

FOR SALE | DUNNIGAN HILLS PISTACHIOS

County Road 17, Woodland, CA 95695

PROPERTY HIGHLIGHTS

- Non-Bearing Pistachio Block
- Yolo County Location – Dunnigan Hills
- No Leasehold Interests
- Equipped & Functioning Ag Well
- Excellent Drainage – No Flood Plain Issues
- Has Williamson Act Contract – Low Taxes
- New Professional Mgt./Custom Farm Operators Available

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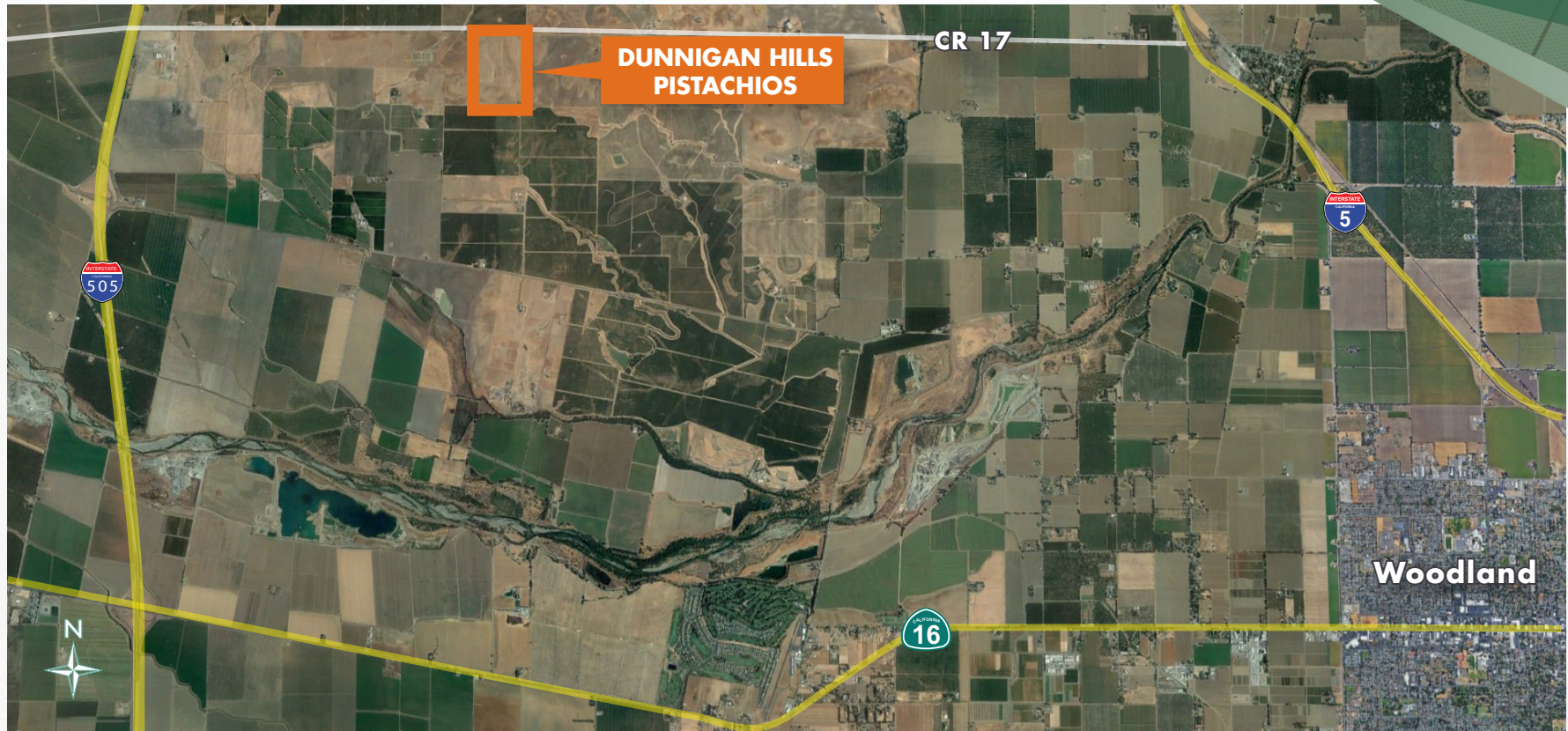
TRI Commercial Real Estate Services 532 Gibson Drive, Suite 200, Roseville, CA 95678



DUNNIGAN HILLS PISTACHIOS YOLO COUNTY

LOCATION DETAILS

County Road 17,
Woodland, CA 95695



DESCRIPTION: A fully-planted non-bearing pistachio orchard...a window of opportunity to acquire an established planting offered at price-point below replacement cost.

LOCATION: Set in the pastoral Dunnigan Hills of western Yolo County, the property has easy access frontage off gravel-paved County Road 17 and is situated 2.5 miles E. of Interstate 505. The area is 25 miles N. of Vacaville along the Interstate 80 corridor and 8.5 miles NW of Woodland, the county seat of local government.

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DUNNIGAN HILLS PISTACHIOS

YOLO COUNTY

LAND SUMMARY

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- ACREAGE:** 119.36 Gross Acres
112 Planted Acres
- APN'S:** 025-010-013
- PROP. TAXES:** \$7,614/annually
- WILLIAMSON ACT:** Enrolled. Active contract.
- ZONING:** According to Yolo Co. Planning Dept., the property is zoned AX – Agricultural Extensive which recognizes it's historical use as dry-farmed, summer-fallow grazing land. Minimum lot size is 160 acres.
- BUILDINGS:** Presently there are no structures on the property. The orchard has old wire fencing around the perimeter.
- UTILITIES:** Property is off-the-grid and has no services. Nearest rural residence is half-mile away.
- TOPOGRAPHY:** The property down-slopes away from CR 17 and has gentle, rolling-hill terrain. Elevations are around 200 ft. above mean sea level and neighboring uses consist of open grazing lands and plantations of olives and vineyards. The headwaters of a small, seasonal, unnamed creek is marked by a characteristic wetland in the SE corner.
- SOILS:** Predominately production Class 3 Corning gravelly loams, 0 to 12 percent slopes associated with (See Soil Map).
- ORCHARD:** UCB-1 rootstock planted in 2016 and was budded to Kerman variety in 2018. Second leaf in 2020. Laid out on 15' x 20' spacing on north-south ridges. Sierra Gold nursery provided the nursery stock.
- IRRIGATION:** The system utilizes surface drip hose and was designed for two sets but quite capable of irrigating entire block all at once at present.

WATER: Features a newer ag well completed in 2015 producing 1,500 GPM and well-head equipped with 150 hp electric motor that is powered by a portable generator with VFD panel and in-line API Spin Clean filtration. The portable gen set and fuel tank are personal property of custom farmer and not included in Asking Price.

WATER DISCLOSURE: 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

SGMA RATING: Sacramento Valley – Yolo Sub-basin GSA. This GSA is not in a critically over-drafted basin but has high prioritization rating and a Groundwater Sustainability Plan (GSP) is being processed to file w/State.

MINERAL RIGHTS: Intact and convey with property. Not developed or under lease.

ASKING PRICE: \$1,849,000 or \$15,500/acre

CONTACT: For more information or to schedule a tour please contact,
Exclusive Agents:

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DUNNIGAN HILLS PISTACHIOS YOLO COUNTY

PARCEL MAP

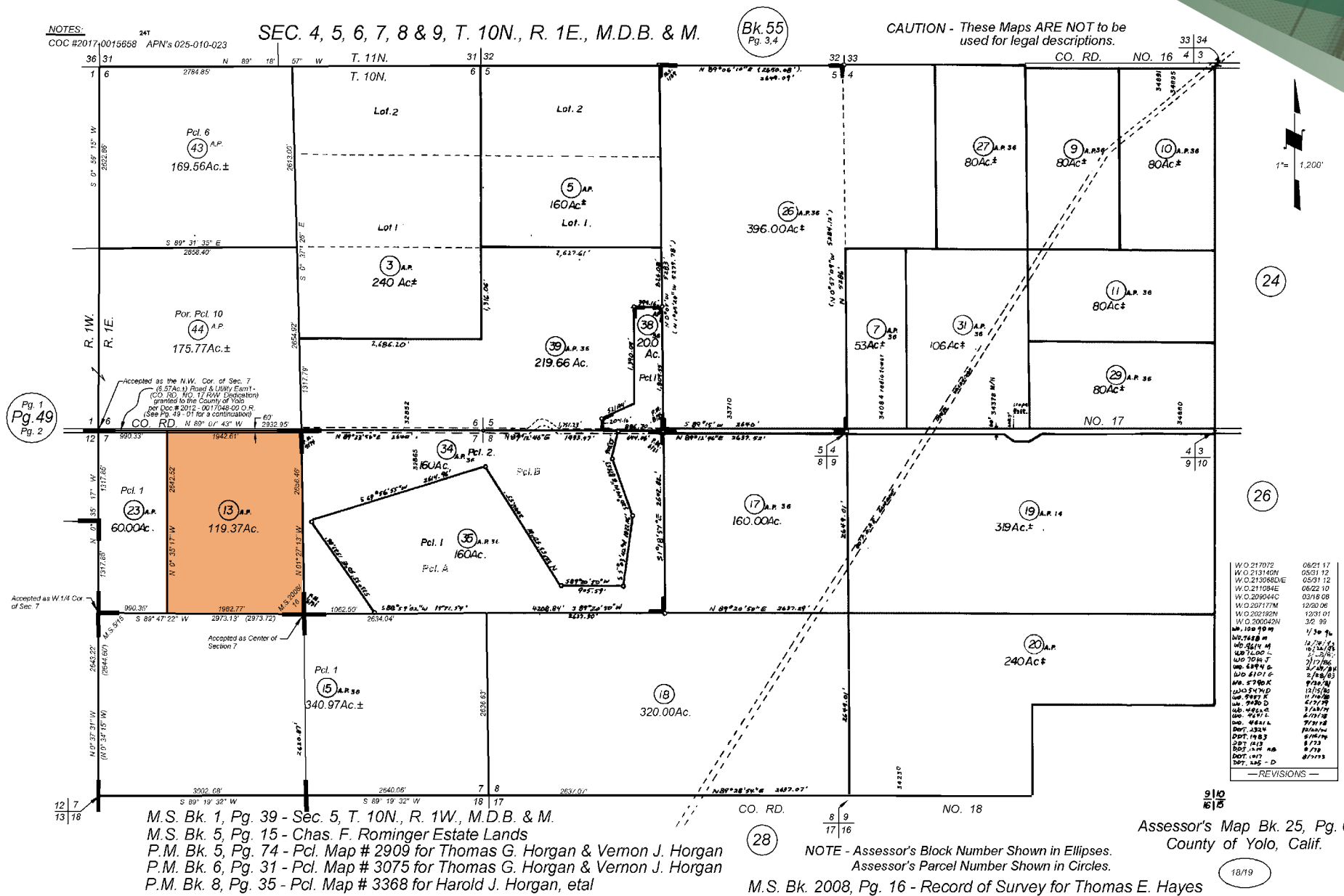
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NOTES:
COC #2017-0015858 24T
AFN's 025-010-023

SEC. 4, 5, 6, 7, 8 & 9, T. 10N., R. 1E., M.D.B. & M.

Bk. 55
Pg. 3, 4

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



M.S. Bk. 1, Pg. 39 - Sec. 5, T. 10N., R. 1W., M.D.B. & M.
M.S. Bk. 5, Pg. 15 - Chas. F. Rominger Estate Lands
P.M. Bk. 5, Pg. 74 - Pcl. Map # 2909 for Thomas G. Horgan & Vernon J. Horgan
P.M. Bk. 6, Pg. 31 - Pcl. Map # 3075 for Thomas G. Horgan & Vernon J. Horgan
P.M. Bk. 8, Pg. 35 - Pcl. Map # 3368 for Harold J. Horgan, etal

28

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

M.S. Bk. 2008, Pg. 16 - Record of Survey for Thomas E. Hayes

Assessor's Map Bk. 25, Pg. 01
County of Yolo, Calif.

18/19

DUNNIGAN HILLS PISTACHIOS YOLO COUNTY

SOIL MAP
County Road 17,
Woodland, CA 95695



DUNNIGAN HILLS PISTACHIOS YOLO COUNTY

PROPERTY PHOTOS

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Power Generator and Fuel Tank are excluded.

