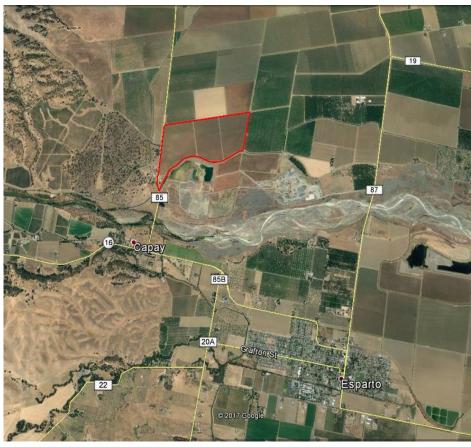
# FOR SALE 206 ACRES ORCHARD DEVELOPMENT LAND





HUNGRY HOLLOW, YOLO COUNTY ASSESSOR'S PARCEL: 048-140-037



LAND MANAGEMENT BROKERAGE & APPRAISAL

www.landmba.org

# **LIST PRICE \$4,250,000**

#### **ACREAGE**

Cropland 190.0
Building Site 3.5
Roads, etc. 12.5
TOTAL 206.0

#### WATER

SURFACE: Yolo Flood Control Water Conservation Dist (Clear Lake)

GROUND: Ag. Well & Domestic Well

#### SOILS

CLASS 1 – 38.0% CLASS 2 – 60.0% OTHER – 2.0%

#### **ZONING**

AGRICULTRAL INTENSIVE 80-acre minimum parcel WILLIAMSON ACT

#### **BUILDINGS**

Shop – 2,600 sq.ft. (40x65) Mobile – 720 sq.ft. (12x60)

## **PARCEL INFORMATION**

#### **DESCRIPTION**

206 acres of irrigated cropland located within the Hungry Hollow area of Yolo County. The property is served with surface irrigation water from the Yolo County Flood Control District and one on-site agricultural well. Soils are Class I and II, leveled into three fields; good drainage. It is improved with a steel shop at a building site located at the southwest corner of the property (domestic well, power, gravel, mobile home). Historically, the ground has been farmed by the owner to row and field crops.

Favorable soils, surface water, groundwater, and good drainage make this a desirable parcel for orchard development, as evidenced by the various adjacent orchards. The property is suitable to most permanent crops grown in the area. In addition, unobstructed views of the Coast Range and good access, make this an ideal setting for a rural home site.

#### LOCATION

East side of County Road 85, one-half mile north of Highway 16 and the community of Capay, Yolo County, California.

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#### **CLINT JEWETT**

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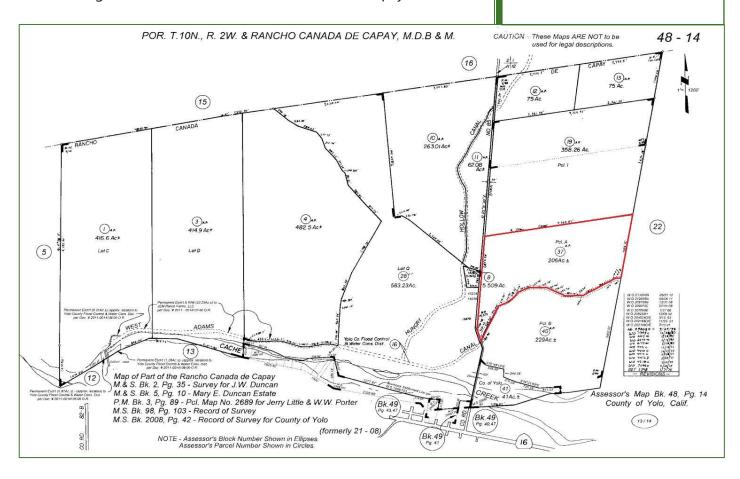
#### **JOHN BRENNAN**

**BROKER** 

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(530) 870-6625

john@landmba.org



## **PROPERTY & NEIGHBORHOOD MAPS**





# **SOIL MAP**



0	100	200	400	600
*				

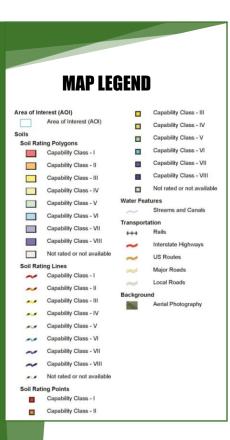
Map unit symbol Map unit name		Rating	Acres In AOI	Percent of AOI
BrA	Brentwood silty clay loam, 0 to 2 percent slopes	1	23.4	12.1%
HdA	Hiligate loam, moderately deep, 0 to 2 percent slopes	2	50.9	26.3%
Mf	Marvin silty clay loam	2	39.2	20.2%
Sn	Soboba gravelly sandy loam	4	3.8	2.0%
TaA	Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17	2	26.2	13.5%
Ya	Yolo slit loam, 0 to 2 percent slopes, MLRA 17	1	50.1	25.9%
Totals for Area of Inter	rest	193.6	100.0%	

#### **ADDITIONAL INFOMATION**

- 1. Soil Tests
- 2. Well Logs
- 3. Water Test
- 4. FSA Base Info

Available upon request.

\*\* 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.



#### **MARKETING INFO**









LAND MANAGEMENT BROKERAGE & APPRAISAL

#### **APPOINTMENTS**

Please call or email us to schedule a private inspection or for additional information.

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John Brennan (530) 870-6625 john@landmba.org