

FOR SALE | CAPAY VALLEY ORGANIC FARM

7090 Highway 16 Guinda, CA 95637



PROPERTY HIGHLIGHTS

- Cultivated, Irrigated Cropland
- Predominately Prime Class 1 Loams
- Ag Well (Estimated 400 GPM)
- 8' Perimeter Wire Fencing
- Established Rural Res Building Site
- Domestic Water & Septic Systems
- Highway 16 Frontage w/ Gated Entry
- Active Williamson Act Contract

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CAPAY VALLEY ORGANIC FARM

YOLO COUNTY

LOCATION DETAILS

7090 Highway 16
Guinda, CA 95637

LOCATION:

The Capay Valley is a beautiful intermountain valley of fertile land sandwiched between the Coast Range and the Capay Hills in western Yolo County. The renowned Cache Creek flows the entire length of the valley, a tailwater out of Clear Lake and a tributary to the Sacramento River. The communities in the Capay Valley are rich in history dating back to the 1800's. Guinda, town of 600, has its place in the heart of the valley. Prior to European settlers, the Capay Valley was home to indigenous people that thrived within the territory for centuries and today the descendant Yocha Dehe Wintun Nation is based in Brooks, landmarked by the stunning Cache Creek Casino Resort and their Seka Hills Olive Mill and Tasting Room, which showcases the agricultural bounty of the Capay Valley.

Woven out of the excellent natural resources, an ideal Mediterranean climate (hot dry summers and mild wet winters) and the vision and toil of many, the Capay Valley has become a diverse blend of farming and agritourism, featuring small and mid-sized farms. Their successful endeavors produce a cornucopia of vegetables, fruits, nuts, livestock, flowers, artisan olive oils and fine wines. These products are marketed through a number of channels, including farmers markets in the Bay Area, subscription boxed delivery to regional customers and local farm stores.

Promoting this rich agricultural heritage and connection to the land, the Capay Valley is host to several well attended events including the Almond Blossom and Hoes Down Festivals in addition to numerous farm-to-fork dinners, wedding venues and tasting rooms that allow visitors and guests to soak up the blue mountains, golden hills and verdant fields of the Capay Valley. Recreation draws even more fun seekers to the valley with white-water rafting down Cache Creek, hiking and game hunting in the mountains and a round of golf with fine dining amenities at the Yocha Dehe Golf and Casino Resort. Whatever pulse one seeks, the Capay Valley has a sip of a rustic elixir or a bubbling tonic just for your tastes.

DIRECTIONS:

To find Capay Valley Organic Farm, take State Highway 16 up to the community of Guinda and just outside of town turn west on County Road 50 with the farm immediately located on your right.

Woodland, the county seat of Yolo County government, is situated 30 miles east (via Hwy 16) and Sacramento is another 20 miles (via Interstate 5). The San Francisco Bay Bridge is about 90 miles from Guinda (using Interstates 80 and 505 from Vacaville up to intersection with State Highway 16



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YOLO COUNTY

PROPERTY DESCRIPTION:

Capay Valley Organic Farm consists of a rectangular shaped, single parcel of land totaling about 40 net farmable acres comprised of prime cultivated soils including a 9-acre dry block of old almonds. A former farmstead dwelling (consumed by fire) is situated along Heather Creek, which forms the northern boundary. Otherwise, the property is fronted by public maintained roads on three sides with State Highway 16 on the east side; County Rd. 50 on the S and County Road 49 on the W (gravel and asphalt paved). There are existing gated access points off all frontages with tall wire fencing around the entire perimeter. The primary access for the farming operation is off County Road 50 while the more private access is off Highway 16. The primary topographic feature of the land is Heather Creek which flows down from Hamilton Canyon (the gap in the Coast Range) which flows into Cache Creek about ½ mile downstream. Heather Ck. flows vary with heaviest volumes in the winter carrying run-off from the western canyons and sustained to a light flow in the summer that is spring fed. Natural elevations vary from 385 feet above sea level at the SW corner and is lowest in the NE corner at 357 feet. Thus, the property has excellent natural drainage and deep well-drained loamy alluvial soils. While the fields are generally flat, they have not been leveled and have been irrigated using sprinkler lines and sub-surface drip techniques. There is an excellent ag well that sources groundwater for irrigation and is connected to a 6" diameter buried PVC mainline extending down the middle of the farm for excellent distribution to all fields. Riser valve outlets provide mainline access ports for irrigation apparatus. Interior roads have been graveled to allow all-season access which is very important for those wet springs and late fall harvests. The farm has been organically farmed but organic certification has lapsed (but could be easily attained again by the current owner). The old orchard was last utilized for free range poultry and egg production.

Capay Valley Organic Farm has excellent natural resources and developed assets that make this a true turn-key opportunity for the next visionary that is seeking to get their hands in the dirt or a new homestead could be rebuilt upon the mature oak shaded grounds and utilizing the electrical service, domestic well and sanitary sewer systems in place with the cropland leased to one of the existing farm operations in the Capay Valley.



LAND SUMMARY

7090 Highway 16
Guinda, CA 95637



| | | |
|---------------------------|--|-----------------------|
| REGION: | Yolo County – Capay Valley – Northern California | |
| NEAREST COMMUNITY: | Esparto, CA is about 20 miles (Hwy 16) Woodland, CA is about 25 miles (Hwy 16) Vacaville is about 45 miles (I-505) | |
| ASSESSMENT DATA: | APN: | 060-090-010 |
| | Land Area/ Acres: | 48.99 AC |
| | Land Use: | Agriculture Intensive |
| | Taxes: | \$4,205.16 |
| ZONING: | Agriculture Intensive (A-N) | |
| VEHICULAR ACCESS: | Paved public road frontage and gated access from 3 sides (Hwy 16, CR 49 & CR 50). In addition, interior roads have year-round gravel paving. | |
| SOILS: | 70% of the farm is comprised of Class 1 loams mixed w/Class 2; See Soil Map. | |
| WATER: | Has good ag well equipped w/30HP submersible pump supplying 400 GPM for irrigation. Heather Creek is spring fed and has continuous flow. A domestic well/pressure system provides water for residential needs. | |
| IRRIGATION: | Connected to buried distribution mainline w/risers for surface sprinkler pipe. | |
| DRAINAGE: | Excellent natural drainage generally sloping from SW to NE into Heather Ck. | |
| ON-SITE UTILITIES: | Three-phase electric service to the ag well and 220A service panel to former home site. Sanitary septic tank may be functional but leach field/tank integrity may require testing prior to hook-up. | |
| MANAGEMENT: | While organically farmed today, the farm is not CCOF certified, but certification could be attained quickly. The farm has been owner-operated and there are no leasehold interests encumbering the property. | |
| WILLIAMSON ACT: | Yes, contract in place. | |
| ASKING PRICE: | \$1,100,000.00 (\$22,453.56/ Acres) | |
| TERMS: | Cash to seller at closing. | |

CAPAY VALLEY ORGANIC FARM YOLO COUNTY

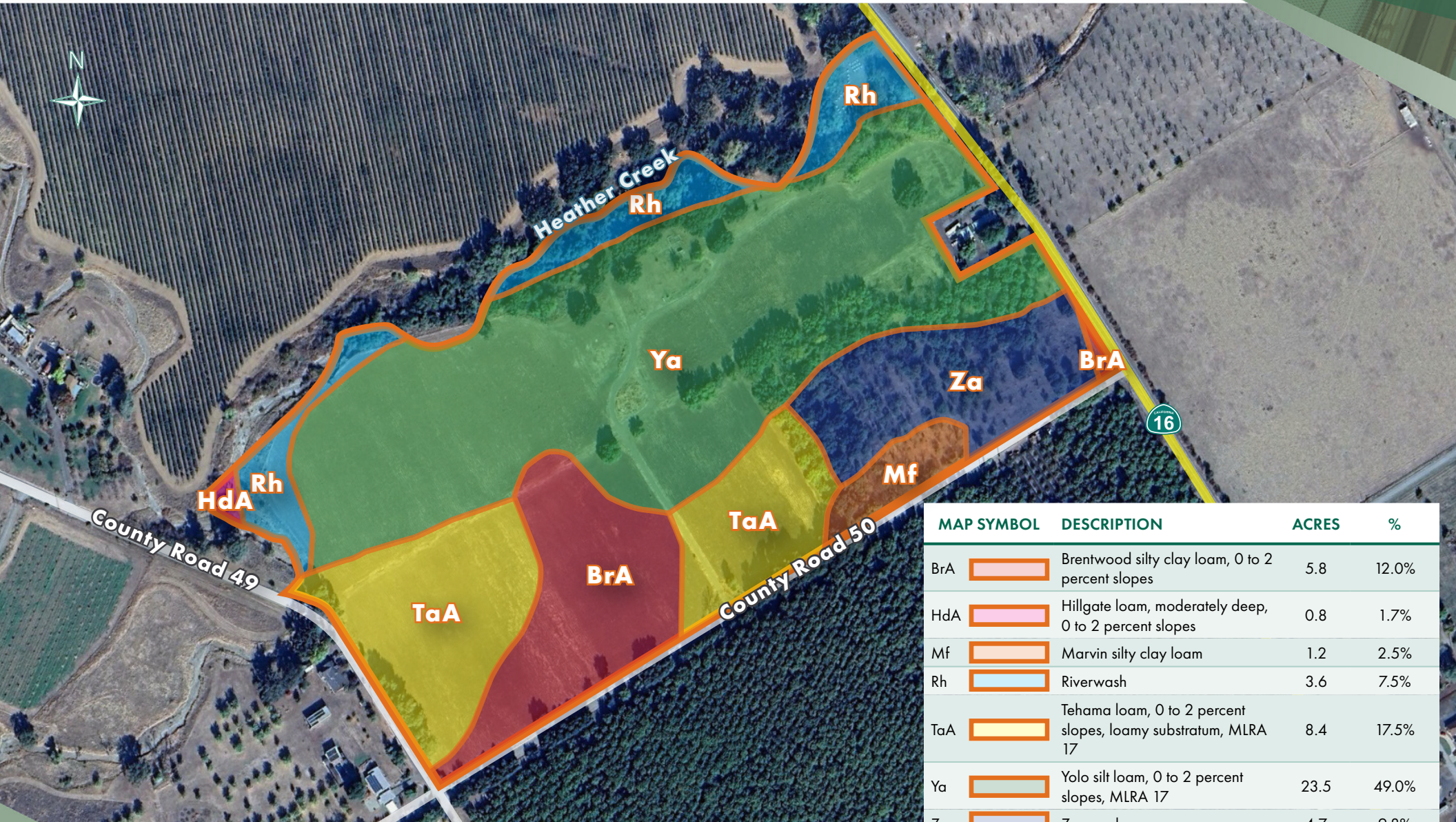
PROPERTY AERIAL
7090 Highway 16
Guinda, CA 95637



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CAPAY VALLEY ORGANIC FARM YOLO COUNTY

SOIL MAP
7090 Highway 16
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| MAP SYMBOL | DESCRIPTION | ACRES | % |
|------------------------------------|---|-------------|---------------|
| BrA | Brentwood silty clay loam, 0 to 2 percent slopes | 5.8 | 12.0% |
| HdA | Hillgate loam, moderately deep, 0 to 2 percent slopes | 0.8 | 1.7% |
| Mf | Marvin silty clay loam | 1.2 | 2.5% |
| Rh | Riverwash | 3.6 | 7.5% |
| TaA | Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17 | 8.4 | 17.5% |
| Ya | Yolo silt loam, 0 to 2 percent slopes, MLRA 17 | 23.5 | 49.0% |
| Za | Zamora loam | 4.7 | 9.8% |
| Totals for Area of Interest | | 47.9 | 100.0% |

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PROPERTY PHOTOS

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