

FOR SALE | BARKER SLOUGH RANCH

5411 Hay Road, Vacaville, CA 95687

PROPERTY HIGHLIGHTS

- Prime Farmland Under Cultivation
- Has Solano Irrigation District Water
- Enrolled in Williamson Act
- Has 2,400 Shop Building – Domestic Well
- Dual Paved Frontage Roads
- Good Drainage – No Flood Plain
- Enrolled in Williamson Act

CONTACT:

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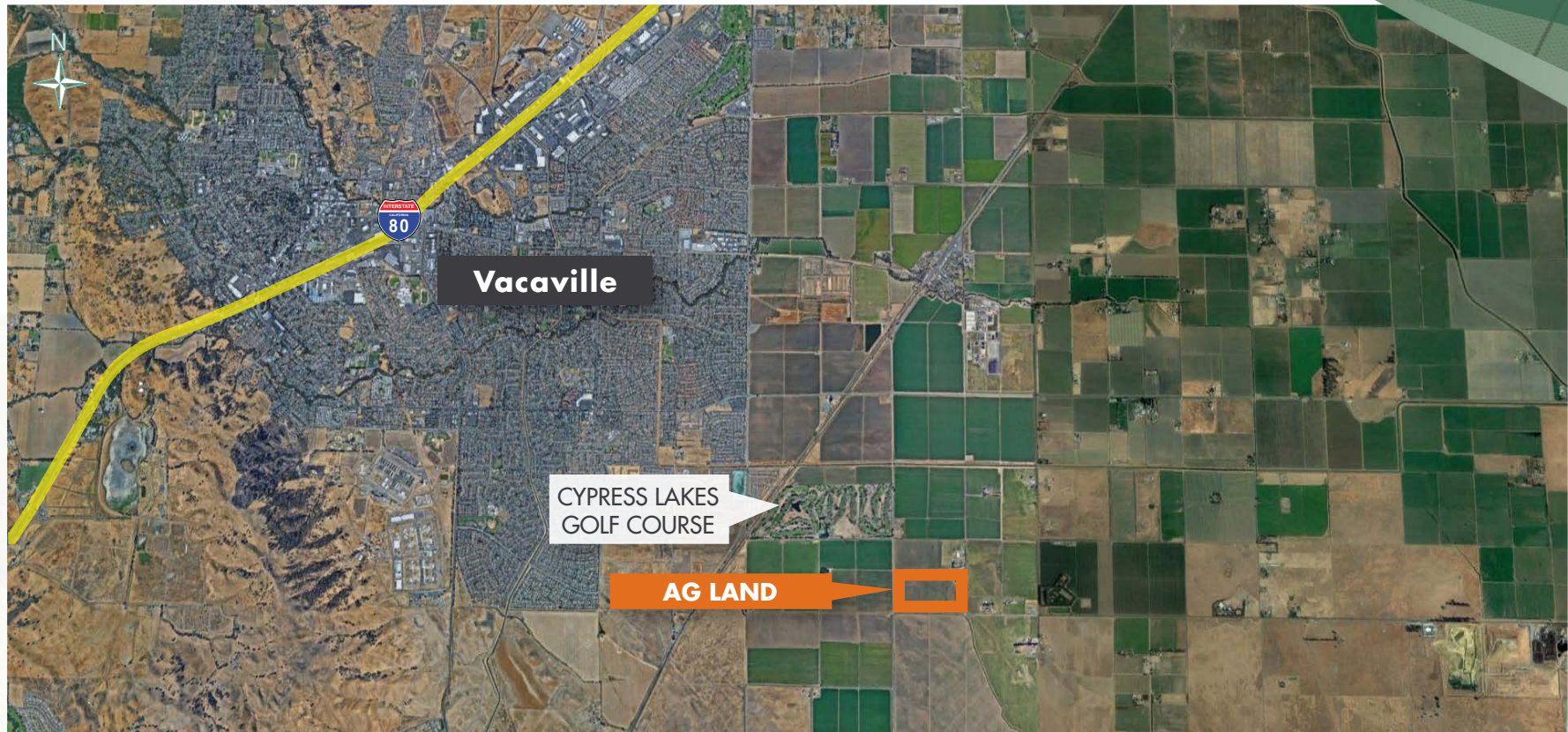
TRI Commercial Real Estate Services 532 Gibson Drive, Suite 200, Roseville, CA 95678



BARKER SLOUGH RANCH SOLANO COUNTY

LOCATION DETAILS

5411 Hay Road
Vacaville, CA 95687



OPPORTUNITY: For Sale – a single tract of irrigated ranch land in near proximity to City of Vacaville in Solano County. The ranch is currently cultivated for hay production with irrigation water coming off a Solano Irrigation District canal. The ranch has unique attributes including of a former homestead under mature eucalyptus trees and misc. out-buildings.

LOCATION: Barker Slough Ranch is located at the NE corner of Meridian and Hay Roads and is about 2.5 miles SE of Vacaville situated between Vacaville, small community of Elmira and Travis Air Force Base. Nut Tree Village is only 5 minutes away on the Interstate 80 corridor and the property is almost adjacent to Cypress Lakes Golf Course.

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BARKER SLOUGH RANCH SOLANO COUNTY

LAND SUMMARY
5411 Hay Road
Vacaville, CA 95687

- ACREAGE:** 87 Acres
- LEGAL:** Contained within the southerly portions of the SW ¼ of Section 31, T. 6 N., R. 1 E., M.D. B & M
- APN's:** 0142-270-040
- TAXES:** \$ 3,391.84 (includes SID assessments).
- JURISDICTION:** The property lies within the unincorporated area of the County of Solano and within the bounds of the Vacaville Joint Unified School District.
- ZONING:** Designated A80 or Agricultural w/80-acre minimum parcel size. The land is enrolled under the Williamson Act.
- FLOOD ZONE:** According to the County of Solano GIS the property is within Zone X – an area of minimal flooding risk.
- ACCESS:** The main approach into the property is off Hay Road (gated) along the E. boundary but there are several access points along Meridian Rd. frontage and a shared pvt. lane on the N. boundary.
- TOPOGRAPHY:** The terrain is mostly open, leveled to grade farmland but the land rises at the NE corner and is somewhat benched at the former building site w/mature trees. The most prominent features are a transmission tower that slices through the easterly portion and Barker Slough canal along the southern boundary. Elevations vary from 15-20 feet above sea level. The field is graded to irrigate from W to E and naturally drains to the south into Barker Slough (deep channel on S. boundary). The neighborhood has been transitioning to permanent crops, most notably almonds.
- CROP HISTORY:** Conventionally-farmed irrigated forage crops including sudan-grass hay with a winter oat crop planted for May harvest.
- MANAGEMENT:** Absentee-owned and lease managed by local farm tenant on a year to year basis.
- CONTACT:** **For more information or to schedule a tour please contact, Exclusive Agents:**



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SOILS: The predominate soil (about 62 acres) is a well-drained, good silty clay loam with a Class 2 rating and considered to be prime farmland. Please refer to the enclosed Soil Map for more information.

| UNIT | DESCRIPTION | ACRES | CLASS | STORIE % |
|------|-----------------------|-------|-------|----------|
| Ca | Capay silt clay loam | 62 | II | 69 |
| SeA | San Ysidro sandy loam | 25 | IV | 46 |

WATER: Irrigation water is sourced from Solano Irrigation District with a district canal and service outlets on the westerly boundary. SID water costs for 2020 are fixed at \$38.32/acre foot and historically, is a very reliable district w/good quality irrigation water.

In addition, the site has an operating domestic well and pressure system.

UTILITIES: Has 200-amp electric service into the well site but has three-phase power along the E. boundary.

BUILDINGS: There is an occupied 40' x 60' steel shop building (rents for \$800/mo.) in fair condition with some other misc. sheds in the NE corner plus a dilapidated storage barn.

MINERAL RIGHTS: Fifty percent of the mineral rights were reserved under prior transfer. The remaining rights, which are dormant, are included with the offering.

ASKING PRICE: **\$1,232,000 or say \$14,000/acre**

TERMS: **Cash to Seller**

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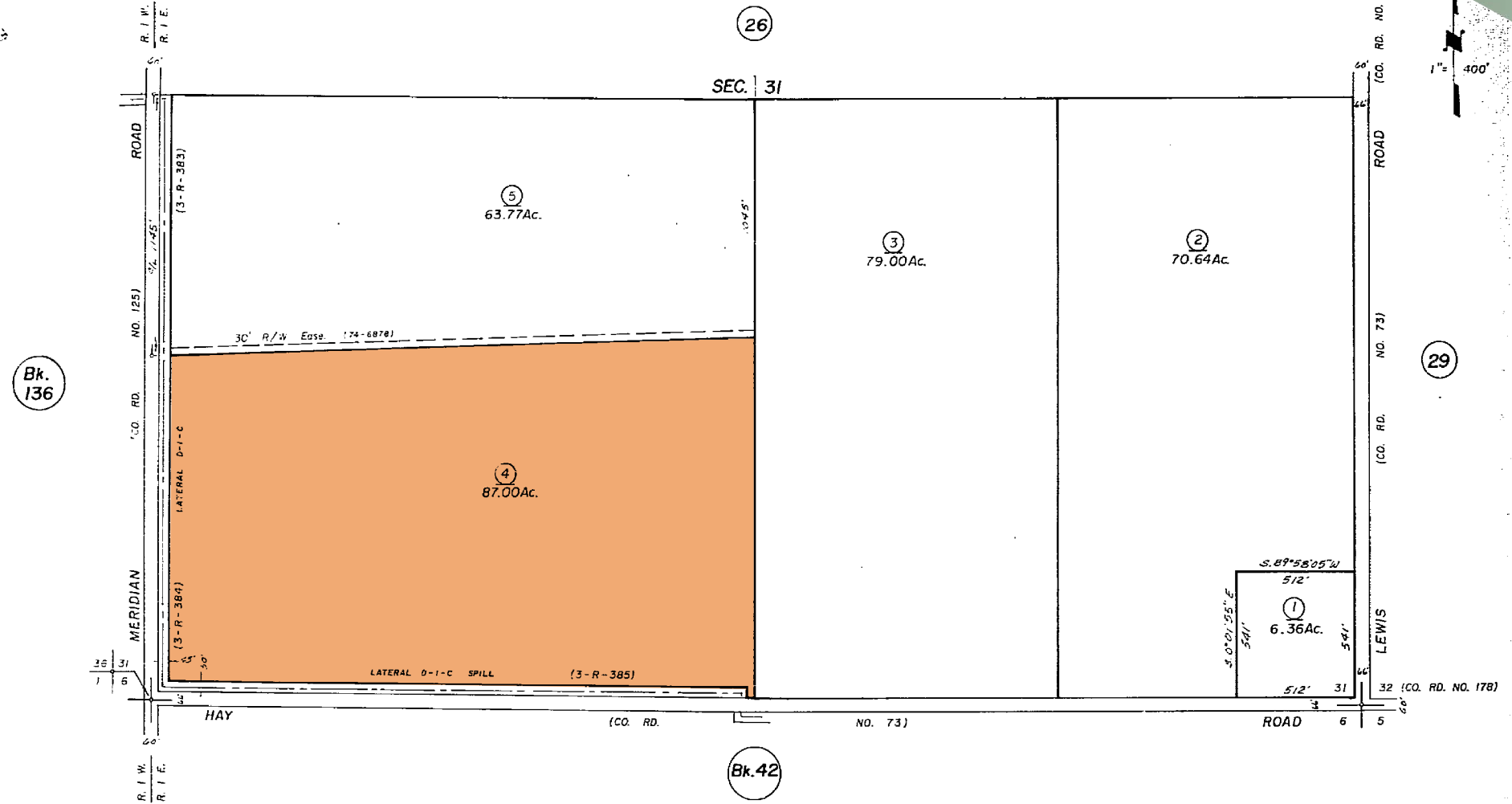


BARKER SLOUGH RANCH SOLANO COUNTY

PARCEL MAP
5411 Hay Road
Vacaville, CA 95687

S. 1/2 SEC. 31, T. 6 N., R. 1 E., M. D. B. & M.

Tax Area Code
91021
91025




| REVISION | DATE | BY |
|----------|------|----|
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| | | |
| | | |

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 142 Pg. 27
County of Solano, Calif.

BARKER SLOUGH RANCH SOLANO COUNTY

SOIL MAP
5411 Hay Road
Vacaville, CA 95687

| MAP SYMBOL | DESCRIPTION | ACRES | CLASS | STORIE % |
|------------------------------------|---|-----------|-------|----------|
| Ca |  Capay silty clay loam | 62 | II | 69% |
| SeA |  San Ysidro sandy loam | 25 | IV | 46% |
| Totals for Area of Interest | | 87 | | |



BARKER SLOUGH RANCH SOLANO COUNTY

PROPERTY PHOTOS

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Vacaville, CA 95687

