

FOR SALE | LIBERTY FARM - SOLANO CO.

6648-6850 Liberty Island Road, Dixon, CA 95620

PROPERTY HIGHLIGHTS

- ±79.67 Assessor Acres - ±75 Plantable Acres
- Land Prepped for Almonds/Pistachios
- Within RD 2068 – Excellent Water Rights
- Prime Class 2 Clay Soils – Deep ripped 2x
- Leveled, Well-Drained, and Amended
- Active Williamson Act Contract
- Has Income Producing Dwellings/Shop

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LIBERTY FARM SOLANO COUNTY

LOCATION DETAILS

6648-6850 Liberty Island Road
Dixon, CA 95620



LOCATION: Situated in Solano County near the community of Dixon, Ca, South of the city of Davis, Ca.

DIRECTIONS: From Interstate 80 and Midway Rd. Exit (Between Dixon and Vacaville) proceed East about 9.5 miles to Bulkeley Road; Turn R (South) on Bulkeley Rd. about 1 miles to King Road; Turn L (East) on King Rd. and proceed East about 0.5 miles to Liberty Island Road; Turn R (South) on Liberty Island Rd. and go one-half mile to N. boundary of property.

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LIBERTY FARM SOLANO COUNTY

LAND SUMMARY

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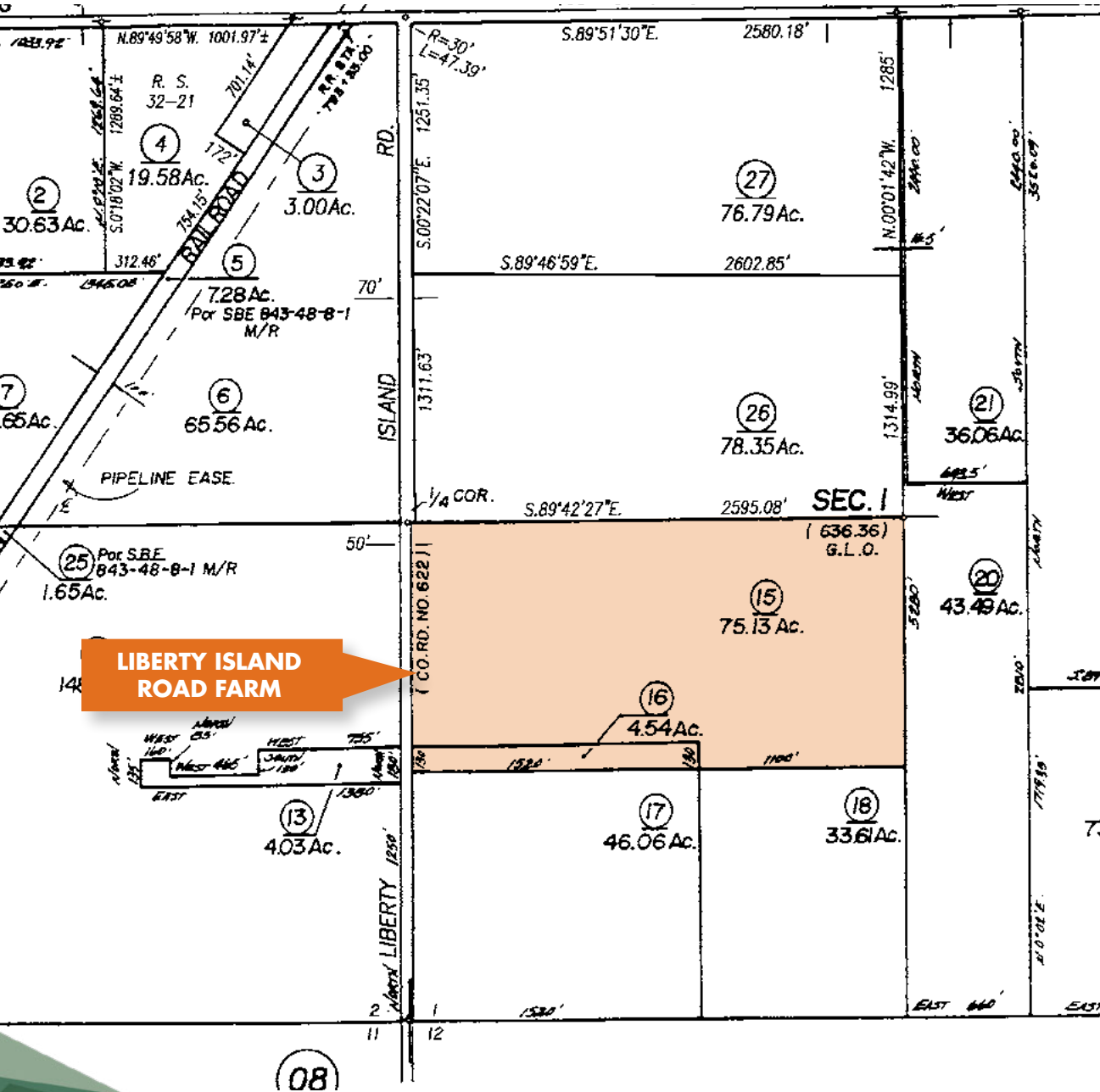
REGION:	Northern California – North Bay Region – Solano Co.	WATER:	RD 2068; Low Water Rates at \$16/Ac Ft.; Domestic Well
NEAREST COMMUNITY:	Dixon, CA	SGMA:	In Sacramento Valley – Solano County Basin. Medium Priority (20.5 pts) – Shows Groundwater Level Decline
APN(S):	0143-040-150 & 160	UTILITIES:	Primary 200 Amp Electrical Service into Shop
PROPERTY TAXES:	\$8,417	BUILDINGS	<u>Primary Residence</u> (Modular 2014) 2,500 sf. on permanent foundation <u>Secondary Residence</u> (Modular 1972) 3,300 sf on perm. foundation <u>Metal Shop</u> 2,400 sf on slab <u>Garage</u> – 1,500 sf on slab; 5 car
TOTAL LAND AREA:	±79.67 Acres (Combined)	MINERAL RIGHTS:	None; Reserved under prior transfers; There is a limitation on drilling
LAND USE ZONING:	A-40 (Agricultural w/40-acre minimum parcel size)	ASKING PRICE:	\$2,486,000
FLOOD ZONE:	Zone A – an area inundated by 100-year flooding		
TOPOGRAPHY:	Basin Valley Floor; 21 feet above sea level; Production leveled, no remarkable features aside from homestead.		
SOILS:	Primarily Capay clay (96%), a Class 2 soil		
DRAINAGE:	RD 2068 – annual assessments are about \$16/acre		



The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

LIBERTY FARM SOLANO COUNTY

PARCEL MAP
6648-6850 Liberty Island Road
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Residence

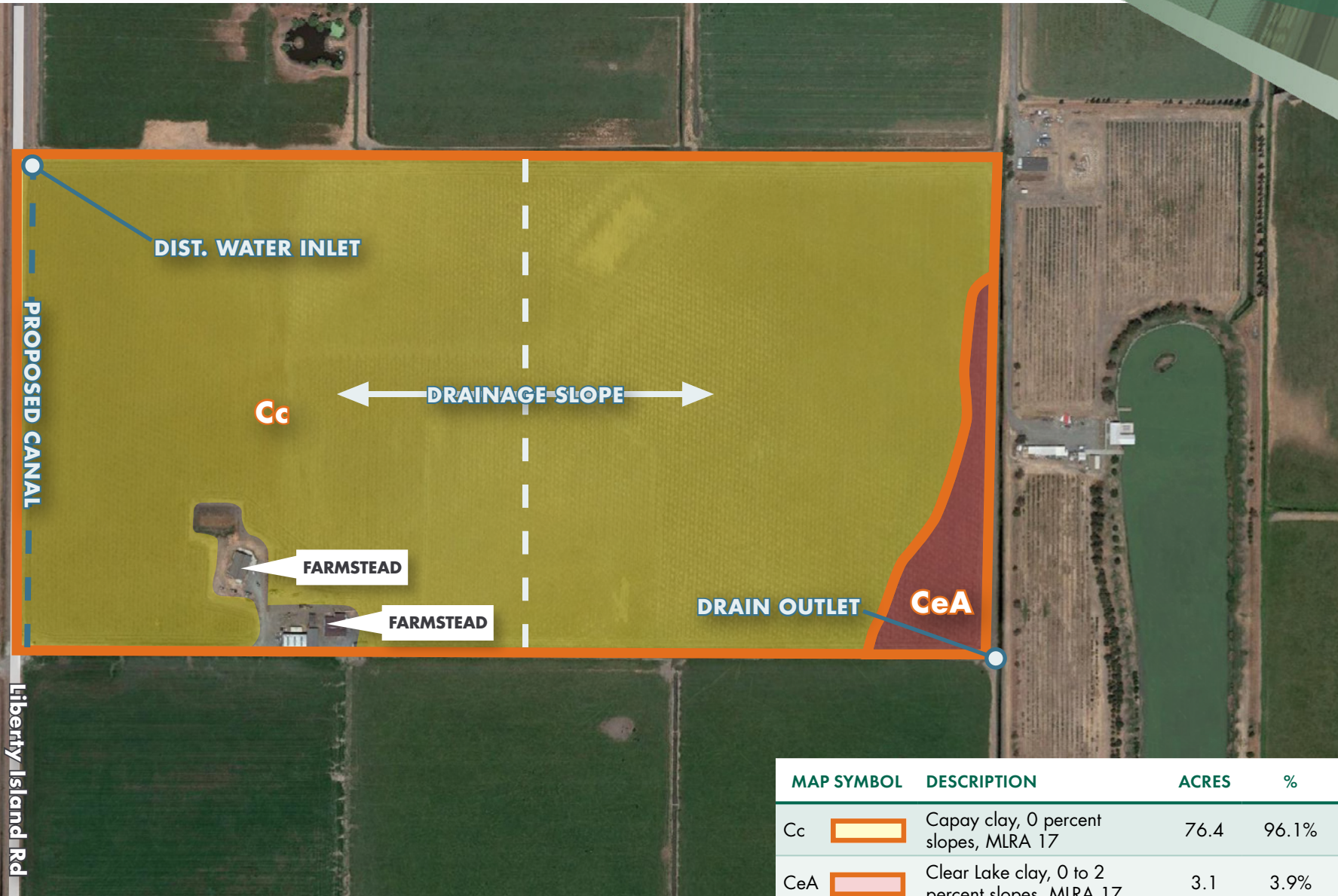


Building Cluster

LIBERTY FARM SOLANO COUNTY

SOIL MAP

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MAP SYMBOL	DESCRIPTION	ACRES	%
Cc	Capay clay, 0 percent slopes, MLRA 17	76.4	96.1%
CeA	Clear Lake clay, 0 to 2 percent slopes, MLRA 17	3.1	3.9%
Totals for Area of Interest		79.5	100%



LIBERTY FARM SOLANO COUNTY

PRIMARY RESIDENCE PHOTOS

6648-6850 Liberty Island Road
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Interior - Kitchen



Interior - Bedroom



Interior - Dining Room



Interior - Bedroom



Interior - Bathroom

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SECONDARY RESIDENCE PHOTOS

6648-6850 Liberty Island Road
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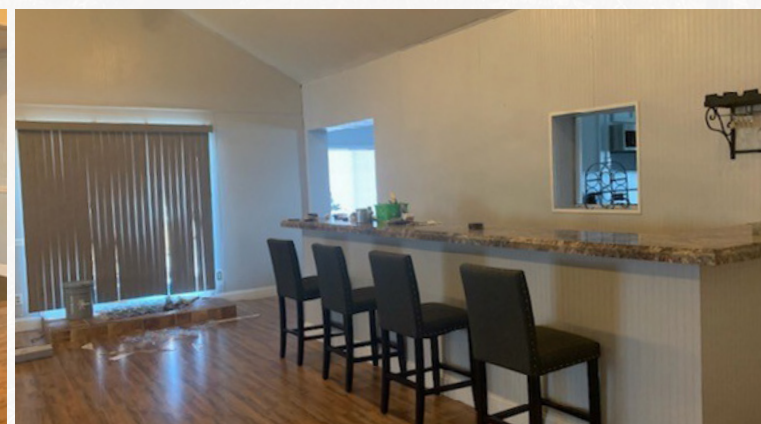
Interior - Dining Room



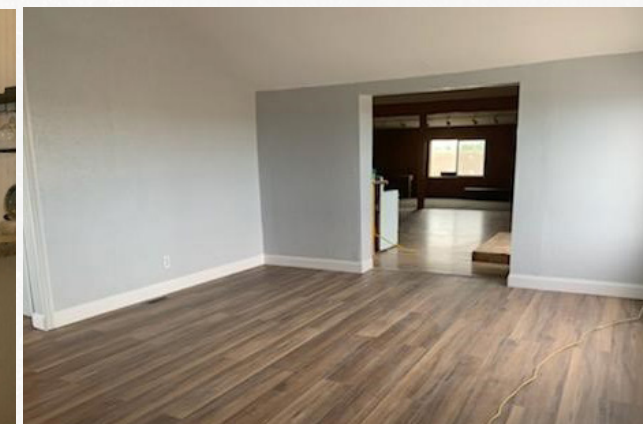
Interior - Kitchen



Interior - Living Room



Interior - Bar



Interior