

FOR SALE | DAVIS PISTACHIOS – SOLANO COUNTY

8535 Bulkeley Road, Dixon, CA 95620

PROPERTY HIGHLIGHTS

- Premium Pistachio Plantation – Established 2024
- 146 Gross Acres – 4 Miles From UCD Campus
- Heavy Depreciable Assets – Interim Tax Shelter
- Mixed Class 1 & 3 Soils – Well Prepped & Amended Pre-Plant
- Received \$90K Grant For Composting Program
- Two Ag Well Pumping Plants – All Upgraded
- 2,400 sq.ft. Single-Story Residence – Built Circa 1975
- Attached Two-Car Garage – Paved Driveway
- Plus 4,000 sq.ft. Steel Shop & 6,000 sq. ft. Steel Storage Bldg.
- Active Williamson Act Contract
- A-40 Zoning – May Be Splittable

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DAVIS PISTACHIOS SOLANO COUNTY

LOCATION DETAILS

8535 Bulkeley Road
Dixon, CA 95620



LOCATION: Situated in Solano County fronting the west-side of Bulkeley Road; N. boundary is ½ mile S. of Tremont Road; 5 minutes S. of Davis, CA and Interstate 80 and 5 minutes to Dixon, CA

DIRECTIONS: From Interstate 80 and Mace Blvd. Exit in Davis (El Macero Area) proceed S. on Mace Blvd. about 4 miles to Tremont Road; Turn R (West) on Tremont Rd. and proceed West about 1.5 miles to Bulkeley Road; Turn L (South) on Bulkeley Rd. and go one-half mile to N. boundary of property

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DAVIS PISTACHIOS SOLANO COUNTY

LAND SUMMARY
8535 Bulkley Road
Dixon, CA 95620

REGION:	Dixon Area – NE Solano County – Northern California
NEAREST COMMUNITY:	Davis, CA
APN(S):	0111-070-020
PROPERTY TAXES:	\$9,029 Annually
TOTAL LAND AREA:	146.33 Acres (Assessor) – 133 Acres (Planted)
LAND USE ZONING:	AG 40 (Agriculture w/40 ac. minimums)
FLOOD ZONE:	Zone A – an area with no flooding
TOPOGRAPHY:	Basin valley floor; no remarkable features; Almond orchards to North about 35 ft above sea level
SOILS:	Mostly Class 3 from the Pescadero Series mixed w/Class 1 Yolo loam (See Soil Map). Pre-plant ground prep included deep ripping 2x; disked down; laser surveyed; tri-planed; disked and berms pulled up; and finally soil was amended broadcasting gypsum, sulfur and compost at 2 tons/acre. Owner received \$99K grant to apply 6 tons/acre of compost material (over 3 years).
AG WELLS:	Pumping Plant #1 (600 GPM): Completely overhauled; newly installed w/50 HP GE Motor; MICA VFD; new pressure bowl assembly; column pipe; screens; new discharge head; water meter; sand media filters; Pumping Plant #2 (1,050 GPM) To be fully equipped this spring w/75 HP GE Motor; MICA VFD; new pressure bowls, Spin-Klin filters.
ORCHARD:	133 acres - Platinum rootstock with 16' x 19' spacing lay-out (off-set grid) and field grafted in 2024 to Golden Hills with Randy pollinators (Dave Wilson Nursery (19,000 trees). Trees have been staked (pressure treated) and tied.
DRAINAGE:	Dixon RCD: Excellent drainage drain ditches have been cleaned out
IRRIGATION:	Professionally designed (Bi-County Irrigation), fully-automated and monitored from your phone; System uses double-line surface drip tube (20mm) and .61/gph emitters every 24 inches. Soil moisture probes to be installed this spring with a weather monitoring station.

BUILDINGS

Main Residence – 2,400 sf; 3 BR/2 BA single-story plan, built 1975, raised foundation; central HVAC; fireplace and wood stove; utility room; electric oven, oak cabinets in kitchen; double-pane windows, clay tile roof; attached two-car garage and rear carport; Rents for \$1,700/month

Shop – 4,000 sf (40' x 100'), slab floor, steel frame, metal siding & roof; 2 roll-up doors 12' clear; 200-amp service panel; Rented for \$725/mo.

Ag Storage – 6,000 sf (50' x 120') – gravel floor, steel frame, metal siding, roof; Two roll-up doors – 14' clear; 16' eaves; no power; owner occupied

Pumphouse – 280 sf (14' x 20') – slab, wood frame, tin siding, houses domestic well and pressure tank with storage area;

LANDSCAPING:

In-ground custom pool off main residence includes safety cover, pool house w/decking; Spacious grounds and yard area w/ concrete paved driveways and aprons and gravel yard

MINERAL RIGHTS:

Intact and convey with property at offered price. Currently unleased.

PERSONAL PROPERTY:

Has a double-wide mfg. home and a single-wide mobile home (rentals); both with covered/raised front decks. Rented for combined \$1,150/mo.

ASKING PRICE:

\$4,100,000

TERMS:

Cash to Seller

EXCLUSIVE AGENTS:

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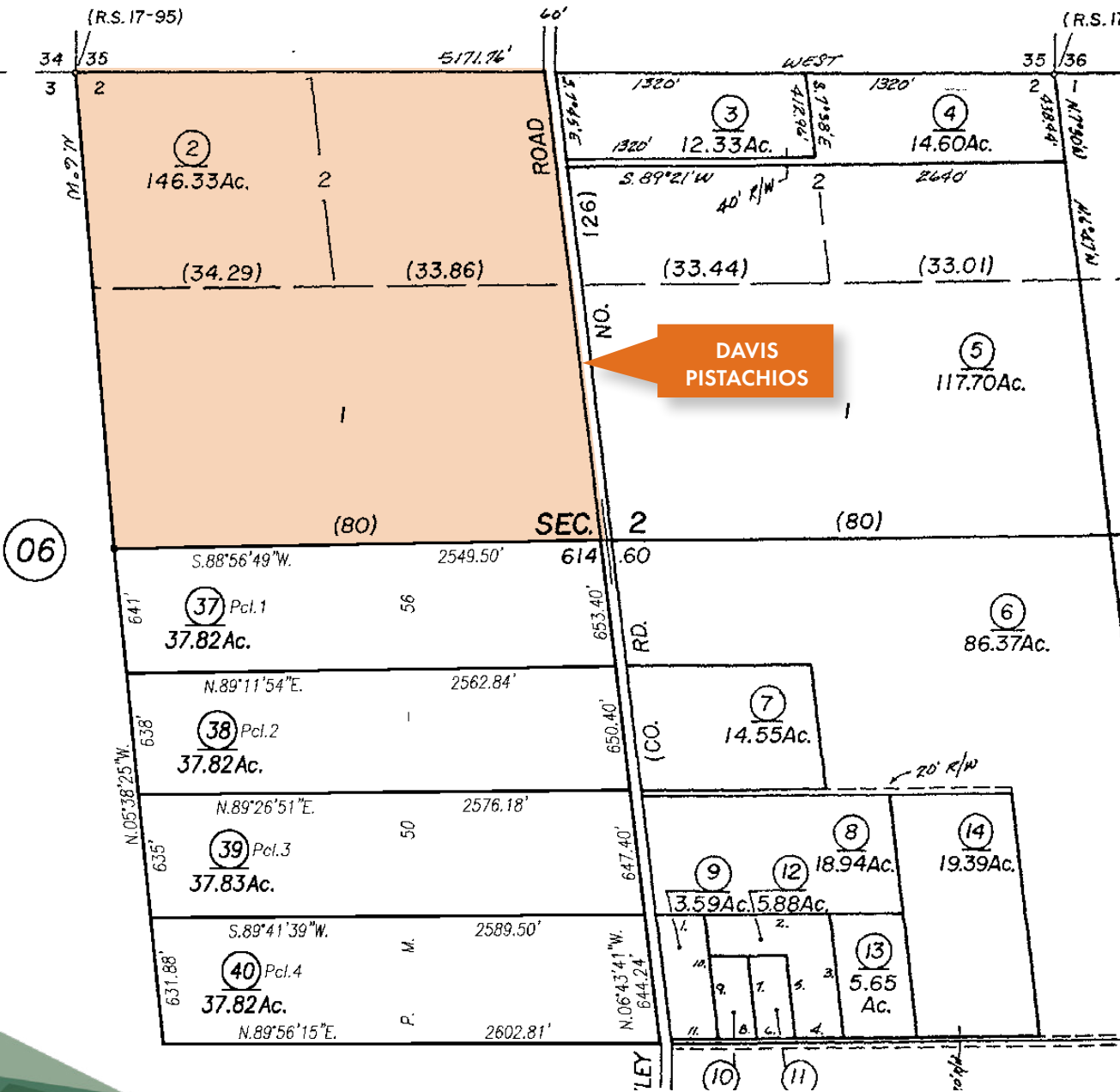


The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real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

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

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PARCEL MAP
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Dixon, CA 95620



DAVIS PISTACHIOS SOLANO COUNTY

SOIL MAP
8535 Bulkley Road
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DAVIS PISTACHIOS SOLANO COUNTY

PHOTOS
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