



## 158.18± Acres The McKenzie Ranch

The McKenzie Ranch has been in the family for over 5 decades and has been primarily farmed to alfalfa. The surrounding area has seen significant orchard development over the past 10 years and this ranch provides one a great opportunity to develop an excellent producing orchard.

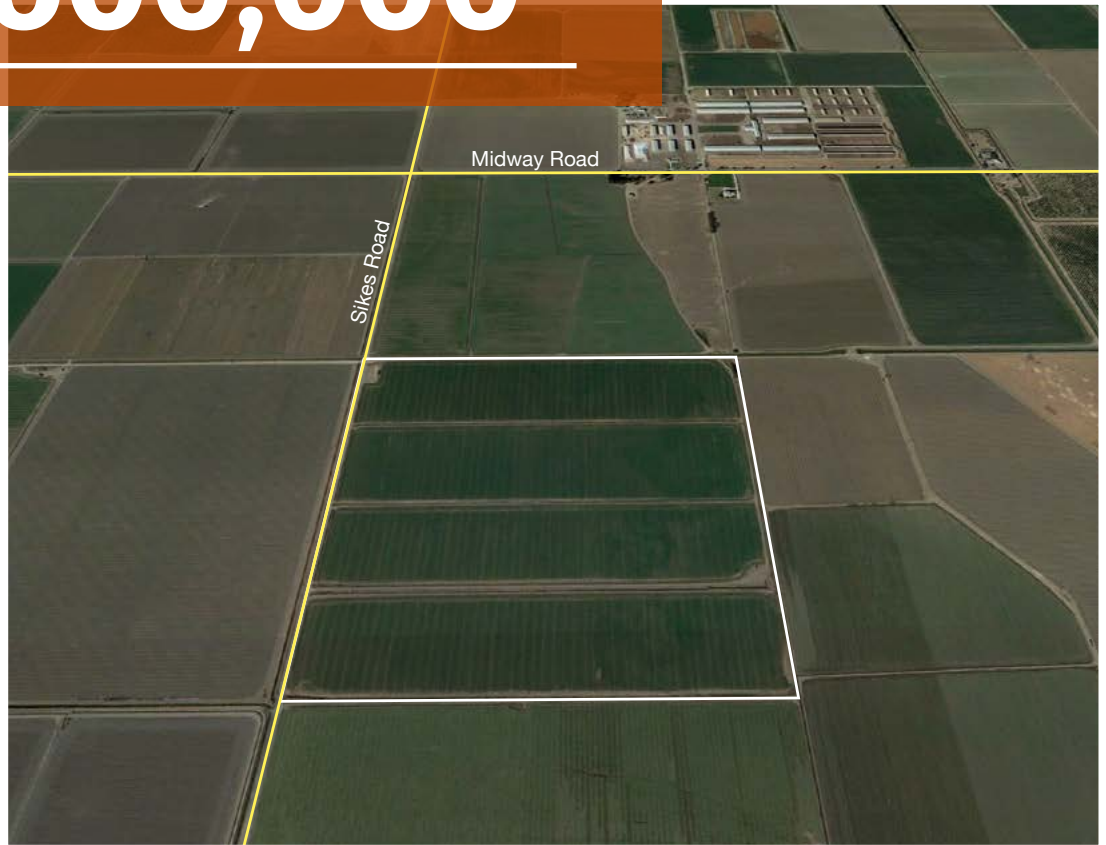
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Gabe Foster  
FOUNDER / CO-OWNER  
BRE Lic. #01774496

530.300.0479



LISTING PRICE  
**\$2,600,000**





# The McKenzie Ranch

158.18 Acre Ranch 4 miles east of the city of Dixon in Solano County, California

## Location:

This property is approximately 4 miles east of the city of Dixon in Solano County, California.

## Access:

The property is accessed by traveling east on Midway Road and south on Sikes Road for ½ mile. The ranch is situated on the east side of Sikes Road.

## Legal:

The property is made up of 3 separate and legal parcels which total 158.18 assessed acres, more or less.

### Solano County APN:

Assessor Parcel Number	Assessed Acres
0112-100-080	79.09
0112-100-090	40
0112-100-100	39.09

## Zoning:

Agriculture-40

## Williamson Act:

The property is currently enrolled in the Williamson Act.

## Use:

The property is currently farmed to Alfalfa

## Soils:

Soil Name	Soil Rating	Acres
Capay Clay	2	108
Clear Lake Clay	2	33
Yolo Silty Clay Loam	1	22

## Water:

The primary source of water is received from Reclamation District 2068 and has a Department of Water Resources License for Diversion for approximately 114 acres. Furthermore, the property has a well on site but it is currently not operational.

## Comments:

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# The McKenzie Ranch

158.18 Acre Ranch 4 miles east of the city of Dixon in Solano County, California



# SOIL REPORT

158.18 Acre Ranch 4 miles east of the city of Dixon in Solano County, California



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Cc	Capay clay, 0 percent slopes, MLRA 17	2	110.0	67.6%
141	Clear Lake clay, 0 to 2 percent slopes, MLRA 17	2	33.3	20.4%
142	Yolo silty clay loam, 0 to 2 percent slopes, MLRA 17	1	19.6	12.0%
Total for Area of Interest			163.1	100%





# Parcel Map

158.18 Acre Ranch 4 miles east of the city of Dixon in Solano County, California



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# GABE FOSTER | FOUNDER/CO-OWNER

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**Cornerstone Land Company** closed over  
**\$105 million** in sales transactions in **2020**



Gabe has over 15 years of commercial and agricultural related real estate experience and currently serves as the Chief Operating Officer for Cornerstone Land Company.

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