



LAND MANAGEMENT
BROKERAGE & APPRAISAL

www.landmba.org

FOR SALE

JENNY FARMS

"Turn Key" Irrigated Pasture Ranch SOLANO COUNTY

LOCATION

Northwest corner of Swan and Winship Roads, five miles west of Highway 113 and eight miles southeast of Dixon and I-80

SIZE

434.31± Assessed Acres

APN(s)

0143-110-014, 0143-110-015;
0143-120-020 & 0143-120-060

IRRIGATION

Reclamation District 2068
Domestic well for water troughs and holding pens

SOILS

Clear Lake Clay and Capay Clay (Class 2 soils)

ZONING

Agriculture (AG-80) & Williamson Act
Conservation Easement

DEVELOPMENT

Fenced and irrigated in several fields with stockwater in each. Carrying capacity - 350 cow/calf pair for nine months. Corrals, processing, and loadout at central headquarters.

PRICE

~~\$6,500,000~~

REDUCED PRICE

\$5,200,000 or ~\$12,000/Ac.

ADDITIONAL INFO

Please call or email us for additional information.

**JOHN BRENNAN
BROKER**

DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 870-6625
john@landmba.org



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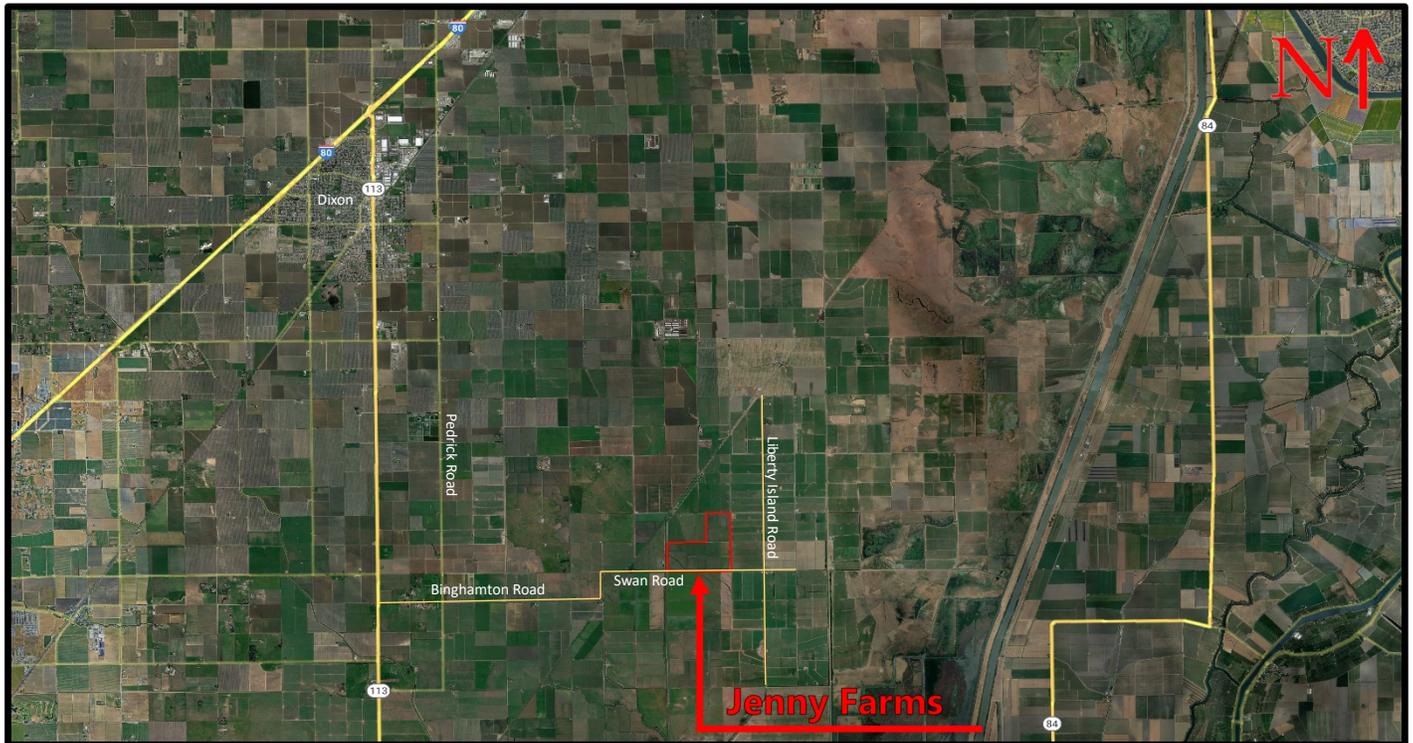
**MARKUS HACKETT
BROKER ASSOCIATE**

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markus@landmba.org

** The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.

PROPERTY INFORMATION



PROPERTY DESCRIPTION

The property contains a total of 434.31 assessed acres within four Solano County assessor parcels. Irrigation water is provided by Reclamation District 2068 with stockwater provided by a domestic pump and well to each of the fields.

The property is enrolled in the Williamson Act Contract and taxes will remain low at the close of escrow.

The conservation easement covers approximately 406 acres. The CE allows for the current irrigated pasture use and may warrant more intensive farming uses; the buyer to investigate. A copy of the easement is available for qualified buyers upon request.

Call now for more information or for a showing!

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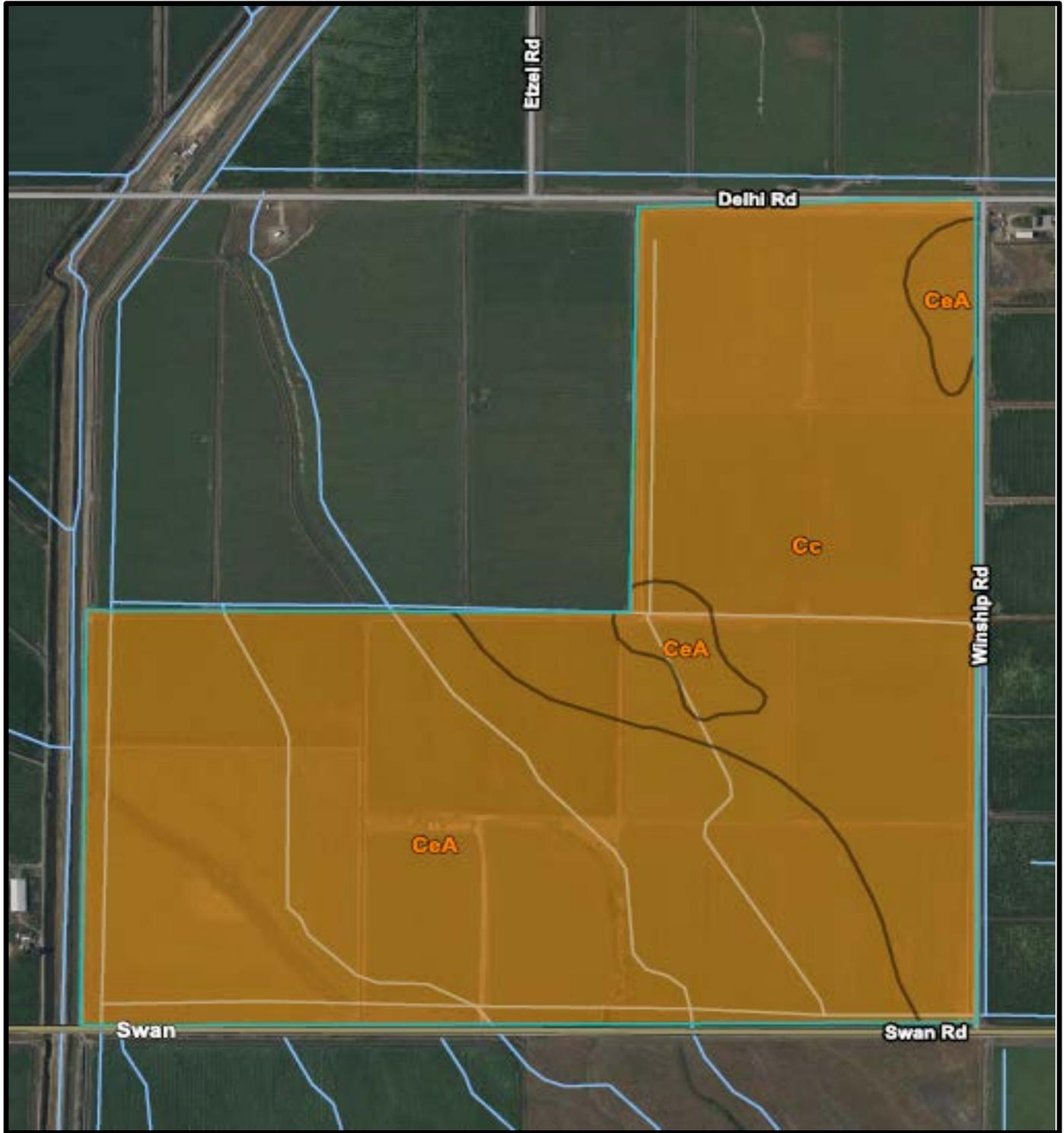
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PROPERTY AERIAL



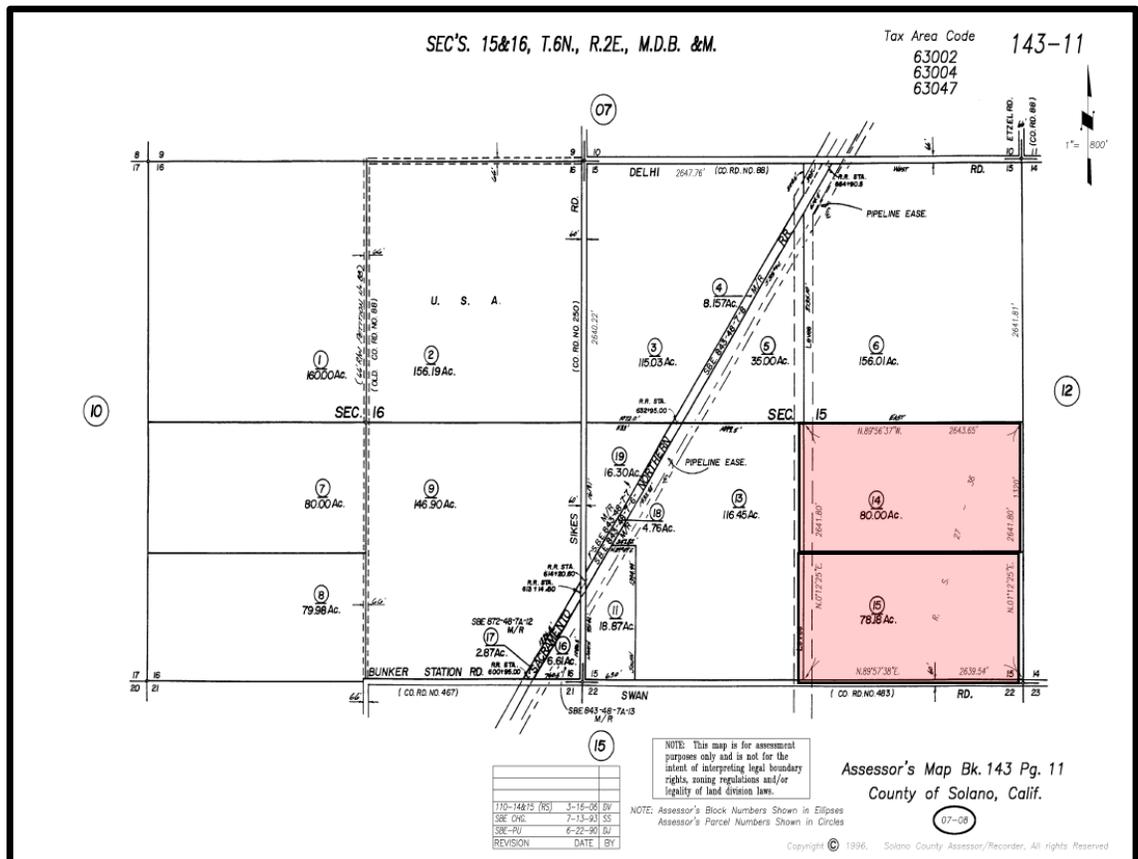
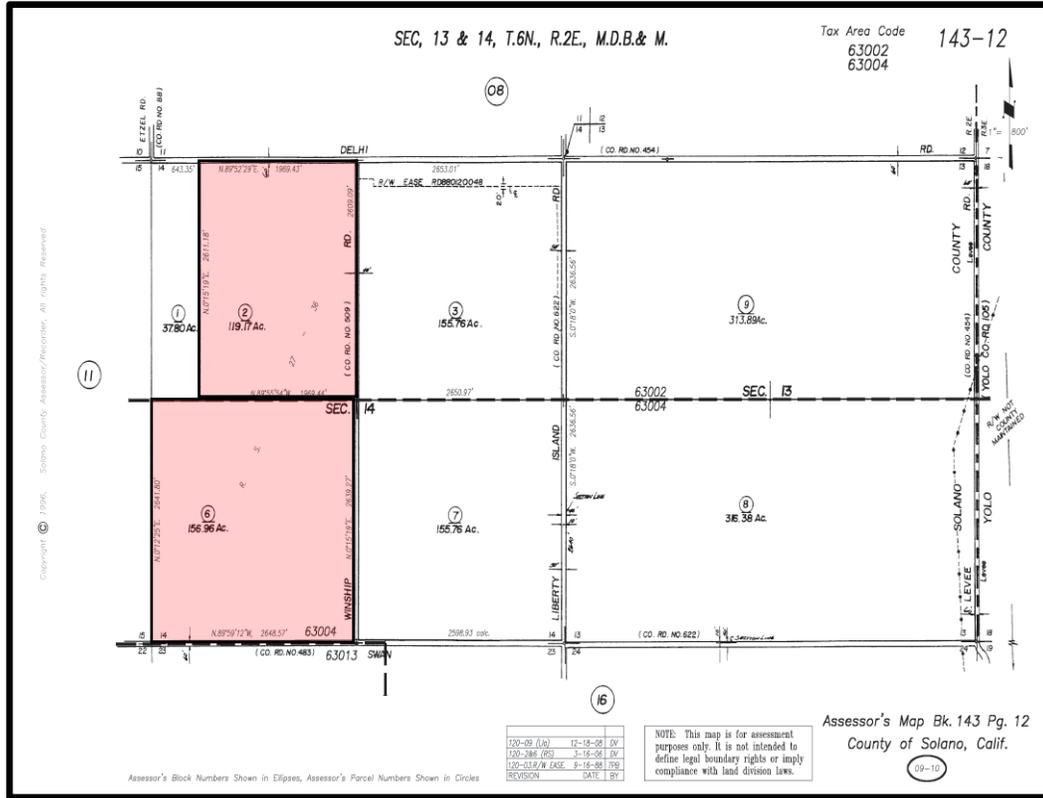
Jenny Farms
Solano County, CA

SOILS MAP



Map Unit Symbol	Map Unit Name	Rating	Percentage of Area
Cc	Capay Clay	2	42%
CeA	Clear Lake Clay	2	58%

ASSESSOR PARCEL MAPS



Property Photos



Property Photos

