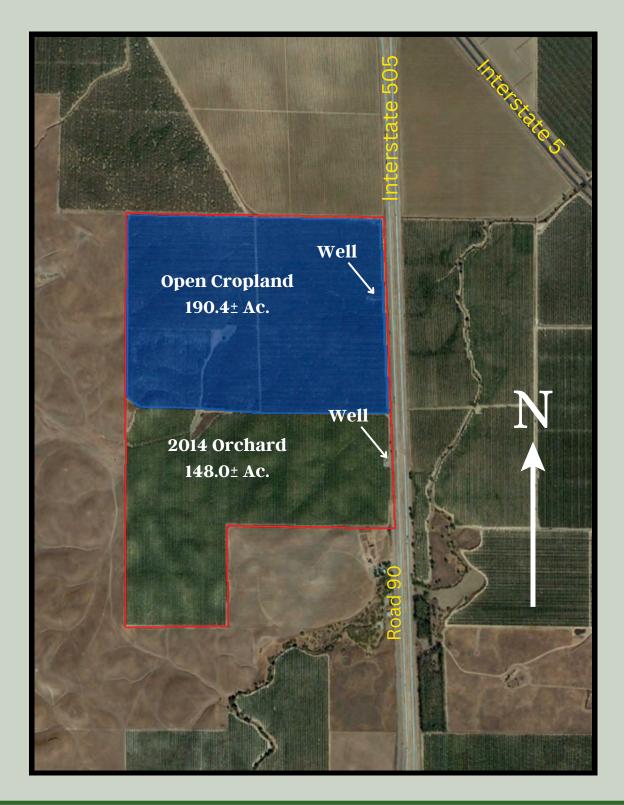


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Property Map



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Soil Map

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N 0 1 Map proje	Map unit name	400	sheet. 600 1800 GS84 Edge tics: UTM Zo Acres in AOI 30.7	Percent of AOI
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Map unit symbol CID2	00 200 450 900 cbion: Web Mercator Co 0 Map unit name 0 Corning gravelly loam, 0 10 12 percent slopes, MLRA 17 Rincon silty clay loam 0	400 ormer coordinates: W Rating	Meters 600 1800 GS84 Edge tics: UTM Zo Acres in AOI 30.7 36.2 56.2	2700 ne 10N WGS84 Percent of AOI 8.8* 16.1*
N 0 Map proje Map unit symbol CtD2	450 900 450 900 ction: Web Mercator Co Map unit name Corning gravelly loam, 0 to 12 percent slopes. MLRA 17	400 ormer coordinates: W Rating	1800 GS84 Edge tics: UTM Zo Acres in AOI 30.7	2700 ne 10N WGS84 Percent of AOI 8.8' 16.1'
Map unit symbol CtD2 Rg SmD	00 200 450 900 ction: Web Mercator O Map unit name Corning gravelly loam, 0 to 12 percent slopes, MLRA 17 Rincon slity clay loam Sehom-Balcom complex, 2 to 15	400 ormer coordinates: W Rating	Meters 600 1800 GS84 Edge tics: UTM Zo Acres in AOI 30.7 36.2 56.2	2700 ne 10N WGS84 Percent of AOI 8.8* 16.19 73.29
N 0 1	00 200 450 900 cbon: Web Mercator Co Map unit name Coming gravely loam, 0 to 12 percent slopes, MLRA 17 Rincon slity clay loam Sehorn-Balcom complex, 2 to 15 percent slopes Sehorn-Balcom complex, 15 to 30 percent slopes,	400 ormer coordinates: W Rating	Meters 600 1800 1800 GS844 Edge tics: UTM Zo Acres in AOI 30.7 56.2 256.2	2700 ne 10N WG584

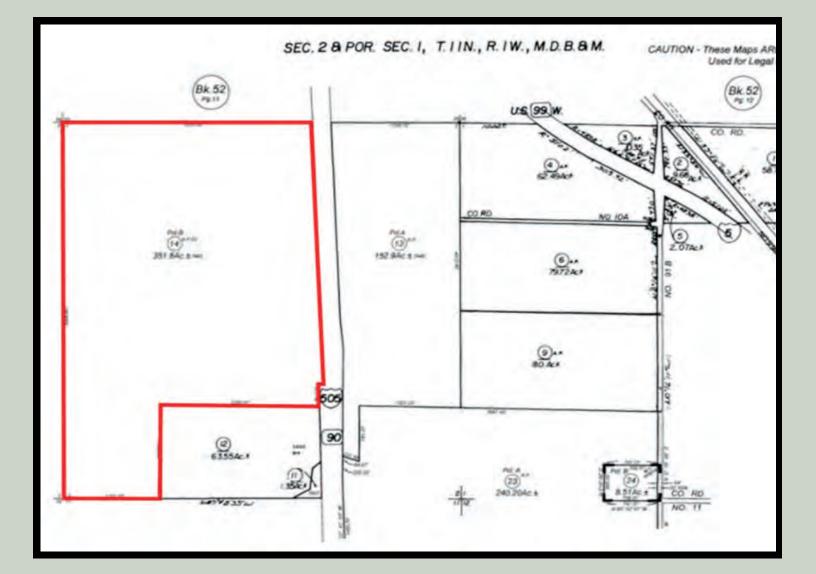
Area of Interest (AOI)			Capability Class - III
	Area of Interest (AOI)		Capability Class - IV
Soils			Capability Class - V
Soil Rating Polygons Capability Class - I			Capability Class - VI
-			Capability Class - VII
	Capability Class - II	-	
	Capability Class - III	-	Capability Class - VIII
	Capability Class - IV		Not rated or not available
	Capability Class - V	Water Features	
	Capability Class - VI	100	Streams and Canals
-	Capability Class - VII	Transportation	
-	Capability Class - VIII	+++	Rails
		~	Interstate Highways
	Not rated or not available	~	US Routes
Soil Rating Lines		~	Major Roads
~	Capability Class - I	1	Local Roads
-	Capability Class - II	Background Aerial Photography	
-	Capability Class - III		
	Capability Class - IV	-	a particular state of solution
ere :	Capability Class - V		
	Capability Class - VI		
~	Capability Class - VII		
~	Capability Class - VIII		
	Not rated or not available		
Soil Ratin	g Points		
	Capability Class - I		
	Capability Class - II		

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Assessor Map



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Additional Pictures



Cell: (530) 945-5519 Email: clint@landmba.org



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