

FOR SALE | WESTSIDE YOLO PISTACHIOS - YOLO COUNTY

0 County Road 89, Winters, CA



PROPERTY HIGHLIGHTS

- Rare Yolo Co. Pistachio Orchard
- Professionally Established in 2022
- Golden Hills on UCB-1 Rootstock
- Prime Class 1 & 2 Soils – Excellent Drainage
- Two Ag Wells & Local Water District
- Enrolled Williamson Act Contract

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WESTSIDE YOLO PISTACHIOS

YOLO COUNTY

LOCATION DETAILS

0 County Road 89,
Winters, CA

LOCATION:

This orchard is about 6.5 miles N. of Winters in the unincorporated area of western Yolo County. Fronting the east side of County Road 89 (CR 89) and is about ¼-mile S. of County Road 26. The small town of Madison is at the crossroads of Highway 16 and CR 89 is just up the road about 3 miles. Most commercial services are found in Woodland, the county-seat of local government, about 12.5 miles to the northeast via State Hwy. 16. Historically, this area was known as Cottonwood and a railway once passed along the front of the orchard, traces of which are hard to find. Today, the area is served by Interstate 505, which connects Vacaville (14 miles to the south) along Interstate 80 to a junction with Interstate 5 to the N at Dunnigan. The nearest interchange access for Interstate 505 is at County Road 27

The area is very rural with scattered rural residences amongst vast open tracts of farmland and developed orchards. Industrious ag processing and support is evident by Sunsweet Dryers and Westside Transplant Nursery along County Road 27. Regarding pistachios, the new processor is under construction in nearby Zamora (Setton Farms California). This new plant facility is in recognition that Yolo County has over 13,000 acres of planted pistachios in the County, which has been increasing at a clip of about 20% annually.

DIRECTIONS:

From Vacaville/Winters:

Proceed N. on Interstate 505 to CR 27 exit; turn L over I-505 and proceed one mile to CR 89; Turn R. and proceed ½ mile to property.

From Woodland/Sacramento:

Proceed west on Hwy. 16 to CR 89 (in Madison) and take the roundabout S. about 3 miles.



WESTSIDE YOLO PISTACHIOS YOLO COUNTY

LAND SUMMARY

0 County Road 89,
Winters, CA

REGION:	Northern California – Sacramento Valley Western Yolo County
ADDRESS:	No situs address; TBD County Road 89, Winters, CA
LEGAL DESCRIPTION:	The S. 70 acres of the NW ¼ of Section 15, T. 9 N., R. 1 W., M.D. B & M
APN'S:	50-100-015 & 032
ACREAGE:	70 Gross; 68 Net Planted
PROPERTY TAXES:	\$4,928.88
ZONING:	A-N or Agriculture – Intensive (allows single-family homes)
WILIAMSON ACT:	Enrolled – Active status
VEHICULAR ACCESS:	CR 89 is a paved, county-maintained frontage road
SOILS:	70% of the soils found on the property are comprised of Class 1 loams with the balance of soils being Class 2.
TOPOGRAPHY:	Land is production leveled; Naturally highest in NWC at 165 ft. and lowest point is in SEC; former walnut orchard removed in 2021
WATER:	Two wells: 1) Equipped w/100 HP electric motor and turbine pump 2) Submersible Pump; combined production is 800 GPM
IRRIGATION:	Micro-jet sprinkler system using 1" surface supply hose; single-set
ORCHARD:	Planted in 2022; Golden Hills variety on UCB-1 rootstock; 16' x 19' spacing
UTILITIES:	Three-phase along CR 89 with overhead service drop to wells
EQUIPMENT:	Well motors & pumps; 4 Jain filtration tanks; Mitchell VFD
MINERAL RIGHTS:	Reserved under prior transfer
ASKING PRICE:	\$2,600,000
CONTACT:	Exclusive Agents: Visit Us at: www.trifarmandranch.com



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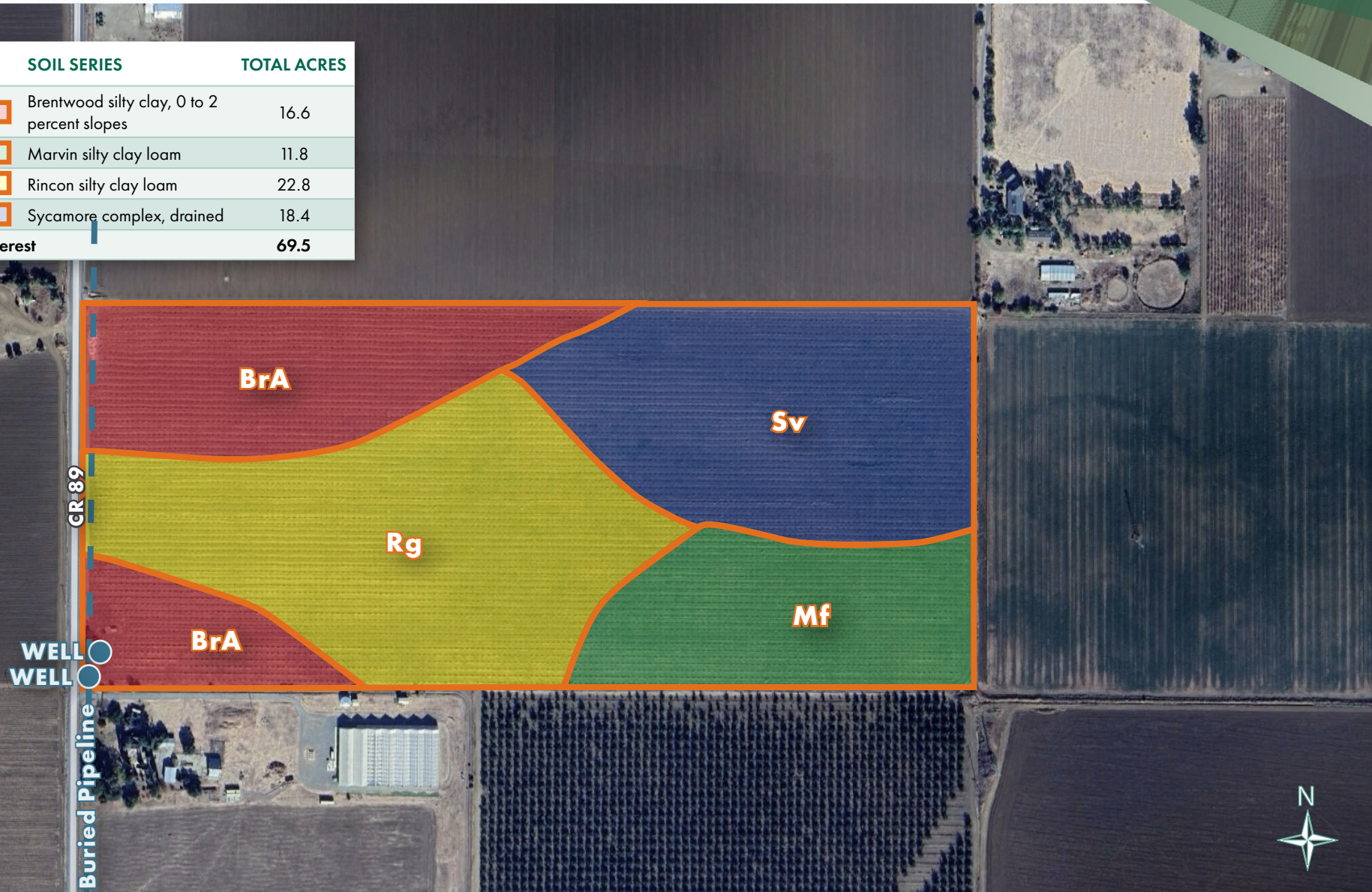


The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real 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

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SOIL MAP
0 County Road 89,
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MAP SYMBOL	SOIL SERIES	TOTAL ACRES
BrA	Brentwood silty clay, 0 to 2 percent slopes	16.6
Mf	Marvin silty clay loam	11.8
Rg	Rincon silty clay loam	22.8
Sv	Sycamore complex, drained	18.4
Totals for Area of Interest		69.5



WESTSIDE YOLO PISTACHIOS YOLO COUNTY

PROPERTY PHOTOS
O County Road 89,
Winters, CA

