



### ***PROPERTY HIGHLIGHTS***

- Excellent Deep Loamy Soils
- Close to Town Location
- Abundant Groundwater Resources
- Two Developed Ag Wells
- Suitable for Habitat Mitigation
- Excellent Farm Management

• Offered at \$4,500,000

## **NORTH WOODLAND RANCHO ROW CROP FARM - WOODLAND, CA**



**JIM WIRTH**

BRE# 00912648

Tel: 916.677.8142

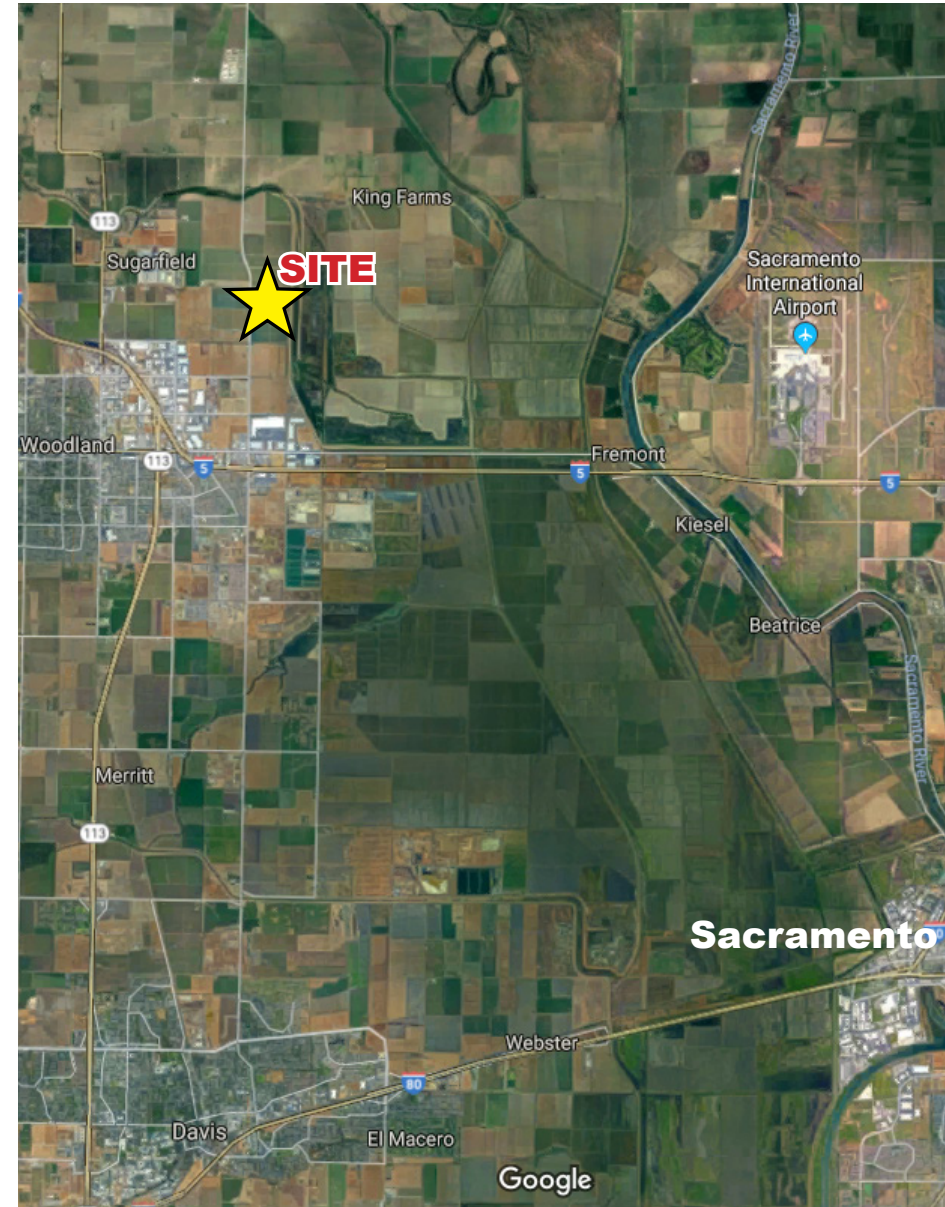
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# North Woodland Rancho

## Location Details



### Description:

North Woodland Rancho is an open irrigated row crop farm having prime soils with developed groundwater resources for irrigation and utilized for intensive row crop production, which may be suitable for permanent crop plantation.

### Location:

The farm is situated in close proximity to the City of Woodland, which is the County of Yolo seat of government. With one mile of frontage along County Road 102 (CR 102), this county-maintained road forms the western boundary of the property and provides vehicular access. Former CR 18B forms the northern boundary.

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# North Woodland Rancho

## Land Summary



**ACREAGE:** 325.9 gross acres (per assessor's office).

**APN:** 027-210-023 & 025

**PROPERTY TAXES:** \$13,739.92 (\$42.16 / Acre)

**ZONING:** A-N (Intensive Agriculture).

**MANAGEMENT:** The farm is leased and cultivated with a history of processing tomato and row crop production. There is a 120 acre stand of alfalfa and 60 acres of tomatoes this year. Said lease is currently year to year pending the sale of the farm and provides the landlord with typical share rents. Call Listing Agent for more information on the lease rates.

**SOILS:** Soils on the property are from two distinct series but similar in deep loamy composition. These prime soils have a Class 2 capability rating. Please see the Soil Map for more detail.

**MINERAL RIGHTS:** None - mineral rights were reserved by former owner under prior transfer.

**TOPOGRAPHY:** Open production-leveled to grade fields with the only remarkable feature being a earthen levee along the easterly boundary. The Cache Creek Settling Basin is located to the east of the levee.

**WATER:** There are two operating deep wells equipped with electric motors and turbine pumps. Well No. 1 was installed in 2015 and yields an estimated 4,000 GPM. Well No. 2 is an older well and yields an estimated 2,000 GPM

**DRAINAGE** The soils are generally well drained but the easterly portions are known for a high-water table, causing the area to be planted late. Tile drains may be required for full plantation to tree crops.

**BUILDINGS:** None

**OFFERING PRICE:** \$4,500,000 (\$13,808 / Acre)

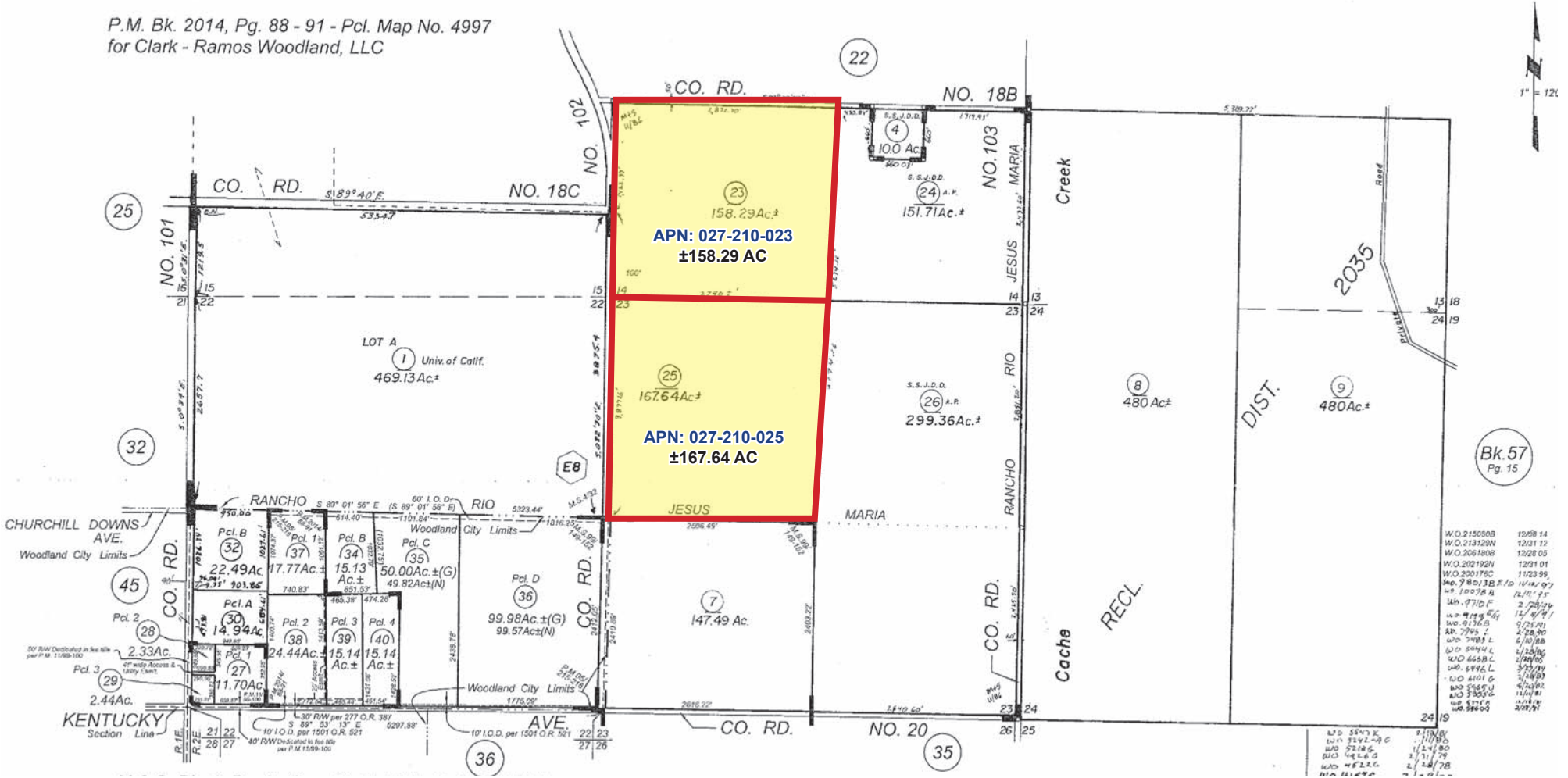
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DRE: 00912648

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# North Woodland Rancho

## Parcel Map

P.M. Bk. 2014, Pg. 88 - 91 - Pcl. Map No. 4997  
for Clark - Ramos Woodland, LLC



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## Topographical Map



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# North Woodland Rancho

## Soil Map



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## Property Pictures



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