

CACHE CREEK RANCHETTE | FOR SALE

14091 CR 98, Woodland, CA 95695



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FOR SALE

CACHE CREEK RANCHETTE

HIGHLIGHTS

14091 CR 98
Woodland, CA 95695



OFFERING SUMMARY

ASKING PRICE: \$999,000.00

LOT SIZE: Combined
±26.73 Acres

PRICE / ACRE: \$37,374/Acre

ZONING: R-L and A-N
(See next page for details)

PROPERTY HIGHLIGHTS

- 26.73 Acres – Two Separate Legal Parcels
- Excellent Irrigated Class I Farmland
- 3/2 Single Family Home – 1,500 SF (Built 1969)
- Three Car Attached Garage
- Old Barn (Horse Stall)
- Existing Ag Well
- Cache Creek Frontage
- Excellent Reputation Row Crop Farm Tenant

FOR SALE

CACHE CREEK RANCHETTE

LAND SUMMARY

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DESCRIPTION: Cache Creek Ranchette features production leveled farmland with excellent soil resources that are currently intensively farmed to irrigated row crops and improved with custom rural residence on the northeastern edge of Yolo, CA, a small unincorporated community.

LOCATION: Fronts the E. side of CR 98 (extension of Jackson St.) just outside of Yolo and County Road 17 bounds the farm on the north. Cache Creek forms the S. boundary. Just a few minutes to Woodland and under 30 minutes to downtown Sacramento, CA, the state capitol.

ACCESS: Easy gravel driveway into residence is improved off CR 98 (Jackson St.) but there is full frontage for ingress/egress from CR 17 too.

ACREAGE: Combined ±26.73 Acres

APN:

- 027-190-028 ± 7.66 Acres
- 027-190-029 ±19.07 Acres

CURRENT USE: Agricultural w/Rural Residential

ZONING:

- APN 027-190-028 Zoned R-L or Low Density Residential
- APN 027-190-029 Small ptn. zoned R-L; balance is A-N or Ag Intensive

No Williamson Act contract.

SOILS: Solid block of Class 1 soils – primarily Yolo silt loam with 100% Storie Index Rating (the best). Deep loamy soil profile with excellent natural drainage characteristics.

CROP HISTORY: The land is farmed with a neighboring tract to the E. but there are around 20 net farm acres total. History includes rotational row crops including processing tomatoes, sunflowers, safflower, etc.

WATER: The existing source of irrigation water is from an ag well located on the smaller parcel. The current tenant farmer uses the well to also irrigate the adjoining acreage. Equipped with 30 hp electric motor, the well yields an estimated 500 GPM, which is ample

MINERAL RIGHTS: Believed to be intact with the surface and convey with the property

IMPROVEMENTS: Residence was built 1969 by a respected contractor as his personal home. The 3 BR/2 BA plan totals 1,520 SF on raised foundation w/attached 3-car garage; Newer comp. shingle roof; Central HVAC; Wood lap siding; Has wood fenced side/rear yard; Home is connected to natural gas; Private domestic well and septic systems. This well-built home is the perfect candidate to expand/renovate with your personal designs.

Barn is wood frame and siding with metal roof in rustic condition and perfect to store some hay and board a horse.

ASKING PRICE: **\$999,000.00**

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FOR SALE CACHE CREEK RANCHETTE

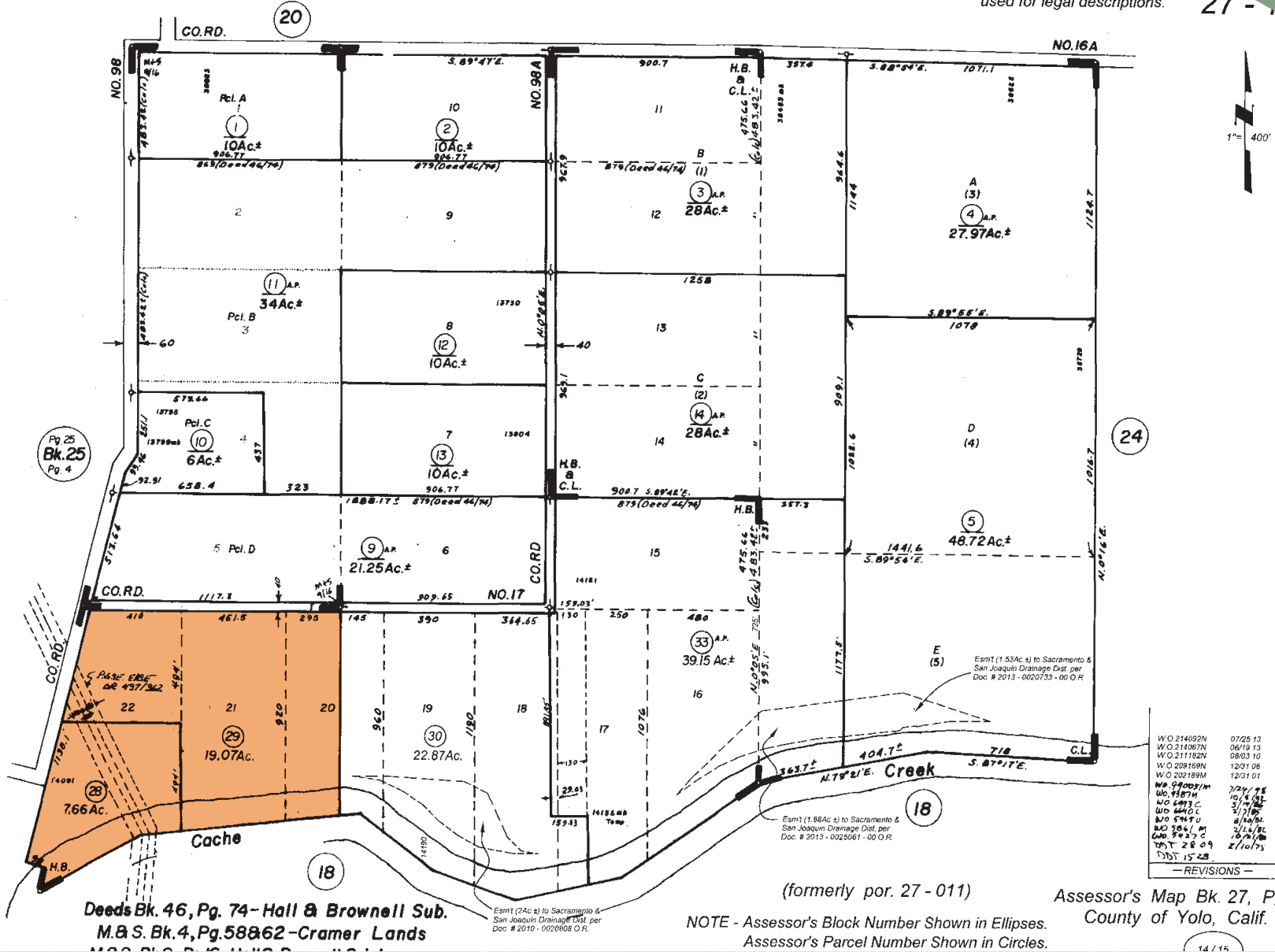
PARCEL MAP

14091 CR 98
Woodland, CA 95695

POR. OF RANCHO RIO JESUS MARIA, T. 10N., R. 2E., M.D.B & M.

CAUTION - These Maps ARE NOT to be used for legal descriptions.

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Deeds Bk. 46, Pg. 74 - Hall & Brownell Sub.
M. & S. Bk. 4, Pg. 58 & 62 - Cramer Lands

(formerly por. 27 - 011)

Assessor's Map Bk. 27, Pg. 19
County of Yolo, Calif.

NOTE - Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.



FOR SALE CACHE CREEK RANCHETTE

SOIL MAP

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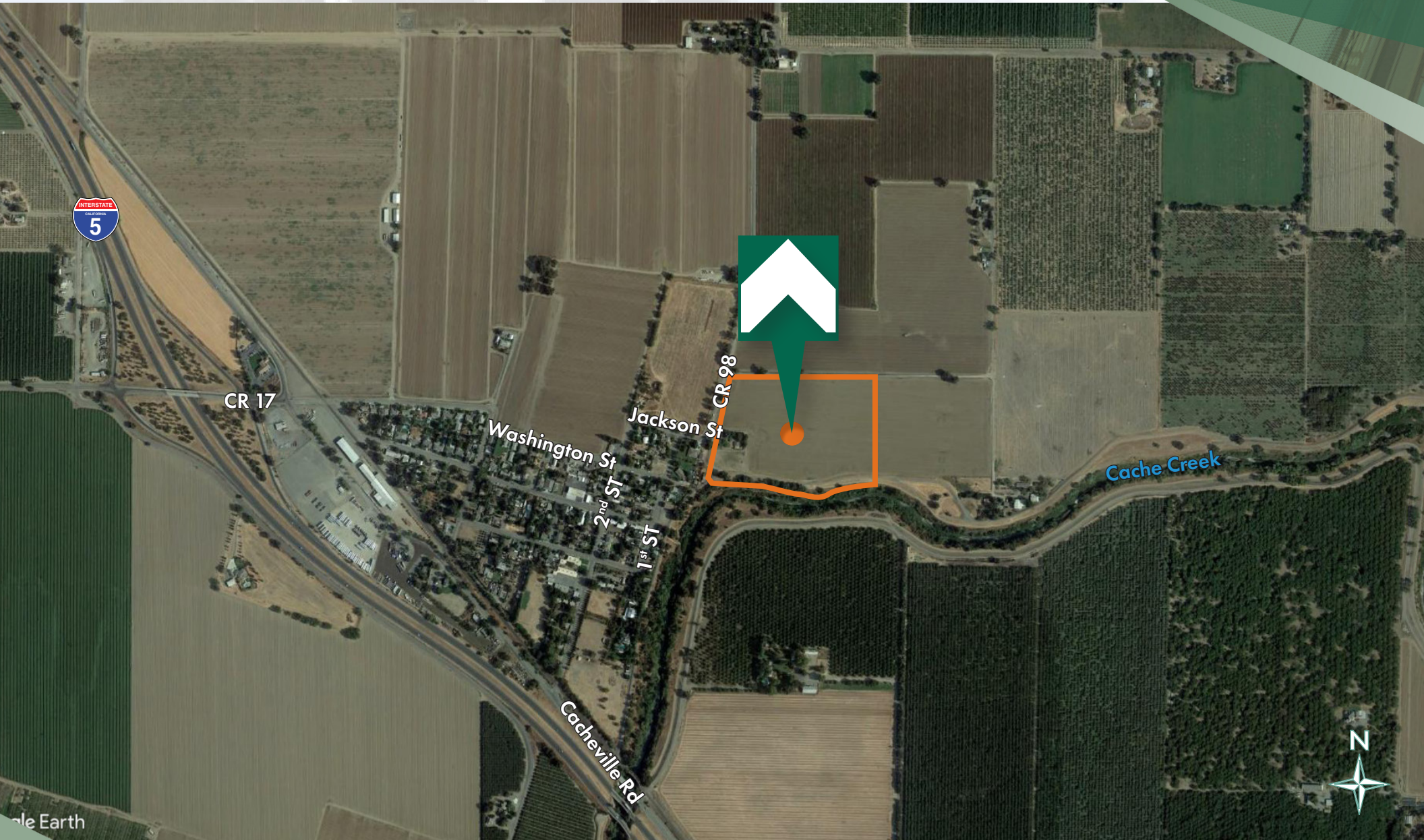
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Map Unit Symbol	Map Unit Color	Map Unit Name	Acres in AOI	Percent in AOI
Ya		Yolo silt loam, 0 to 2 percent slopes, MLRA 17	± 22.3AC	94.7%
Rh		Riverwash	±1.2 AC	5.3%
Totals for Area of Interest:			±23.5AC	100.0%

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AERIAL

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PHOTOS

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