

FOR SALE | BULKLEY ROAD ESTATE – SOLANO COUNTY

8535 Bulkley Road, Dixon, CA 95620

PROPERTY HIGHLIGHTS

- ±146 Assessor Acres
- Suitable for Orchard Plantation
- Mixed Class 1 & 3 Soils
- Two Ag Wells for Irrigation – Est. 2,500 GPM
- Has 3 Acre Farmstead
- 2,400 SF Custom Calif. Ranch-Style Residence – Built Circa 1975
- Attached Two-Car Garage – Concrete Paved Driveway
- Landscaped Yard – Inground Pool
- Plus 4,000 SF Steel Shop & 6,000 SF Steel Hay Barn (Enclosed)
- Active Williamson Act Contract
- A-40 Zoning (Land could be parceled post-sale)

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



BULKLEY ROAD ESTATE SOLANO COUNTY

LOCATION DETAILS

8535 Bulkley Road
Dixon, CA 95620



LOCATION: Situated in Solano County fronting the west-side of Bulkley Road; N. boundary is ½ mile S. of Tremont Road; 5 minutes S. of Davis, CA and Interstate 80 and 5 minutes to Dixon, CA

DIRECTIONS: From Interstate 80 and Mace Blvd. Exit in Davis (El Macero Area) proceed S. on Mace Blvd. about 4 miles to Tremont Road; Turn R (West) on Tremont Rd. and proceed West about 1.5 miles to Bulkley Road; Turn L (South) on Bulkley Rd. and go one-half mile to N. boundary of property.

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



BULKLEY ROAD ESTATE SOLANO COUNTY

LAND SUMMARY

8535 Bulkley Road
Dixon, CA 95620



REGION: Dixon Area – NE Solano County – Northern California

NEAREST COMMUNITY: Davis, CA

APN(S): 0111-070-020

PROPERTY TAXES: \$9,029 Annually

TOTAL LAND AREA: 146.33 Acres (Assessor)

LAND USE ZONING: AG 40 (Agriculture w/40 ac. minimums)

FLOOD ZONE: Zone A – an area with no flooding

TOPOGRAPHY: Basin valley floor; no remarkable features; Almond orchards to North about 35 ft above sea level

SOILS: Mostly Class 3 from the Pescadero Series mixed with Class 1 Yolo loam (See Soil Map)

WATER:

- Well No. 1 (1,000 GPM) 50 HP
- Well No. 2 (1,500 GPM) 75 HP

Wells date back to 1950's or 1960's and are about 300' deep, production has been steady according to tenant farmer.

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: In Sacramento Valley – Solano County Basin. Medium Priority (20.5 pts) – Shows Groundwater Level Decline

DRAINAGE: Dixon Resource Conservation District

BUILDINGS

Main Residence – 2,400 sf; 3 BR/2 BA single-story plan, built 1975, raised foundation; central HVAC; fireplace and wood stove; utility room; electric oven, oak cabinets in kitchen; double-pane windows, clay tile roof; attached two-car garage and rear carport:

Shop – 4,000 sf (40' x 100'), slab floor, steel frame, metal siding & roof
Two roll-up doors 12' clear; 14' eaves; 200-amp service panel; lighting

Ag Storage – 6,000 sf (50' x 120') – gravel floor, steel frame, metal siding, roof; Two roll-up doors – 14' clear; 16' eaves; no power

Pumphouse – 280 sf (14' x 20') – slab, wood frame, tin siding, houses domestic well and pressure tank with storage area;

LANDSCAPING: In-ground custom pool off main residence includes safety cover, pool house w/decking; Spacious grounds and yard area w/concrete paved driveways and aprons and gravel yard.

MINERAL RIGHTS: Intact and convey with property at offered price. Currently unleased.

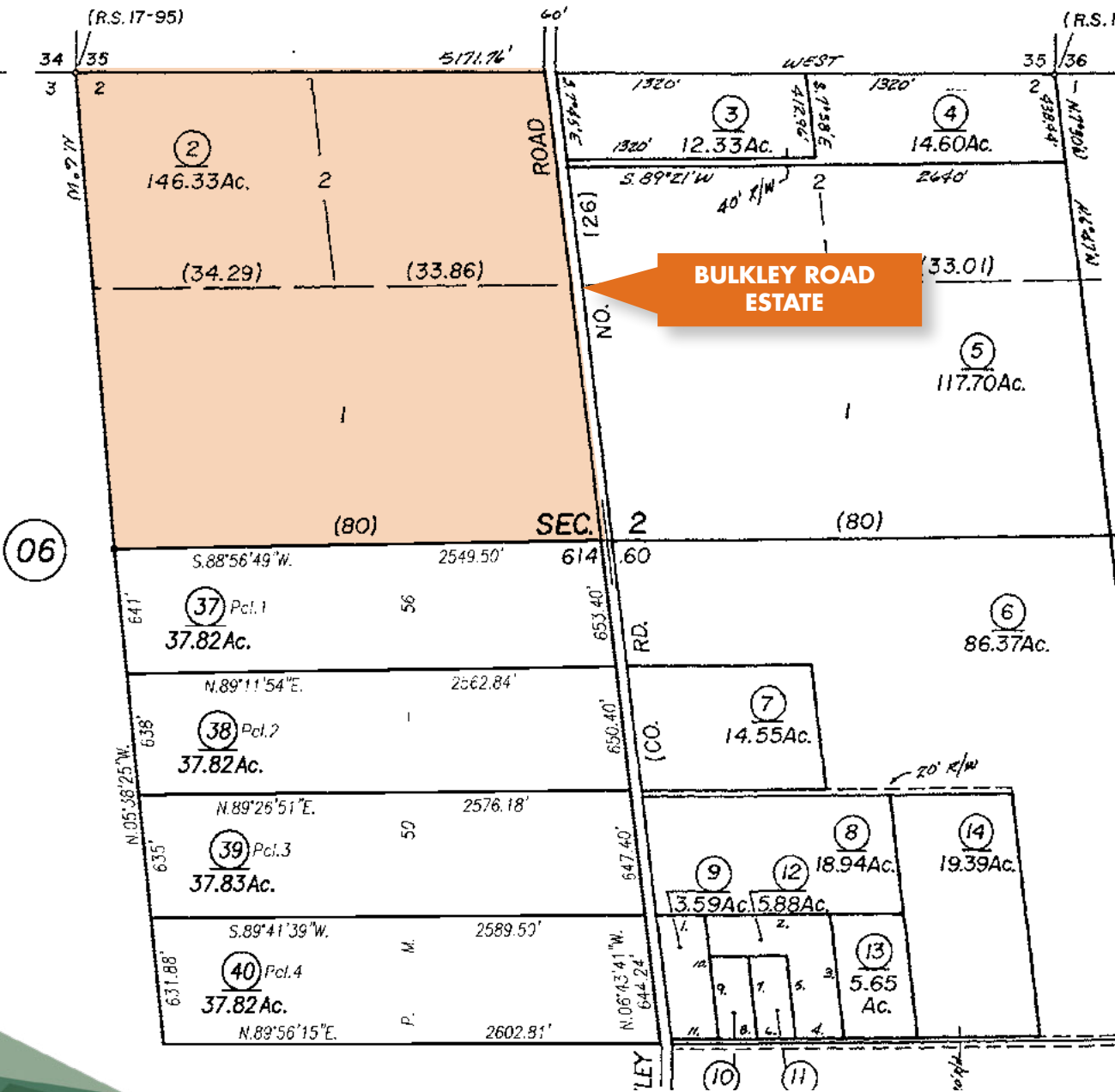
PERSONAL PROPERTY: Has a double-wide mfg. home and a single-wide mobile home (rentals); both with covered/raised front decks

ASKING PRICE: **\$2,945,000**



BULKLEY ROAD ESTATE SOLANO COUNTY

PARCEL MAP
8535 Bulkley Road
Dixon, CA 95620



Main Residence



View of Ranch Head Quarters

BULKLEY ROAD ESTATE SOLANO COUNTY

SOIL MAP
8535 Bulkley Road
Dixon, CA 95620



BULKLEY ROAD ESTATE SOLANO COUNTY

PHOTOS
8535 Bulkley Road
Dixon, CA 95620



Shop Building



Hay Storage



View Down Bulkley Road



Ag Well #1



Ag Well #2