

FOR SALE | BROWN'S CORNER FARM

17550 Co Rd 98, Woodland, CA 95695

PROPERTY HIGHLIGHTS

- Urban-Edge Farmland
- Two Legal Parcels (Added Value)
- Deep Silty Clay Loams – Class 1 & 2
- Good Candidate for Mitigation/Conservation
- High-Yielding Ag Well
- Convenient Proximity to Woodland
- Could be Farmer's Market Outlet – Yolo Store

CONTACT:

Jim Wirth, ALC

Dir: 916.677.8142

jim.wirth@tricommercial.com

CalDRE #00912648

Isaac Rainwater

Dir: 916.677.8174

isaac.rainwater@tricommercial.com

CalDRE #02076541

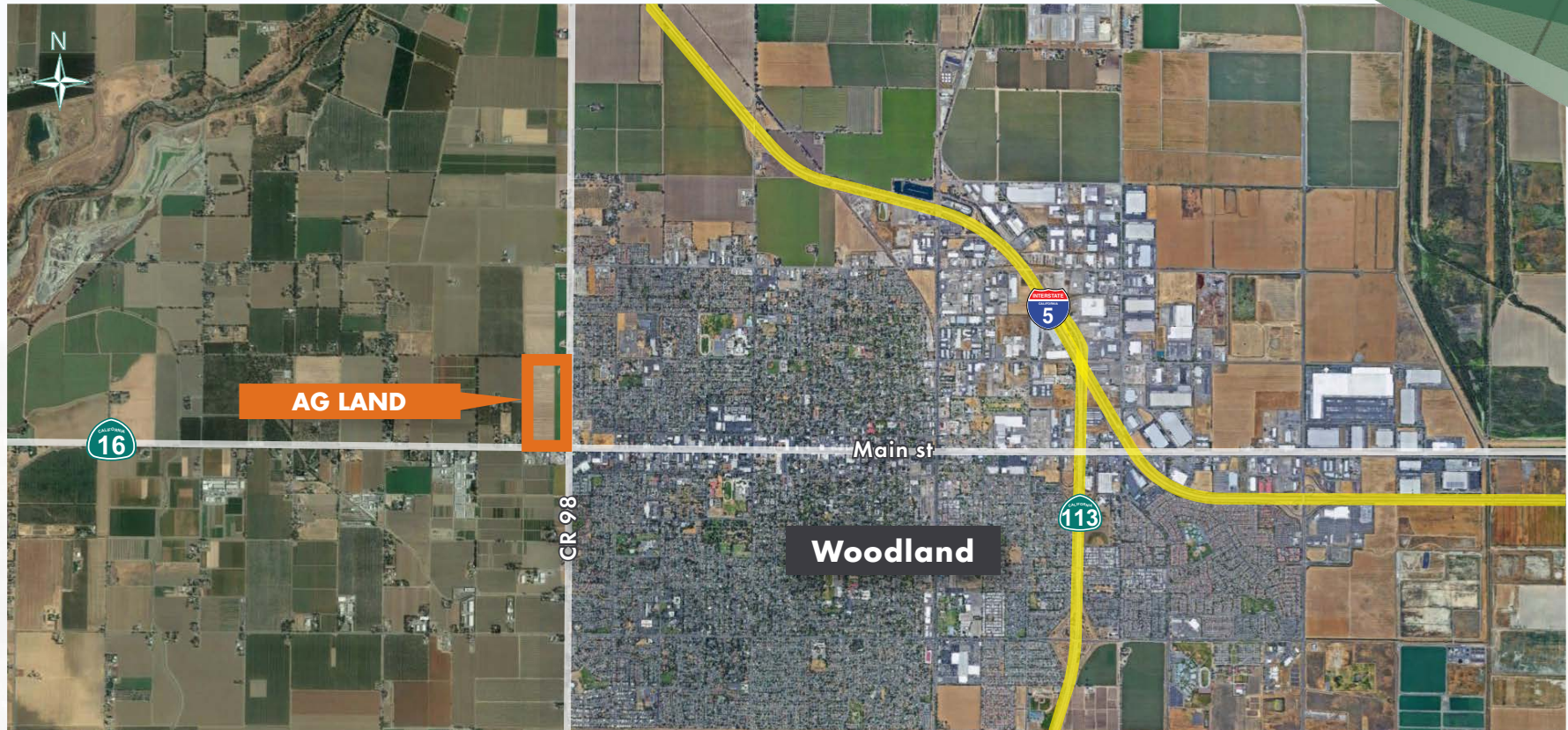
TRI Commercial Real Estate Services 532 Gibson Drive, Suite 200, Roseville, CA 95678



BROWN'S CORNER FARM YOLO COUNTY

LOCATION DETAILS

17550 Co Rd 98
Woodland, CA 95695



OPPORTUNITY: For sale for the first time in over 40 years, Brown's Corner Farm is an assemblage of two legal parcels of irrigated farmland at the main western gateway into the City of Woodland. Offered together only, the farm features high-quality loamy soil with irrigation water sourced from a dependable ag well.

LOCATION: Brown's Corner Farm is located at the NWC of State Highway 16 and County Road 98, two main crossroads. The corner is across from the happening Brown's Corner Bar & Grill and catty-corner from Raley's Westgate Shopping Center. Woodland is the seat of government for the County of Yolo and is the primary economic hub of enterprise in the region.

Woodland is situated about 20 miles W. of Sacramento, the state capital; 12 miles W. of Sacramento International (via Interstate 5); and about 9 miles north of the University of California Davis.

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LAND SUMMARY

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LEGAL:	Contained within the E ½ of the SE ¼ of Section 25, T. 10 N., R. 1 E., M.D. B & M
ACREAGE:	Parcel One: 66.567 Acres Parcel Two: 11.240 Acres <hr/> Total: 77.807 Acres
APN's:	Parcel One: 025-380-035 Parcel Two: 025-380-048
TAXES:	Parcel One: \$ 9,298 Parcel Two: \$ 2,303 <hr/> Total: \$11,601
	Note: The property is subject to reassessment per Prop. 13 upon sale.
JURISDICTION:	The property lies within the unincorporated area of the County of Yolo and within the bounds of the Willow Oak Fire Protection District and Woodland Joint Unified School District.
ZONING:	Designated A-N or Agricultural Intensive (County of Yolo). Neither parcel is enrolled in the Williamson Act as the land was held in speculation of future growth.
FLOOD ZONE:	According to the County of Yolo GIS the property is within Zone X – an area of minimal flooding risk.

ACCESS: Vehicular access frontage (w/existing encroachments for ingress/egress) along both County Road 98 and State Highway 16. W. Beamer Street terminates into CR 98 at the NE corner of the property.

TOPOGRAPHY: At 75 feet above sea level, the farm is void of any topographic features and consists of cultivated, production-leveled farmland. Old heritage oaks and mature olives bound the perimeter of the property. A cleared, former building site/pad is situated in the NE portion of the farm.

The field is graded to irrigate from W to E and naturally drains to the east with drainage culverts leading into the City of Woodland storm drain system.

CROP HISTORY: Conventionally-farmed row crop history including processing tomatoes and oil seed crops, including sunflowers and safflower.

MANAGEMENT: Absentee-owned and lease managed by local farm tenant on a year to year basis. A new lease could be negotiated and the new landlord could expect annual average crop income around \$400/acre.

SOILS: Comprised of desirable soils with excellent Class 1 (about 45%) and good Class 2 soils. Please refer to the enclosed Soil Map for more information.

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

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BROWN'S CORNER FARM YOLO COUNTY

LAND SUMMARY
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WATER: Water is sourced from a 16" steel-cased ag well along the western boundary. The well is equipped with turbine pump and 100 HP Newman electric motor that yields 1,500 GPM, an ample supply (estimated). The tenant farmer has installed drip-tape and owns the filtration equipment (not included in sale). More details on the age of the well, depth and water quality are being researched.

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.

UTILITIES: Has three-phase electric service along Highway 16 and into the well site.

MINERAL RIGHTS: All of the mineral rights owned by seller are included with the offering. It appears that 100% are intact with surface rights as there was no reservation in last conveyance.

ASKING PRICE: \$1,558,000 or say \$20,000/acre

TERMS: Cash

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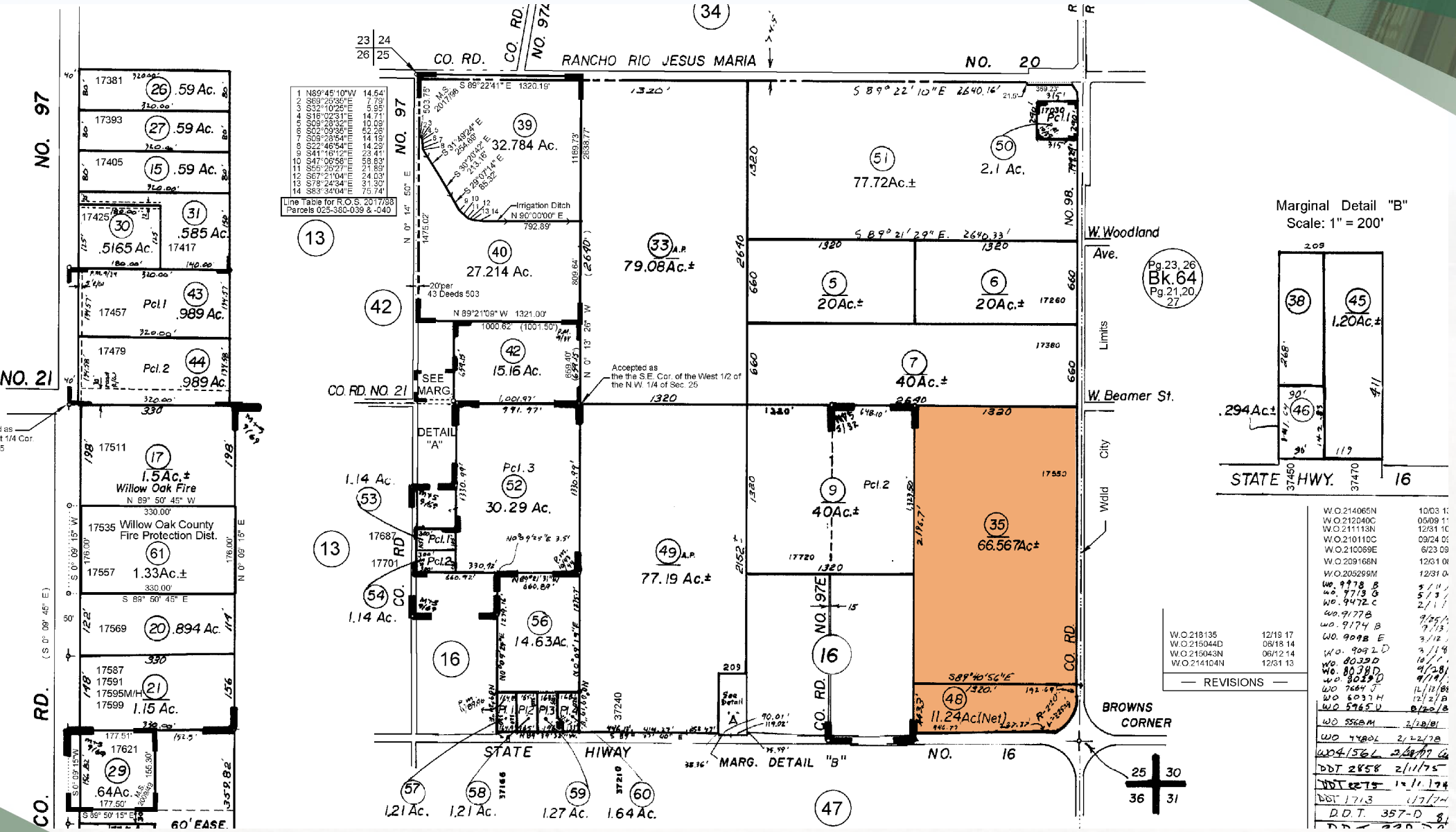
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BROWN'S CORNER FARM YOLO COUNTY

PARCEL MAP
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Woodland, CA 95695



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

BROWN'S CORNER FARM YOLO COUNTY

SOIL MAP
17550 Co Rd 98
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BROWN'S CORNER FARM YOLO COUNTY

PROPERTY PHOTOS

17550 Co Rd 98
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