

For Sale  
312.5 Acres Almonds  
Dixon, CA



*Exclusively Listed By:*  
Cornerstone Land Company  
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BRE. Lic. #01872850

# For Sale

## 312.5 Acres Almonds

### Dixon, CA



**Location:** The property is located between the cities of Davis and Dixon, 2 miles south of Interstate 80 on the East side of Robben Road in Solano County.

**Legal:** The property is made up of two (2) parcels that total 312.5 assessed acres and are further described as Solano County Assessor Parcel Numbers: 0111-050-070 & 080.

**Zoning:** Agriculture A-40. Both parcels have existing Williamson Act Contracts.

**Use:** The entire property is planted to an Almond Orchard planted in early 2017. The orchard was developed with no expense spared.

**Soils:** The soils on this ranch are Capay Clay, Class II, Capay Silty Clay, Class II and Yolo Loam, Class I. (See enclosed soil map)

**Water:** The property has excellent water quantity and quality deriving from three (3) wells that combined can produce up to 3,900 gallons per minute. One of the wells is a brand new 800 foot well that was drilled in 2016 and two (2) previously existing wells that also have good production. Water is delivered to the trees by micro sprinklers on a brand new designed irrigation system.

**Varieties:** Approximately 130 +/- acres of the property is planted to 50% Nonpareil, 25% Monterey and 25% Aldrich variety almonds on Krymsk rootstock and 21 X 15 foot spacing. The remainder of the property, approximately 170 +/- acres is planted to Independence variety almonds on Lovell rootstock and 20 X 14 foot spacing.

**Improvements:** There is a 100+ year old home on the property that is in poor condition and is vacant.

**Comments:** This property is located in a very desirable area for orchards and its size and quality make it a very nice economic unit that will produce great returns well into the future.

**Price:** \$8,250,000. Cash to Seller.

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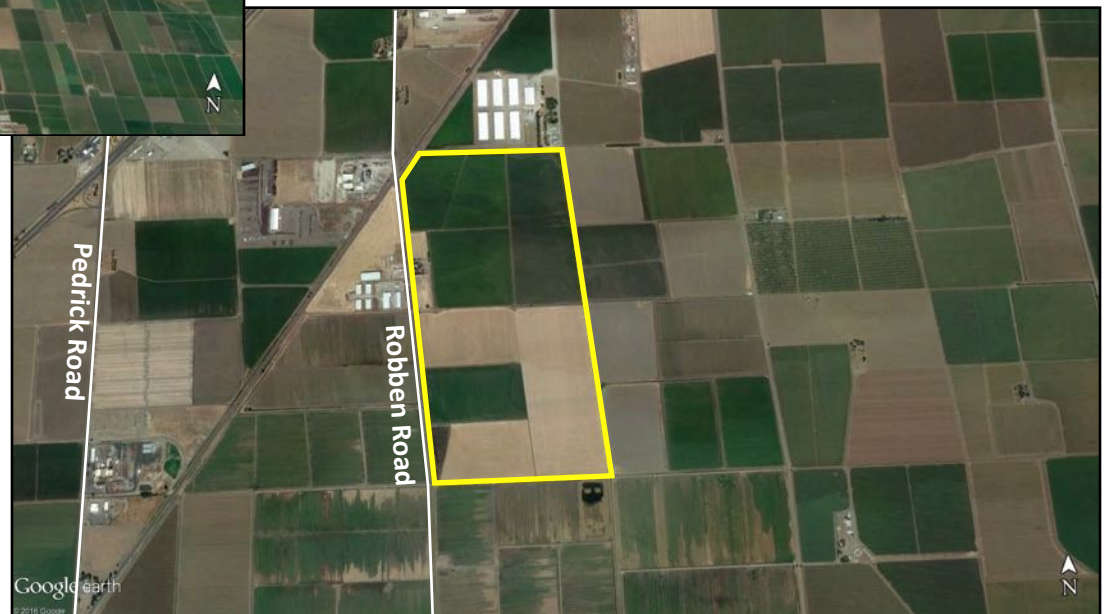
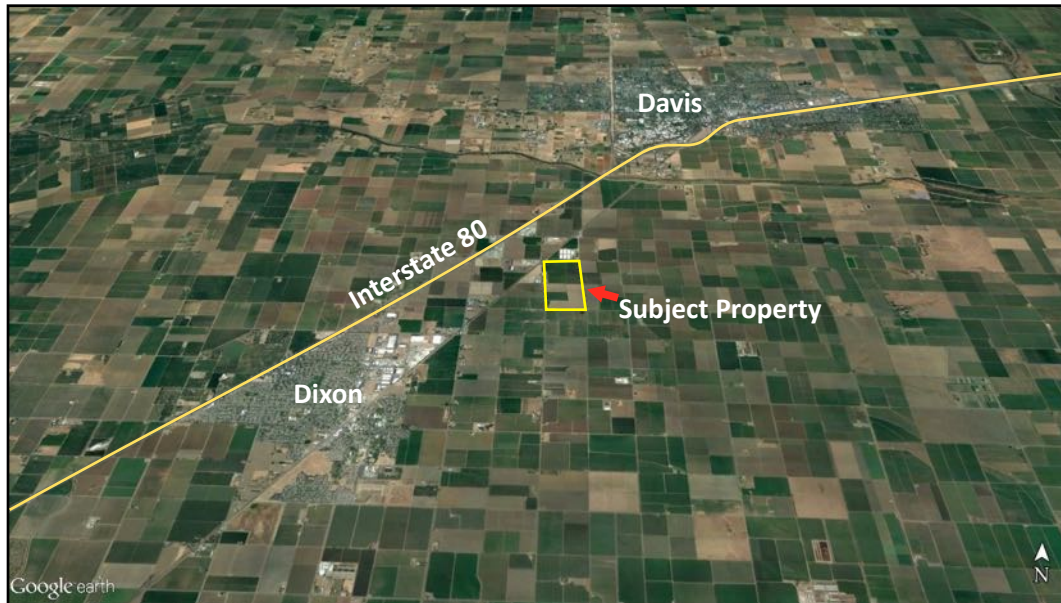




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Location Maps:



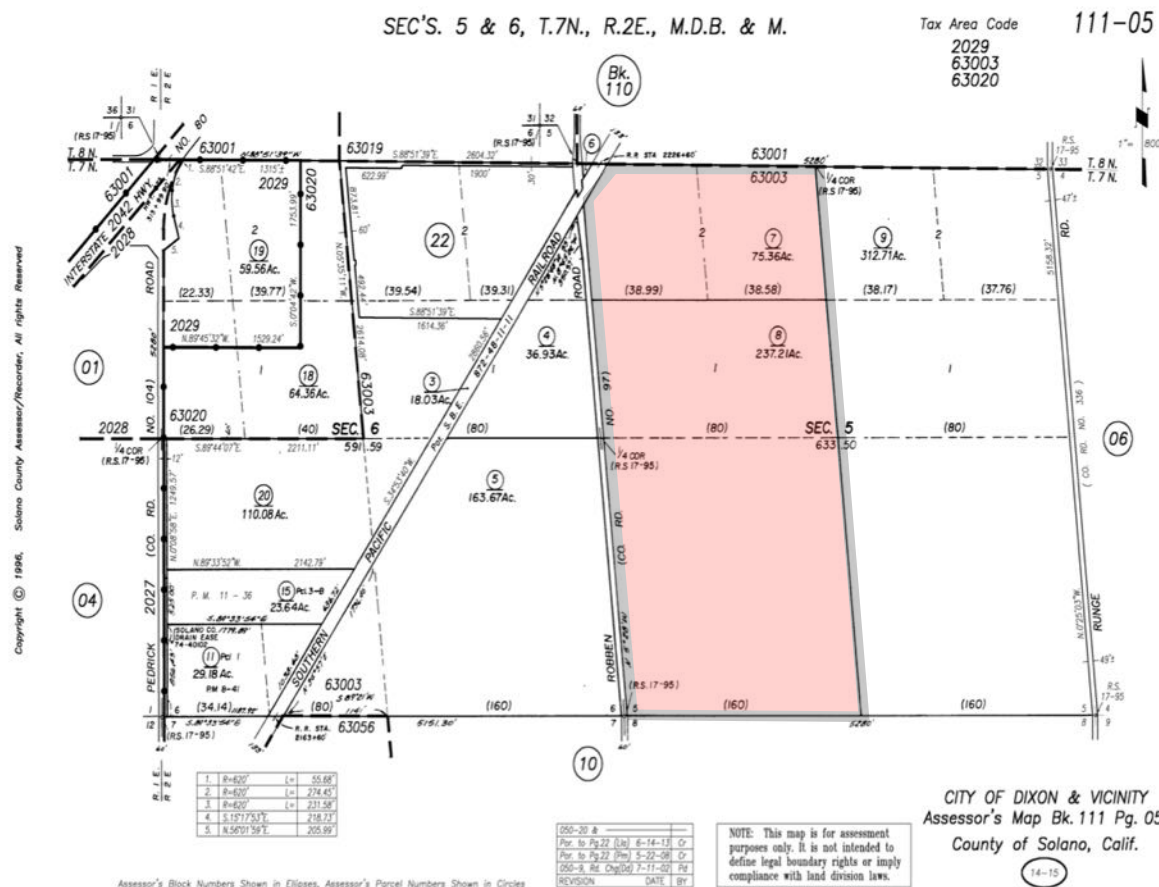
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#### Tax Map



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Irrigated Capability Class— Summary by Map Unit — Solano County, California (CA095)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ca	Capay silty clay loam	2	76.7	24.8%
Cc	Capay clay	2	231.6	75.0%
Yo	Yolo loam, 0 to 4 percent slopes, MLRA 17	1	0.5	0.2%
Totals for Area of Interest			308.8	100.0%



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For additional information please contact Cornerstone Land Company

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