

FOR SALE | MAINE PRAIRIE RANCH – SOLANO COUNTY

6636 Pitt School Road, Dixon, CA 95620

PROPERTY HIGHLIGHTS

- 119.09 Assessor Acres / 111 Farmable Acres
- Has Established Farmstead w/Home, Garage, Shop, Stable
- Virgin Tree Ground – Prime Class 2 Soils
- Maine Prairie Water District - \$25/Ac Ft
- Covered by North Delta Water Agency
- Gravity-Fed Distribution to Farm
- Active Williamson Act Contract

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CalDRE #00912648

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M2 & Company

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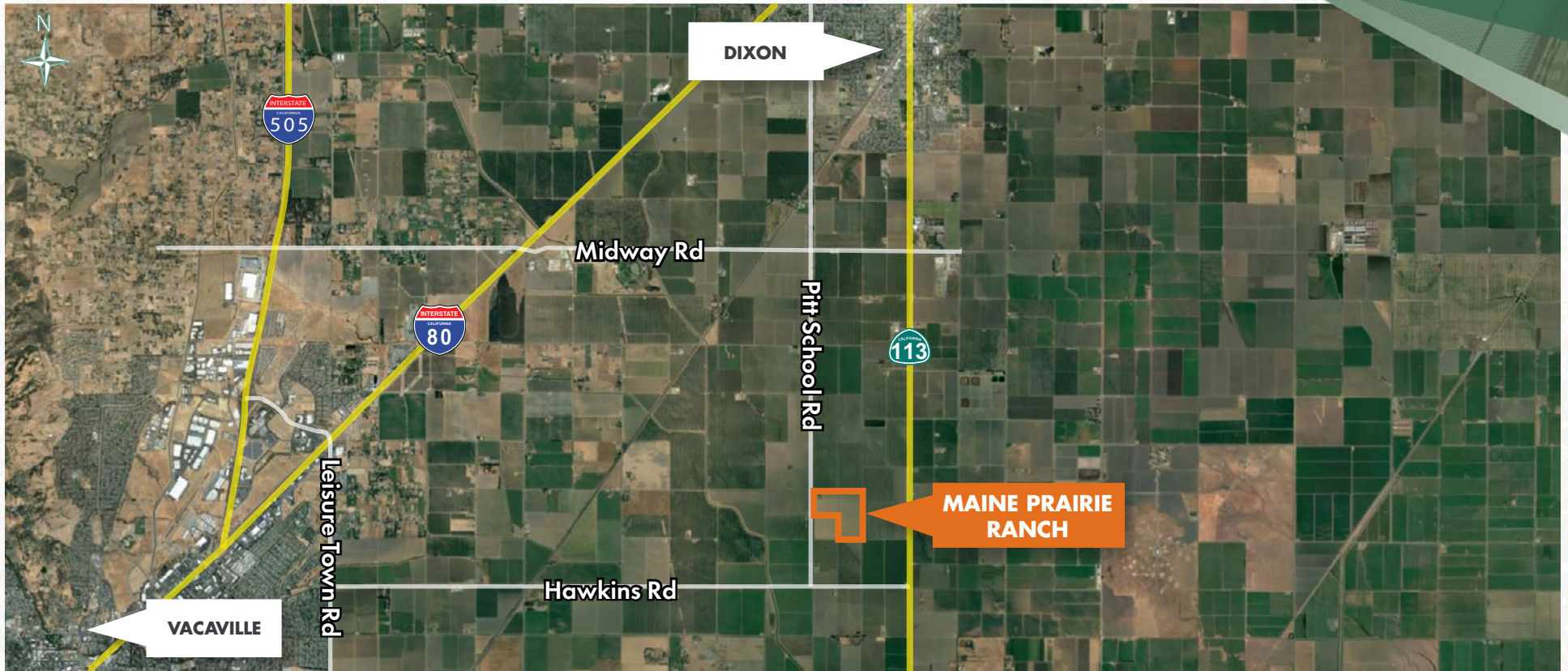
TRI Commercial Real Estate Services 3400 Douglas Blvd, Suite 190, Roseville, CA 95661



MAINE PRAIRIE RANCH SOLANO COUNTY

LOCATION DETAILS

6636 Pitt School Road,
Dixon, CA 95620



LOCATION: Situated in Solano County fronting the eastside of Pitt School Road about ¼ mile N. of Hawkins Rd. The property is well-linked to the Interstate 80 corridor and is only 6 miles S. of Dixon, CA and 7 miles to Vacaville, CA for schools, shopping and entertainment.

DIRECTIONS: From Interstate 80 (Between Vacaville/Dixon) – take Midway Rd. exit and proceed East 3 miles to Pitt School Rd.; Turn R on Pitt School Rd. and proceed S. 2.5 miles to property.

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MAINE PRAIRIE RANCH SOLANO COUNTY

LAND SUMMARY

6636 Pitt School Road,
Dixon, CA 95620

REGION:	Dixon Area – NE Solano County – Northern California
NEAREST COMMUNITY:	Dixon, CA
ASSESSMENT DATA:	APN: 0141-100-110 Acres: 119.09 Taxes: \$4,291.00
LAND USE ZONING:	AG 80(Agriculture w/80 ac. minimums). The property is enrolled with an active Williamson Act contract. The Williamson Act provides unique property tax benefits to landowners (modifies Prop. 13 reassessments)
FLOOD ZONE:	Zone X – an area with no flooding
TOPOGRAPHY:	Basin valley floor; The primary feature is Ulatis Creek which forms the N. boundary of property. The Ulatis Ck Canal is clean of vegetation and is used as diversion point for district water and an outlet for drainwater. The elevation is about 50 ft. above sea level and above any flood plains. Otherwise there is the building site w/mature landscaping in the NWC of property.
SOILS:	Class 2 silty clay/clay soils from the Capay series (See Soil Map)
WATER:	Within Maine Prairie Water District and water cost is \$25/ac. ft. There is a small well and pressure system for domestic water.
SGMA:	In Sacramento Valley – Solano County Basin Medium Priority (20.5 pts) – Areas reflect some groundwater level decline
DRAINAGE:	Within the Dixon Resource Conservation District (Maine Prairie Area) but the district is not responsible for any canal maintenance in this area. The fields drain outlets into Ulatis Creek



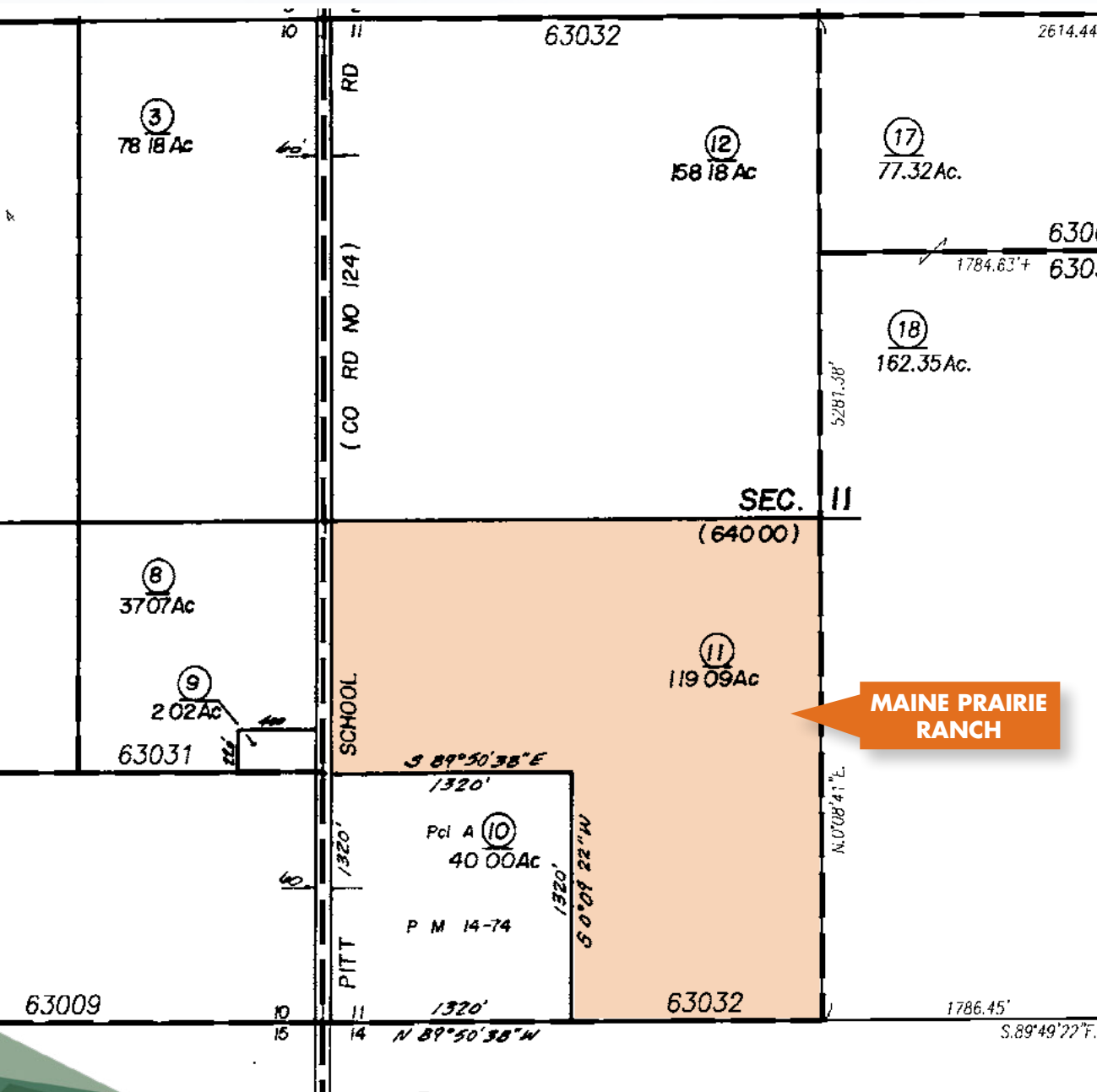
BUILDINGS:	Main Residence 1,100 sf (per owner); 3 BR/2 BA single-story plan, built circa 1950's, raised foundation; comp. shingle roof; has had some updating. Shop 2,400 sf (36' x 67') with storage rooms, raised slab floor and poured concrete walls, metal roof with electrical power, 12' clear roll-up door Detached Garage 640 sf (20' x 32') – slab floor, wood frame, metal siding & roof; has roll-up door (disrepair) Horse Paddock/Shelter Two horse stalls; woodframe; wood siding and metal roof; pipe w/wire fenced paddock
LANDSCAPING:	Spacious welded-pipe fencing garden area and grounds w/gravel paved driveways and equipment yard areas
MINERAL RIGHTS:	All appurtenant rights convey
ASKING PRICE:	\$2,750,000 cash to seller at closing (no seller financing).
PERSONAL PROPERTY:	Lift pumps in Ulatis Canal are included with real property.



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

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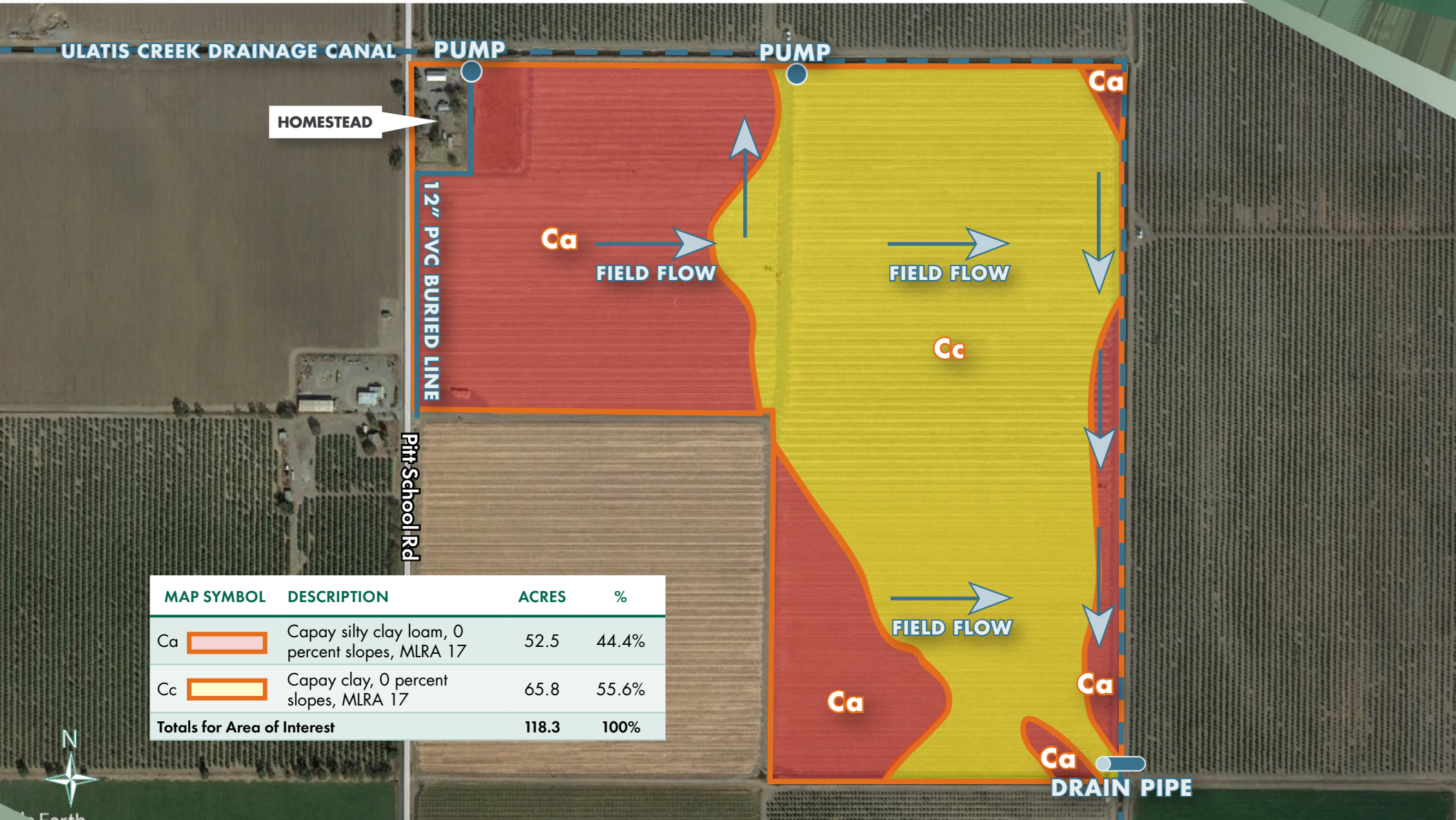
PARCEL MAP
6636 Pitt School Road,
Dixon, CA 95620


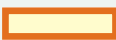


View Up Ulatis Creek Canal

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SOIL MAP
6636 Pitt School Road,
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MAP SYMBOL	DESCRIPTION	ACRES	%
Ca 	Capay silty clay loam, 0 percent slopes, MLRA 17	52.5	44.4%
Cc 	Capay clay, 0 percent slopes, MLRA 17	65.8	55.6%
Totals for Area of Interest		118.3	100%

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.

MAINE PRAIRIE RANCH SOLANO COUNTY

PHOTOS
6636 Pitt School Road,
Dixon, CA 95620



View of Workshop



View of Homestead



View Northeast from Homestead



View West Towards Homestead



View Down Pitt School Rd