

FOR SALE

Dunnigan

Almond Orchards & Open Ground

PRICE REDUCED



I-505, Dunnigan / 351.8 Acres

642 5th Street, No. 8
Colusa, CA 95932
(530) 945-5519
clint@landmba.org

CLINT JEWETT
BROKER ASSOCIATE
DRE License No.
01789662

**BRENNAN
JEWETT
ASSOCIATES**
LAND MANAGEMENT
BROKERAGE & APPRAISAL
DRE License No.
01944663

Property Information

LOCATION

On the west side of Interstate 505 and the north terminus of County Road 90, one mile south of Dunnigan, Yolo County, California.

ASSESSOR'S PARCEL NUMBER

054-020-014

DESCRIPTION

352 acres with Interstate 505 frontage. 148 acres of 2014 almonds (50% Nonpareil, 25% Sonora, & 25% Wood Colony). 190.4 acres of open cropland ready for almonds, high density olives or pistachios. Soils are primarily Class II and III types and topography ranges from gently undulating to rolling. Irrigation from two wells (3,000+/- GPM total) with drip line application. Property annexed into Dunnigan Water District as Class 2 lands and surface water connection can be installed prior to closing. Potential for enrollment in Williamson Act to reduce property taxes. Centrally located with Interstate 5 and Dunnigan 2 miles to the north, Woodland 15 miles to the southeast, and Interstate 80 and Vacaville 30 miles to the south. On and off ramps to Interstate 505 are just south of the subject (0.8 mile) and make accessing the property quick and easy.

Property Snapshot

PRICE

\$5,150,000
\$14,639/Ac.

ACREAGE

Land & Orchards

2014 Almonds 148.0±
Open Crop Land 190.4±
Roads & Edges 13.4±

Total 351.8 Ac.

WATER

Two Deep Wells
Annexed into
Dunnigan Water
District

SOILS

Class 2- 16%
Class 3- 75%
Other- 9%

CROP

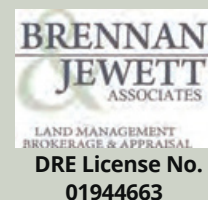
2024 crop available.

ZONING

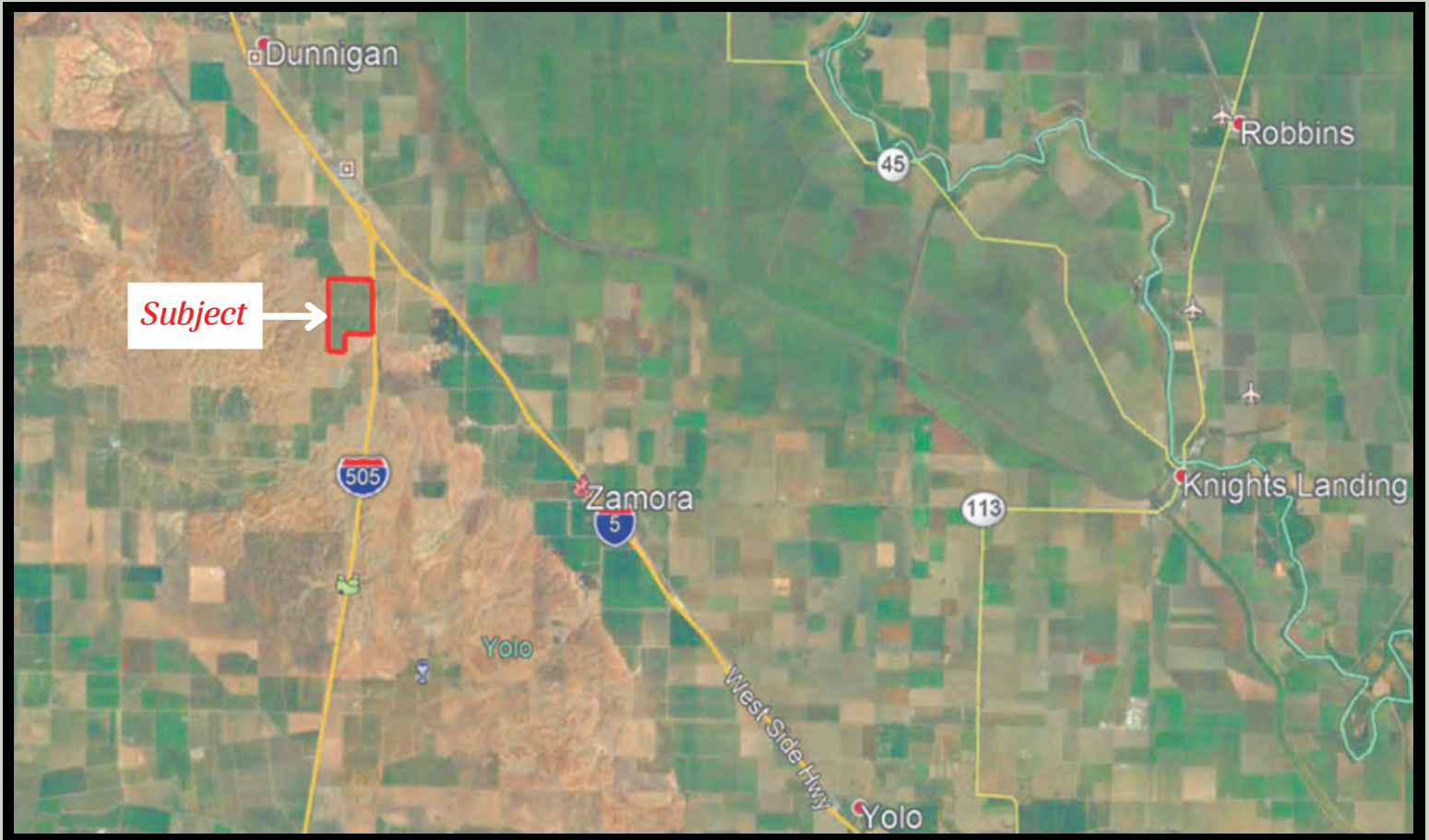
Agricultural Extensive
160- acre minimum lot **not** in
Williamson Act **but** Yolo
County is accepting
applications.

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Area Map

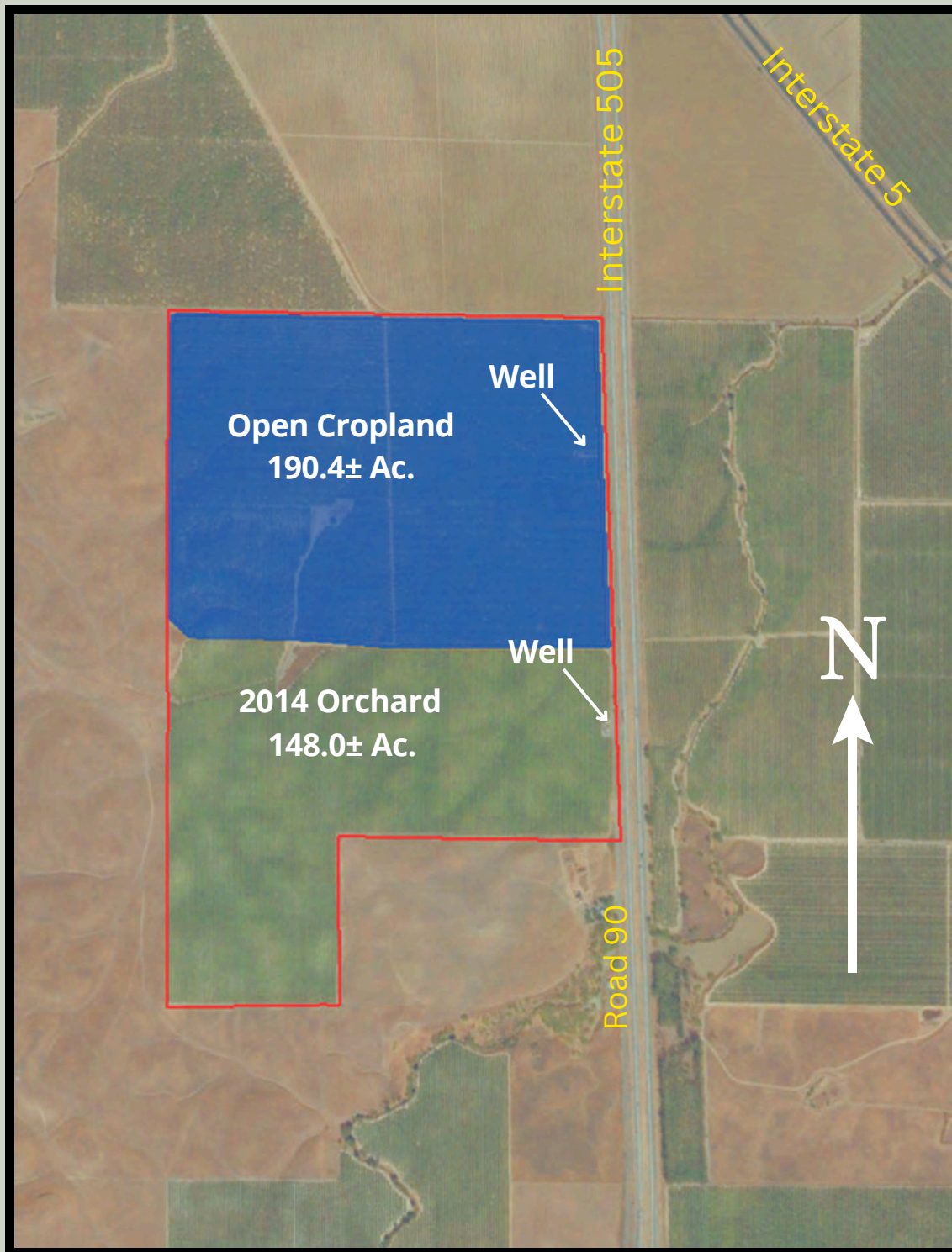


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Property Map

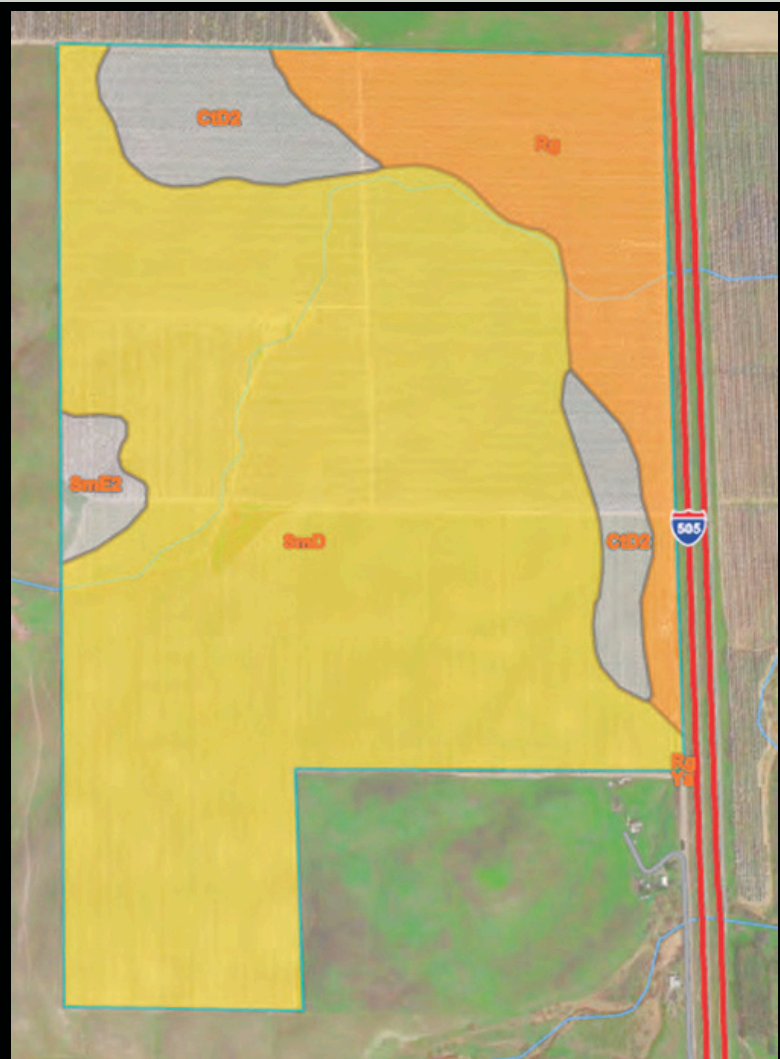


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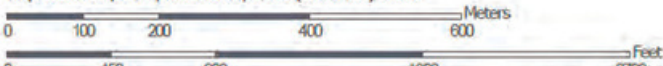
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Soil Map

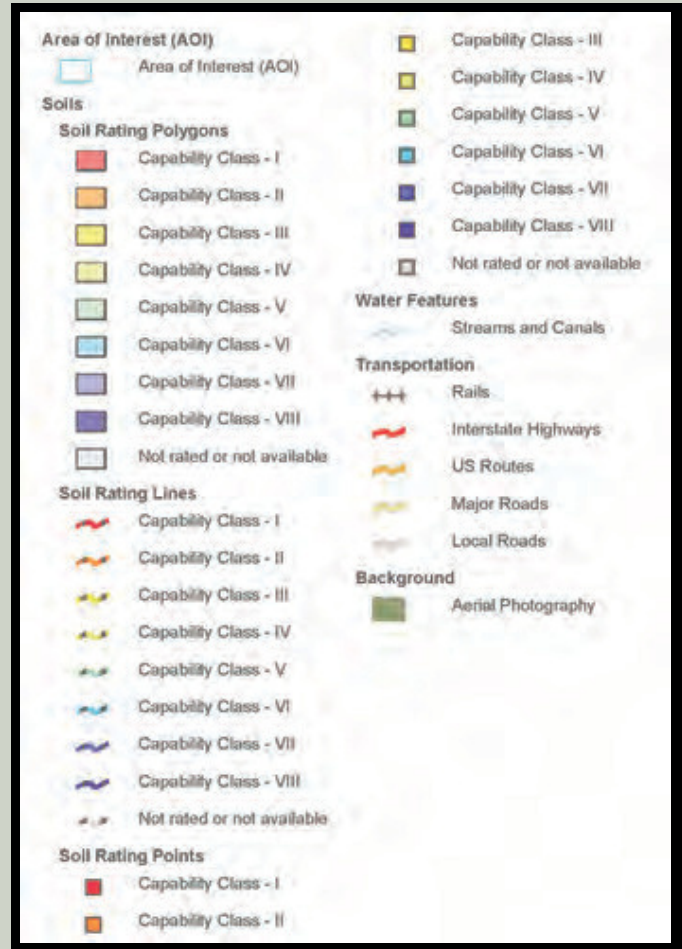


Map Scale: 1:9,510 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ChD2	Corning gravelly loam, 0 to 12 percent slopes. MLRA 17		30.7	8.8%
Rg	Rincon silty clay loam	2	56.2	16.1%
SmD	Sehorn-Balcom complex, 2 to 15 percent slopes	3	256.2	73.2%
SmE2	Sehorn-Balcom complex, 15 to 30 percent slopes, eroded		6.6	1.9%
Ya	Yolo silt loam, 0 to 2 percent slopes. MLRA 17	1	0.0	0.0%
Totals for Area of Interest			349.8	100.0%

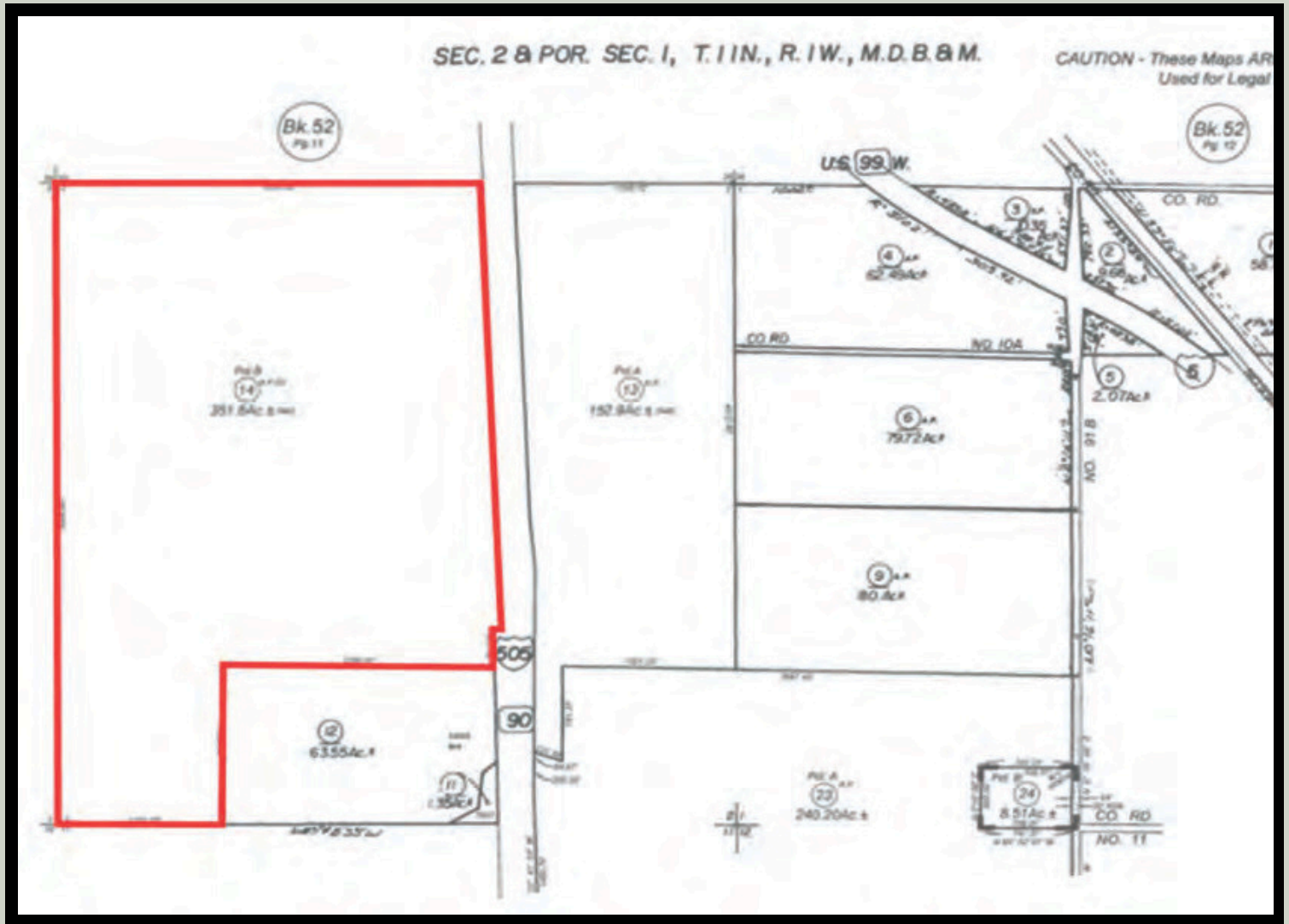


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Assessor Map



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Additional Pictures



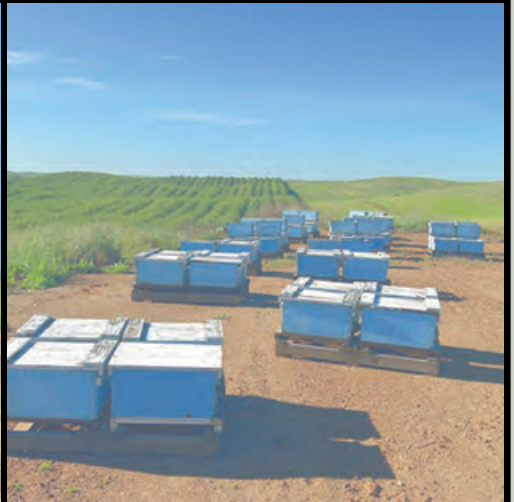
Appointments

Please call to schedule a private inspection or for additional information.

Clint Jewett

Cell: (530) 945-5519

Email: clint@landmba.org



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.

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