

# STROMER REALTY COMPANY OF CALIFORNIA



312.72 ACRES  
Bare Ground  
Bulkley Rd.  
Dixon, Ca 95620  
Lic. 01050665



*The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.*

591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | [www.stromerrealty.com](http://www.stromerrealty.com)



**Stromer Realty Company of California**

**Matt Stevenson | DRE # 02152823**

**530.308.5560(m) | matt@stromerrealty.com**



**LOCATION:** Intersection of Bulkley and Hackman Road in Dixon, California Solano County.

**APN'S:** 0111-160-020, 0111-160-110, & 0111-160-120

**DESCRIPTION:** Discover 312.72 acres of prime agricultural land, ideal for your farming aspirations. This fertile property has a successful crop history, featuring recent yields of wheat, alfalfa, and grass hay. It boasts a reliable 100 HP agricultural well and approximately 40 acres of fenced irrigated pasture, perfect for livestock or additional crop production. With the potential for permanent plantings, this land offers an exceptional opportunity for both current farming operations and future investment. Enrolled in the Williamson Act.

**SOILS:** Mostly Capay Clay Class 2 soil.

**PRICE: \$3,275,000**

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▮ All Polygons 311.76 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Cc	Capay clay, 0 percent slopes, MLRA 17	250.29	80.28	0	32	2s
AoA	Antioch-San Ysidro complex, 0 to 2 percent slopes	35.88	11.51	0	40	4s
Ca	Capay silty clay loam, 0 percent slopes, MLRA 17	18.58	5.96	0	39	2s
Ys	Yolo silty clay loam, 0 to 2 percent slopes, MLRA 17	7.01	2.25	0	62	1
TOTALS		311.76(*)	100%	-	34.01	2.21

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

▮ Boundary 157.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Cc	Capay clay, 0 percent slopes, MLRA 17	122.24	77.43	0	32	2s
AoA	Antioch-San Ysidro complex, 0 to 2 percent slopes	21.04	13.33	0	40	4s
Ca	Capay silty clay loam, 0 percent slopes, MLRA 17	14.6	9.25	0	39	2s
TOTALS		157.88(*)	100%	-	33.71	2.27

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

▮ Boundary 153.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Cc	Capay clay, 0 percent slopes, MLRA 17	128.05	83.21	0	32	2s
AoA	Antioch-San Ysidro complex, 0 to 2 percent slopes	14.84	9.64	0	40	4s
Ys	Yolo silty clay loam, 0 to 2 percent slopes, MLRA 17	7.01	4.56	0	62	1
Ca	Capay silty clay loam, 0 percent slopes, MLRA 17	3.98	2.59	0	39	2s
TOTALS		153.88(*)	100%	-	34.32	2.15

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