

**BRENNAN
& JEWETT
ASSOCIATES**

LAND MANAGEMENT
BROKERAGE & APPRAISAL

www.landmba.org

FOR SALE

COMBER RANCH (EAST)

OPEN FIELD CROPS

SOLANO COUNTY

156.26 ACRES



LOCATION

Northwest corner of Binghamton and Robben Roads, five miles south of Dixon in Solano County.

SIZE

156.26± Assessed Acres

APN(s)

0143-140-110 (79.04 acres)
0143-140-100 (77.24 acres)

IRRIGATION

Maine Prairie Water District (MPWD)

SOILS

58% Capay Clay Class 2
29% Capay Silty Clay Loam Class 2
14% San Ysidro Sandy Loam Class 3

ZONING

Agriculture (A-80) & Williamson Act

PRICE

~~\$2,000,000 or \$12,799 per gross acre~~

Reduced Price \$1,700,000 or \$10,879 per acre

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

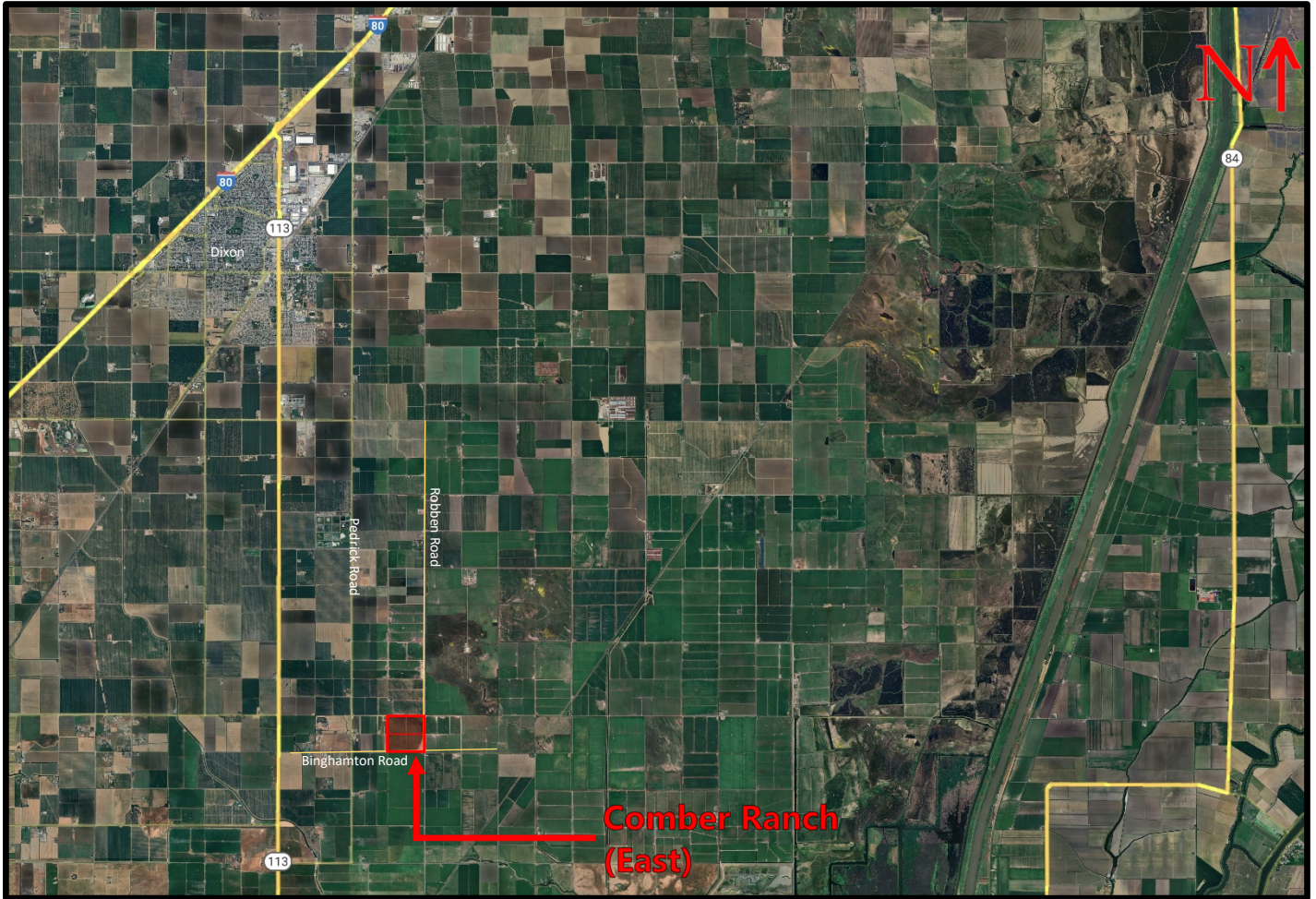


**MARKUS HACKETT
BROKER ASSOCIATE**

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** 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 156.26 assessed acres within two (2) Solano County assessor parcels and is farmed to two rectangular fields, mostly in hay and other field crops. Irrigation water is provided by Maine Prairie Water District (MPWD) with an electric pumping plant at the northeast corner of each parcel.

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!!

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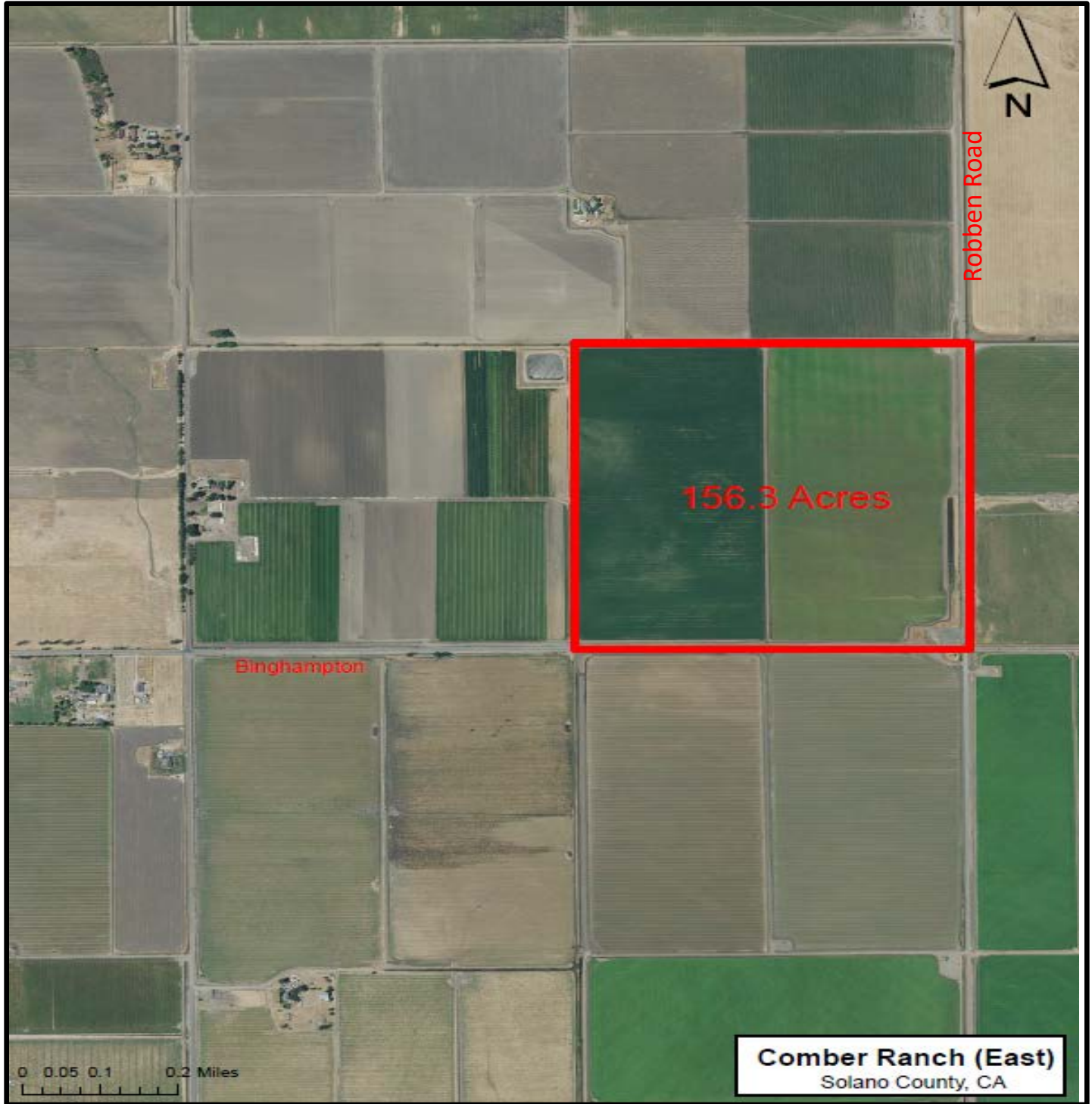


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PROPERTY AERIAL



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SOILS MAP



Map is valid at this scale.

Map Unit Symbol	Map Unit Name	Rating	Percentage of Area
Cc	Capay Clay	2	58%
Ca	Capay Silty Clay	2	29%
SfA	San Ysidro Loam	3	14%

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