

# FOR SALE | JACOBS CORNER ALMONDS – YOLO COUNTY

33033 State Highway 16, Woodland, CA 95695

“JACOBS CORNER ALMONDS IS AN EXCELLENT FLAGSHIP, INVESTMENT-GRADE, ALMOND PRODUCING ASSET” - JIM WIRTH, EXCLUSIVE AGENT

## PROPERTY HIGHLIGHTS

- Owner-Operated Prime Bearing Almond Orchard on 156.75 Acres +/-
- Uniform Block Planted in 2014 - Investment Grade Quality
- 50% Nonpareil; Monterey, Carmel and Butte on Bright's 5 Rootstock
- 2,000 GPM Ag Well Developed in 2013; 16" Cased to 1,100 Feet
- 200 HP Electric Motor; Equipped w/booster, VFD & filtration systems
- Includes Westwind Water Boron Mgt. System – Mobile
- Access to District Surface Water Irrigation
- Has 8,000 SF Steel Shop Building & Secured Gravel Yard
- Three-Phase 480V Service Augmented w/82 Kw Rooftop Solar Array
- Active Williamson Act Contract

### CONTACT:

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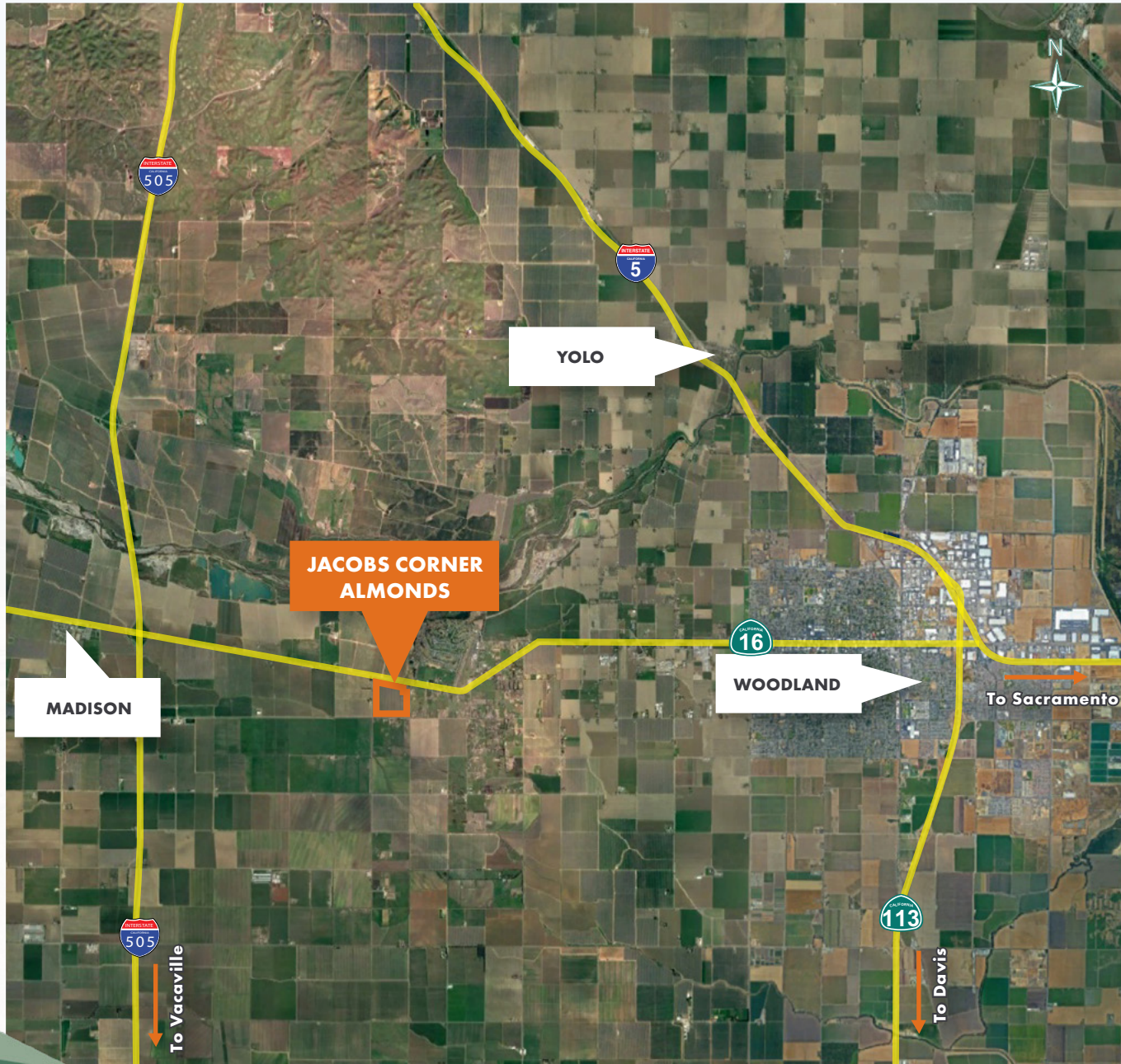
TRI Commercial Real Estate Services 3400 Douglas Blvd, Suite 190, Roseville, CA 95661 Visit Us at: [www.trifarmandranch.com](http://www.trifarmandranch.com)



# JACOBS CORNER ALMONDS YOLO COUNTY

## LOCATION DETAILS

33033 State Highway 16,  
Woodland, CA 95695



### LOCATION:

Jacobs Corner Almonds is situated at the SEC of Jacobs Corner at the intersection of CR 93 into State Highway 16, which is under 5 miles W. of Woodland; 30 miles to Sacramento (state capitol); 25 miles N. of Vacaville along Interstate 80 (via Interstate 505); and 75 miles to San Francisco.

Situated across the highway from Wildwings, a golf-course community, and on the fringe of the Monument Hills and in close proximity to the Yolo Fliers Club and Watts Woodland Airport. Woodland is the nearest city and the rural setting is comprised of mostly almonds and pistachio orchards amongst scattered rural residential ranchettes and rural housing clusters. Woodland, with a population of 62,000, is a vibrant and growing community that services and supports the agricultural community and is the seat of Yolo County governance. The UC Davis Campus and the College of Agricultural & Environmental Sciences is less than 10 miles from Jacobs Corner Almonds.

### DIRECTIONS:

**From Interstate 505** - Proceed easterly from the junction of I-505 on Hwy 16 (CA-16) about 3 miles to County Road 93; property is on your right (look for sign).

**From Woodland** - (Westgate Shopping Center at CR 98) – Proceed westerly on State Highway 16 about 5 miles to County Road 93 (property is on your left).

# JACOBS CORNER ALMONDS YOLO COUNTY

**LAND SUMMARY**  
33033 State Highway 16,  
Woodland, CA 95695

**REGION:** Yolo County – Central Valley - Northern California

**NEAREST COMMUNITY:** Woodland, CA

**PROPERTY ADDRESS:** 33033 State Highway 16, Woodland, CA 95695

**ASSESSOR PARCEL NO:** 025-171-049

**TOTAL ACRES:** 156.75 (per assessor)

**PROPERTY TAXES:** \$19,000 or \$121/acre

**LAND USE ZONING:** AN – Agricultural Intensive (New SFR is allowed use)

**VEHICULAR ACCESS:** Jacobs Corner Almonds fronts Highway 16 together with County Roads 93 and 24. The primary access into the farm yards from CR 93 and another access point from CR 24 is at the SEC (pipe-gate). Open drain ditches along CR 93 and 24 frontages effectively limit access otherwise.

**TOPOGRAPHY:** The natural surface terrain was generally flat being highest at the NWC and lowest at the SEC. The elevation is about 122 ft. above mean sea level.

**SOILS:** Consists of highly-mixed soil composition with Class 1, 2 and 4 capability ratings. The predominate soil is San Ysidro loam, comprising about ½ the farm and intermixed with clays which were uniformly cross directional ripped to 6 feet. The soils were amended w/gypsum and some minor leveling by Sagara Land Leveling during pre-plant preparations with ongoing surface mulching with almond hulls and gyp applications. See the Soils Map for more details.

**WATER:** Relies on 2,000 GPM ag well developed in 2013 with 16” steel casing construction to 1,100 feet with perfs between 300-900 feet and the static water level was last measured at 151’. The well is equipped with a 200 HP electric motor and turbine pump, a 75 HP booster, a Yaskawa Variable Frequency Drive and Arkal Spin-Klin filtration system. In addition to groundwater, the orchard is in the local water district and has access to surface water at the SWC but the conveyance is not plumbed into the irrigation system at this time. The water quality and the boron in the groundwater aquifer has been completely mitigated by the Westwind Water Boron Mgt. System since the early life of the orchard. Also has an existing domestic well.

**SGMA:** Yolo County groundwater is managed by the Yolo Subbasin Groundwater Agency (YSGA) and divided into six (6) Management Areas. Jacobs Corner Almonds is situated in the Central Yolo Management Area. Furthermore, YSGA has placed this area within a draft Focus Area (North Plainfield) as many domestic wells in the area have had some impacts during the last drought cycle. New ag well permit applications may be subjected to further hydrologic studies prior to issuance. A Groundwater Sustainability Plan has been adopted and approved by the State and more information can be viewed at [www.yologroundwater.org](http://www.yologroundwater.org)

**IRRIGATION:** The orchard primarily utilizes surface hose fan-jet sprinkler system (for irrigation and frost-protection) and is optimally designed for two sets. A second hose line is used for drip irrigation.

**ORCHARD:** The almond block, totaling 148.63 acres, was planted in early 2014 with N/S row orientation on 15’ x 22’ spacing. The varietal mix is 50% Nonpareil with balance being Monterey, Carmel and Butte on Bright’s 5 rootstock.

In 2023, despite another cold and wet bloom year, production achieved an average yield of over 2,400 lbs/acre. Contact agents for full production data.

<b>PRODUCTION HISTORY:</b>	<b>Acres</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
<b>Nonpareil</b>	<b>74.97</b>	136,662	92,893	74,663	182,440
<b>Carmel</b>	<b>25.39</b>	60,495	46,753	30,760	58,109
<b>Butte</b>	<b>23.97</b>	47,194	39,247	39,907	60,562
<b>Monterey</b>	<b>24.30</b>	61,522	40,707	63,004	67,981
<b>Combined</b>	<b>148.63</b>	305,873	219,600	208,334	369,092

**PRODUCTION NOTES:**

**2023:** Rain, low temps, diminished bee flight hours

**2022:** High winds, petal drop, hard frost (as low as 27.5 for 90 min)

**2021:** Periods of frost during bloom

**2020:** Optimum pollination conditions with good temps

**DRAINAGE:** There are drain outlets at the NE and SE corners - no standing water during heavy rain events.

**MINERAL RIGHTS:** Intact and included at offered price.

**MANAGEMENT:** Owner-operated using conventional farming methods.

**OTHER:** Owner may be interested in leaseback of building. Personal property is excluded.

**PRICE:** **\$5,549,000 or \$35,400/acre**

**CONTACT:** Exclusive Agents:

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**Isaac Rainwater**  
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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

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.

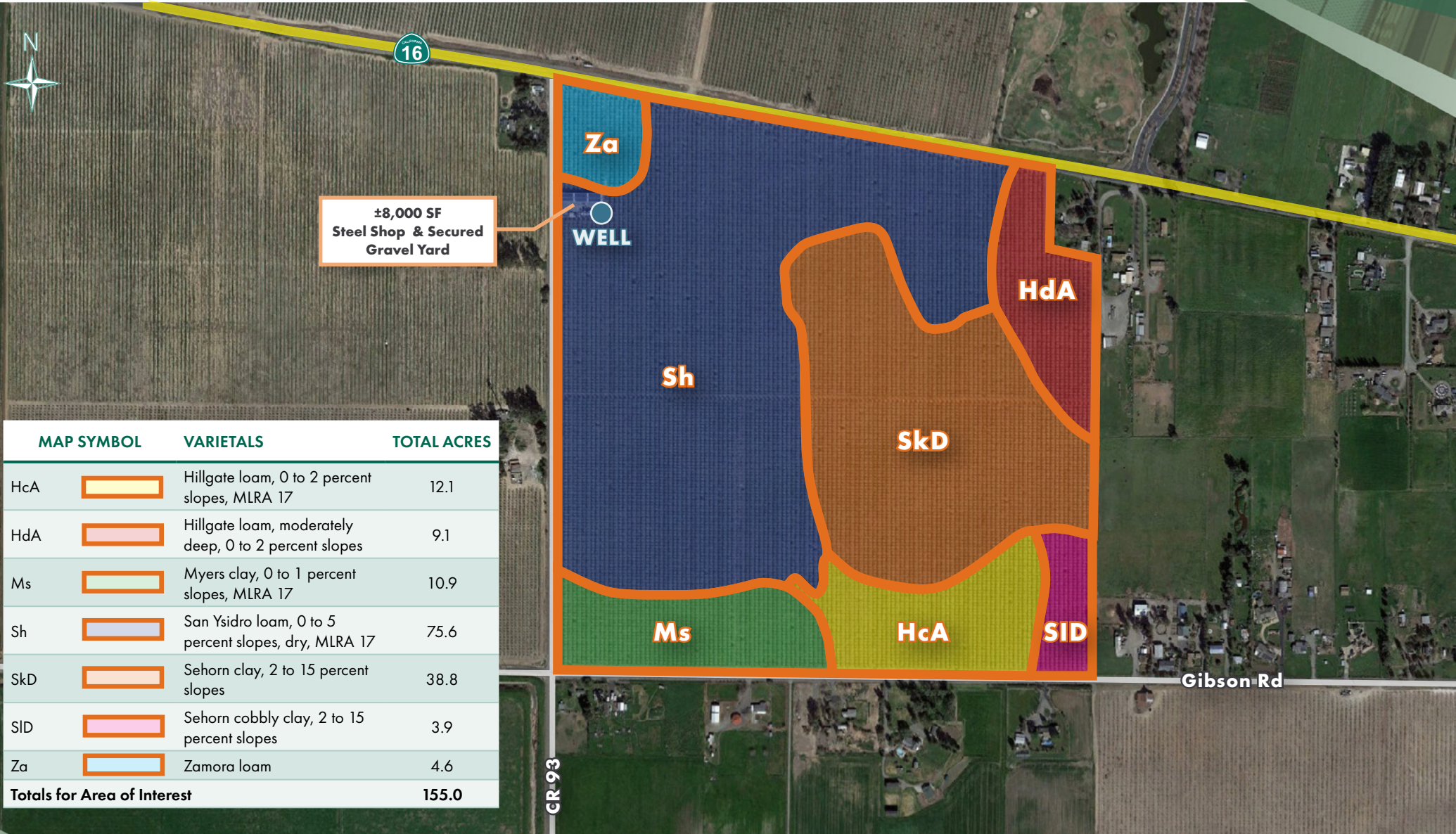
# JACOBS CORNER ALMONDS YOLO COUNTY

**AERIAL MAP**  
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# JACOBS CORNER ALMONDS YOLO COUNTY

**SOIL MAP**  
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MAP SYMBOL	VARIETALS	TOTAL ACRES
HcA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	12.1
HdA	Hillgate loam, moderately deep, 0 to 2 percent slopes	9.1
Ms	Myers clay, 0 to 1 percent slopes, MLRA 17	10.9
Sh	San Ysidro loam, 0 to 5 percent slopes, dry, MLRA 17	75.6
SkD	Sehorn clay, 2 to 15 percent slopes	38.8
SID	Sehorn cobbly clay, 2 to 15 percent slopes	3.9
Za	Zamora loam	4.6
<b>Totals for Area of Interest</b>		<b>155.0</b>

# JACOBS CORNER ALMONDS YOLO COUNTY

PROPERTY PHOTOS  
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