



LAND MANAGEMENT
BROKERAGE & APPRAISAL

www.landmba.org

FOR SALE

Binghamton Rd. Farm 416+/- Acres Irrigated Cropland SOLANO COUNTY

DESCRIPTION

Two non-contiguous pieces of land (one mile apart) located on south side of Binghamton Road and six miles south of Dixon in Solano County.

OVERALL SIZE

416.34+ Assessed Acres

WEST PARCEL

Location:

At the southeast corner of Highway 113 and Binghamton Road.

APN:

0143-130-030

Size:

101.92 Assessed Acres

Zoning:

Exclusive AG (AG-80) & Williamson Act

Water:

Maine Prairie Water District (MPWD)

Soils:

Class 2

EAST PARCEL

Location:

At the southwest corner of Binghamton and Robben Road.

APN(s):

0143-140-060 & 0143-180-100

Size:

314.42 Assessed Acres

Zoning:

Exclusive AG (AG-80) & Williamson Act

Water:

Maine Prairie Water District (MPWD)

Soils

Class 2

PRICE

~~\$5,200,000~~ (Could be sold separately or together)

REDUCED PRICE

\$4,500,000 (\$10,808/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

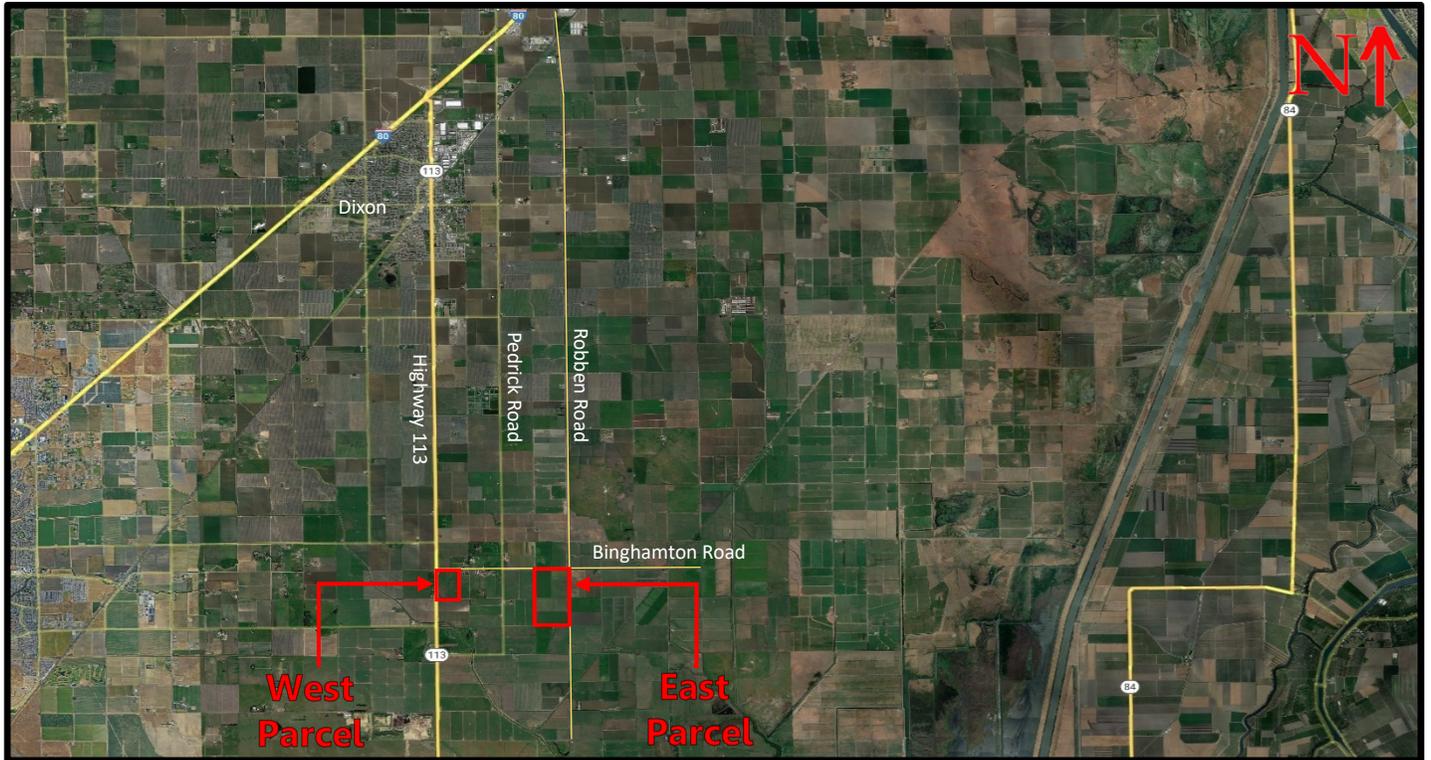
DRE License No. 02020460
1059 Court Street, Suite 120
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(530) 301-0329

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 416.34 assessed acres within three (3) Solano County assessor parcels; two of which are contiguous (314.42 assessed acres) and located one and one-half mile east of Highway 113, while the west parcel (101.92 assessed acres) is located along Highway 113, both six miles south of Dixon. Irrigation water for the properties is provided by Maine Prairie Water District (MPWD) with the district's lateral along the southern border of each property and one electric pumping station per property. The west parcel is split into two rectangular fields while the east parcel is split into four rectangular fields.

The properties are leased to a local Hay grower through November 1, 2030. The lease terms will be provided to qualified buyers upon request. The property is enrolled in the Williamson Act Contract and taxes will remain low at the close of escrow.

Call now for more information or for a showing!!

ADDITIONAL INFO

Please call or email us for additional information.

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PROPERTY AERIAL – West Parcel



*Boundary lines are approximations

SOILS MAP – West Parcel



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ca	Capay silty clay loam, 0 percent slopes, MLRA 17	2	52.1	47.5%
Cc	Capay clay, 0 percent slopes, MLRA 17	2	57.5	52.5%

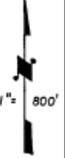
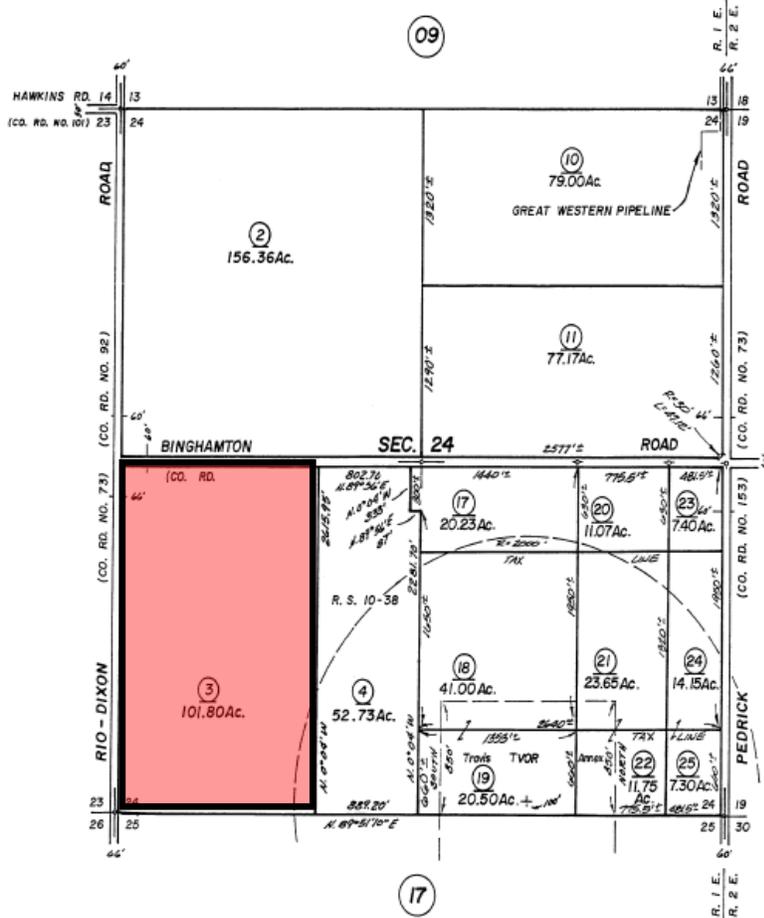
ASSESSOR PARCEL MAP – West Parcel

SEC. 24, T. 6 N., R. 1 E., M. D. B. & M.

Tax Area Code
63037
63043
63050

143-13

Bk. 142



REVISION	DATE	BY

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

Assessor's Map Bk. 143 Pg. 13
County of Solano, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

7/2/96

PROPERTY AERIAL – East Parcels



*Boundary lines are approximations

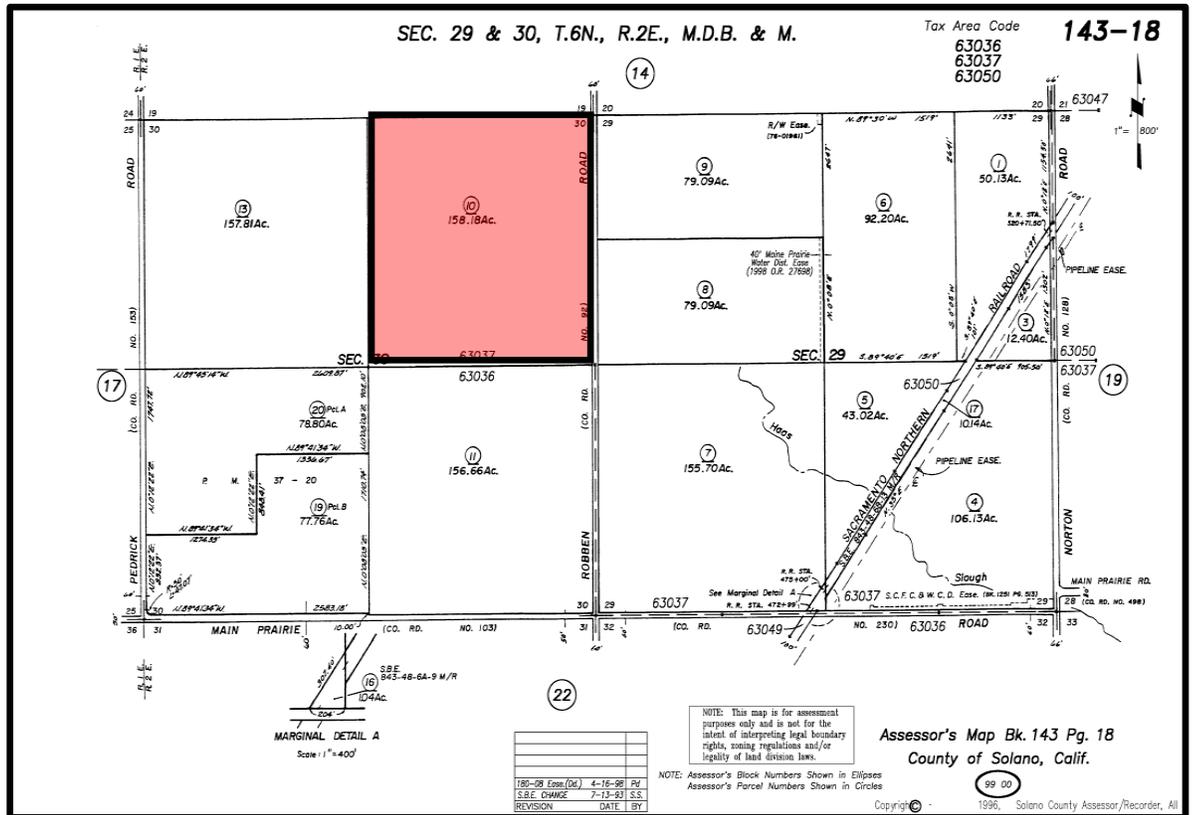
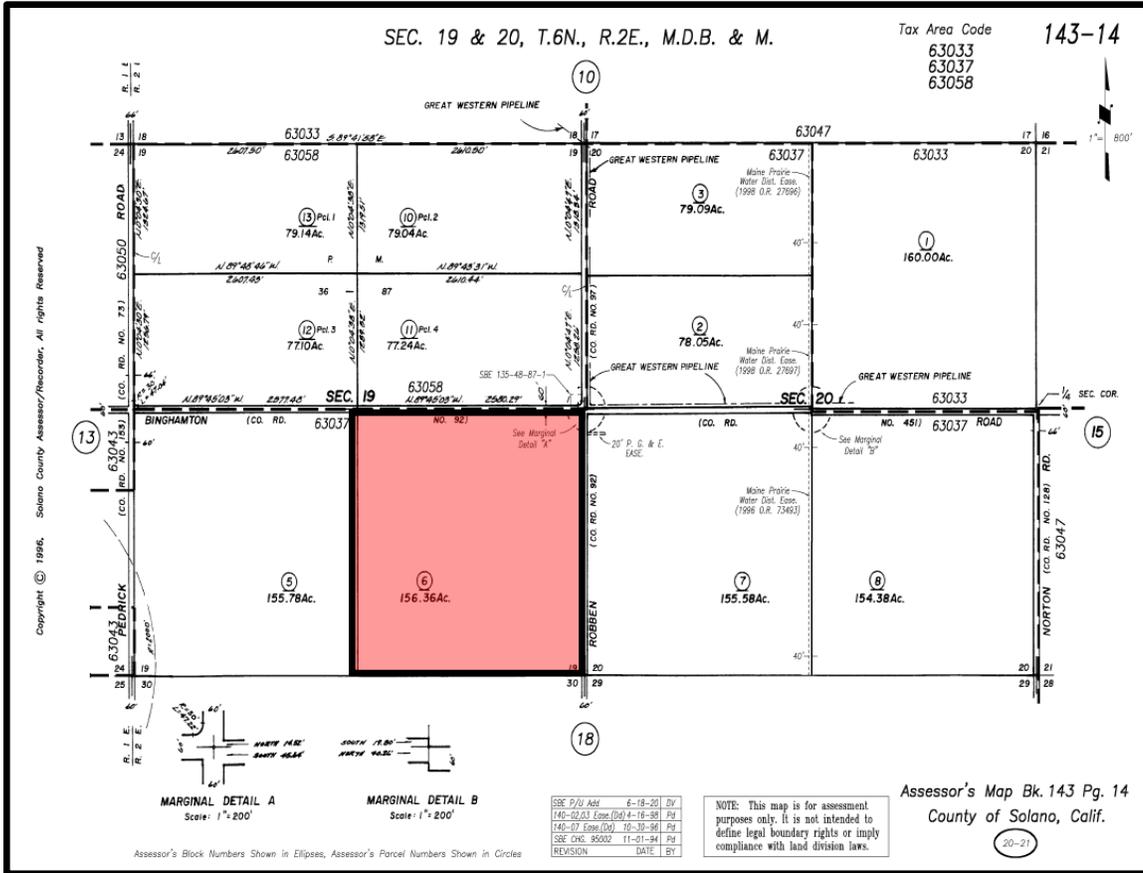
SOILS MAP – East Parcels



Soil data were derived from the National Soil Survey Data Base.

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ca	Capay silty clay loam, 0 percent slopes, MLRA 17	2	194.8	62.0%
Cc	Capay clay, 0 percent slopes, MLRA 17	2	119.2	38.0%

ASSESSOR PARCEL MAP – East Parcels



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