



OUTDOOR PROPERTIES

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1265 County Road 85A Almond Ranch

240.87 ± Acres | Yolo County, CA



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DRE# 01838294



Introduction



240± acre almond ranch investment opportunity! 138± acres of high producing almond trees and 75± acres of bare ground currently planted to wheat, located just 45 minutes north of Sacramento, CA and five minutes west of the small town of Dunnigan, CA. It is easily accessible off I-5 via Yolo County Line Road in a desirable historic almond district in Yolo County.

Plantings:

- 63 ± acres, 4th leaf: 50% Nonpareil; 50% pollinators, KRYMSK 86 rootstock
- 20 ± acres, 8th leaf: 50% Nonpareil; 50% pollinators, Hansen rootstock
- 15 ± acres, 16th leaf: 50% Carmel, 50% Monterey
- 40 ± acres, 29th leaf: 50% Nonpareil, 50% pollinators
- 75 ± acres bare ground currently planted to wheat.

175.2 ± acres of class two and 62 ± acres of class four soils. *See Soil Map section of brochure for further information.* Extensive drip irrigation infrastructure and filler station for all planted trees coupled with coveted irrigation water with 161.19 ± acres up to 1,500 GPM from the Colusa County Water District and an 800 ft. plus well drilled in 2020 up to 850 GPM.

The ranch has contracts with the world's largest almond processor, Blue Diamond Growers agricultural cooperative, and are transferable to the next owner. Mineral rights included.

Additionally, there is a 4,800 sq. ft. shop, domestic well, and possible homesite with utilities. Stocked year-round fishpond with Little Buckeye Creek meandering through the northeastern portion of the property.



Highlights

- 138± acres of high producing almond trees
- 75± acres of bare ground currently planted to wheat
- Located in a desirable, historic almond district
- 175.2 ± acres of class two and 62 ± acres of class four soils
- Extensive double drip above-ground irrigation system and filler station
- Irrigation water for approx. 161.19 ± acres up to 1,500 GPM from Colusa County Water District
- Irrigation water for approx. 69.68 ± acres up to 850 GPM from 800+ ft. well drilled in 2020
- Contracts with Blue Diamond Growers; World's Largest Almond Processor
- 4,800 SF shop
- Domestic well
- Possible homesite with utilities
- Stocked year-round pond
- Little Buckeye Creek on northeastern portion
- 45 minutes north of Sacramento, CA
- 5 minutes west of the small town of Dunnigan, CA
- Easy access off I-5 via Yolo County Line Road

Plantings

This property features approximately 138± acres of high producing almond trees. The plantings are 16' in row and 22' between rows. It holds current contracts with Blue Diamond Growers agricultural cooperative, the world's largest almond processor, which are transferable to the next owner. Mineral rights included. Aside from the almond plantings, there are 75 ± acres of bare ground currently planted to wheat (*seen on bottom right*).

Composition	Gross Acreage	Year Planted	Rootstock
50% Nonpareil; 50% pollinators	63 ±	2020	KRYMSK 86 rootstock
50% Nonpareil; 50% pollinators	20 ±	2016	Hansen rootstock
50% Carmel, 50% Monterey	15 ±	2008	
50% Nonpareil, 50% pollinators	40 ±	1995	



Water



Water is plentiful. The almond ranch employs a double drip above-ground irrigation system, delivering approximately 12 gallons per acre per minute. Additionally, it features a filling station that serves all planted trees.

Approximately 161.19 ± acres of land (*Identified by APN #: 062-010-008-000*) are irrigated, up to 1500 GPM, from the Colusa County Water District located in the Sacramento Valley - Colusa Subbasin. Information regarding the Colusa Subbasin Groundwater Sustainability Plan can be found at:

<https://sgma.water.ca.gov/portal/gsp/preview/92>

Approximately 69.68 ± acres, also located in the Sacramento Valley – Colusa Subbasin (*Identified as APN #s: 062-010-004-000 & 062-010-006-000*) up to 850 GPM are irrigated from an 800 ft. well drilled in 2020.

Little Buckeye Creek meanders through the northeastern section of the property. Additionally, there is a separate small fishpond, stocked year-round.



Structures



In addition to the almond orchard, the property features a 4,800 square foot shop, a domestic well for water supply, and the potential for a homesite equipped with essential utilities.



Soils & Soil Map

There are 175.2 ± acres of class two soils and 62 ± acres of class four soils. For more in-depth look, please see below:



Soils Cont'd

Yolo County, California

AaA—Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17

Map Unit Setting

National map unit symbol: 2t7r8
Elevation: 30 to 1,420 feet
Mean annual precipitation: 20 to 32 inches
Mean annual air temperature: 61 to 63 degrees F
Frost-free period: 200 to 280 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Arbuckle and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Arbuckle

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from metamorphic and sedimentary rock

Typical profile

A1 - 0 to 2 inches: gravelly loam
A2 - 2 to 14 inches: gravelly loam
Bt1 - 14 to 25 inches: gravelly loam
Bt2 - 25 to 59 inches: gravelly sandy clay loam
Bt3 - 59 to 72 inches: very gravelly loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.28 to 1.28 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.3 to 0.5 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: B
Ecological site: R017XY905CA - Dry Alluvial Fans and Terraces
Hydric soil rating: No

Soils Cont'd

Minor Components

Cortina

Percent of map unit: 5 percent
Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Maywood

Percent of map unit: 5 percent
Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Hillgate

Percent of map unit: 5 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

AaB—Arbuckle gravelly loam, 0 to 7 percent slopes, MLRA 17

Map Unit Setting

National map unit symbol: 2y0f9
Elevation: 240 to 520 feet
Mean annual precipitation: 20 to 23 inches
Mean annual air temperature: 61 to 62 degrees F
Frost-free period: 293 to 314 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Arbuckle and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Arbuckle

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from metamorphic and sedimentary rock



Soils Cont'd

Typical profile

Ap1 - 0 to 3 inches: gravelly loam
Ap2 - 3 to 10 inches: gravelly loam
Bt1 - 10 to 14 inches: gravelly loam
Bt2 - 14 to 27 inches: gravelly loam
Bt3 - 27 to 36 inches: gravelly clay loam
Bt4 - 36 to 46 inches: very gravelly sandy clay loam
Bt5 - 46 to 60 inches: very gravelly sandy clay loam

Properties and qualities

Slope: 0 to 7 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.2 to 0.5 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 7.1 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: R017XY905CA - Dry Alluvial Fans and Terraces
Hydric soil rating: No

Minor Components

Tehama

Percent of map unit: 5 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Corning

Percent of map unit: 5 percent
Landform: Fan remnants
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Yolo

Percent of map unit: 3 percent
Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Soils Cont'd

Arbuckle, loam

Percent of map unit: 2 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

CtD2—Corning gravelly loam, 0 to 12 percent slopes, MLRA 17

Map Unit Setting

National map unit symbol: 2xc9g
Elevation: 10 to 450 feet
Mean annual precipitation: 21 to 26 inches
Mean annual air temperature: 61 to 62 degrees F
Frost-free period: 300 to 328 days
Farmland classification: Not prime farmland

Map Unit Composition

Corning and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Corning

Setting

Landform: Fan remnants
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Old alluvium derived from metamorphic and sedimentary rock

Typical profile

Ap - 0 to 6 inches: gravelly loam
A - 6 to 11 inches: loam
Bw - 11 to 14 inches: gravelly loam
Bt1 - 14 to 22 inches: clay
Bt2 - 22 to 27 inches: clay
Bt3 - 27 to 38 inches: very gravelly clay
Bt4 - 38 to 60 inches: extremely gravelly clay

Properties and qualities

Slope: 0 to 12 percent
Depth to restrictive feature: 10 to 20 inches to abrupt textural change
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches



Soils Cont'd

Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.2 to 0.5 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R015XE087CA - CLAYPAN
Hydric soil rating: No

Minor Components

Hillgate

Percent of map unit: 5 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Positas

Percent of map unit: 5 percent
Landform: Eroded fan remnant sideslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Balcom

Percent of map unit: 3 percent
Landform: Eroded fan remnant sideslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Sehorn

Percent of map unit: 2 percent
Landform: Eroded fan remnant sideslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: No

Soils Cont'd

Rb—Reiff gravelly loam

Map Unit Setting

National map unit symbol: hdwv

Elevation: 30 to 70 feet

Mean annual precipitation: 14 inches

Mean annual air temperature: 63 degrees F

Frost-free period: 275 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Reiff and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Reiff

Setting

Landform: Alluvial fans

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed coarse-loamy alluvium

Typical profile

H1 - 0 to 16 inches: gravelly loam

H2 - 16 to 60 inches: stratified gravelly sandy loam to gravelly loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 6.7 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: R017XY904CA - Subirrigated Deep Alluvial Fans

Hydric soil rating: No



Soils Cont'd

Minor Components

Loamy alluvial land

Percent of map unit: 5 percent

Landform: Alluvial fans

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Yolo

Percent of map unit: 5 percent

Landform: Alluvial fans

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Arbuckle

Percent of map unit: 5 percent

Landform: Stream terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

TaA—Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17

Map Unit Setting

National map unit symbol: 2srj5

Elevation: 50 to 580 feet

Mean annual precipitation: 19 to 27 inches

Mean annual air temperature: 63 degrees F

Frost-free period: 265 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Tehama and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tehama

Setting

Landform: Alluvial fans

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Soils Cont'd

Across-slope shape: Linear

Parent material: Mixed fine-loamy alluvium derived from sedimentary rock

Typical profile

Ap - 0 to 10 inches: loam

Bt - 10 to 40 inches: clay loam

BCt - 40 to 63 inches: gravelly loam

C - 63 to 75 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: C

Ecological site: R017XY905CA - Dry Alluvial Fans and Terraces

Hydric soil rating: No

Minor Components

Yolo

Percent of map unit: 4 percent

Hydric soil rating: No

Brentwood

Percent of map unit: 4 percent

Hydric soil rating: No

Zamora

Percent of map unit: 4 percent

Hydric soil rating: No

Rincon

Percent of map unit: 3 percent

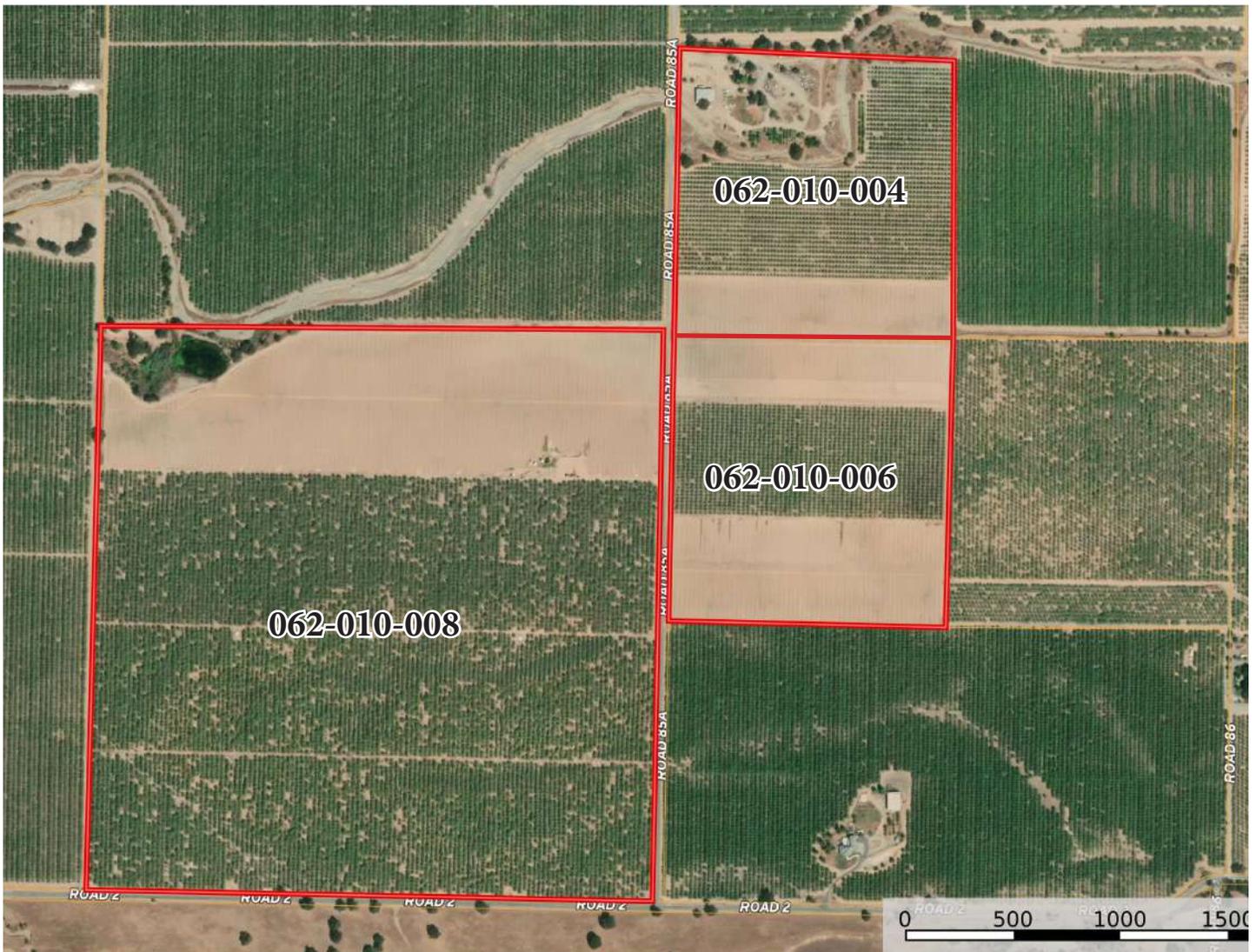
Hydric soil rating: No



Size & Zoning

1265 85A Almond Ranch consists of 3 parcels totaling 240.87 acres. All parcels are zoned AP (*Agricultural Preserve*) and are under the Williamson Act Contract. The total taxes from the year 2023 was \$17,468.

APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2023)
062-010-008	161.19 acres	AP	Y	\$9,184
062-010-004	39.25 acres	AP	Y	\$5,966
062-010-006	40.43 acres	AP	Y	\$2,317
TOTAL	240.87 acres			\$17,468



“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.”

– from the California Department of Conservation

Location



About Dunnigan, CA:

Dunnigan, California, located in Yolo County, has a rich history tied to the pioneering spirit of the American West. Originating as a stagecoach stop along the historic route between San Francisco and Oregon in the mid-19th century, Dunnigan grew into a bustling hub for travelers and settlers. It later transformed into an agricultural center, sustaining prosperous farming ventures on its fertile lands. Today, Dunnigan retains its rural allure while embracing modern conveniences and fostering a strong sense of community. Surrounded by scenic landscapes and family-owned farms, Dunnigan offers a peaceful retreat from urban life. Its history and community spirit make it a quintessential part of California's countryside.

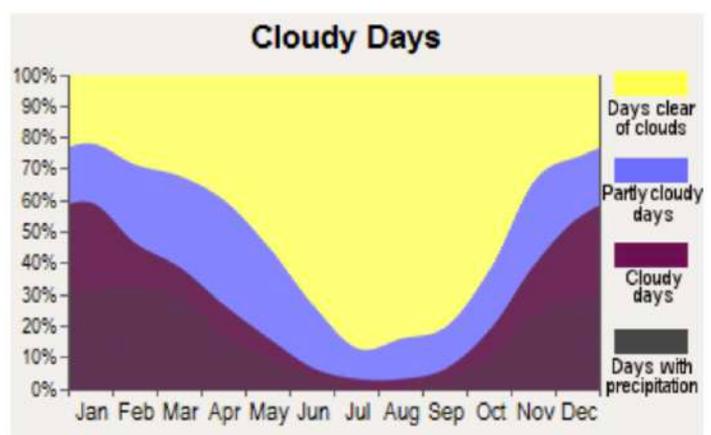
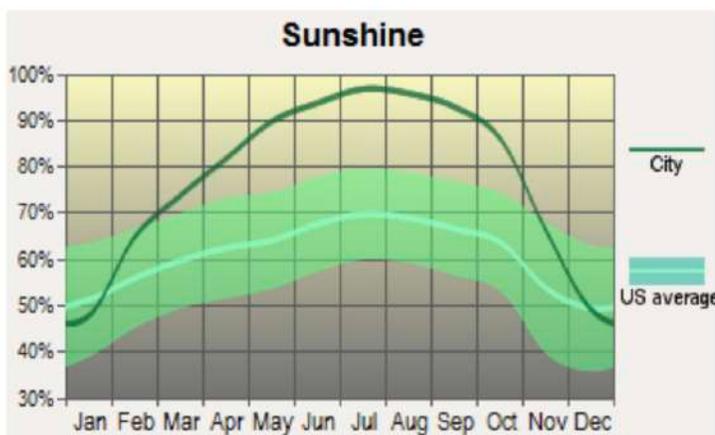
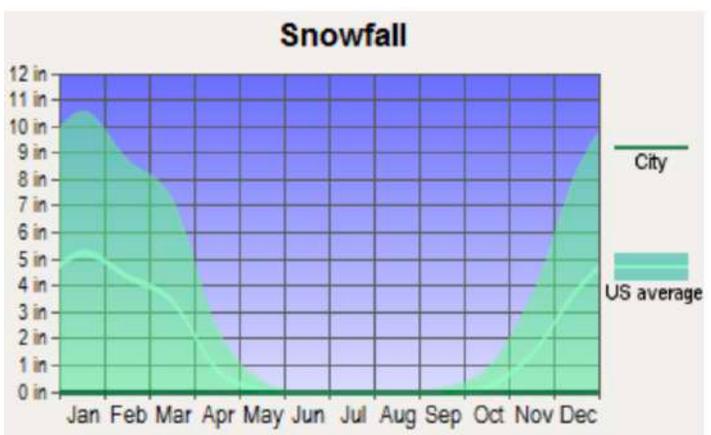
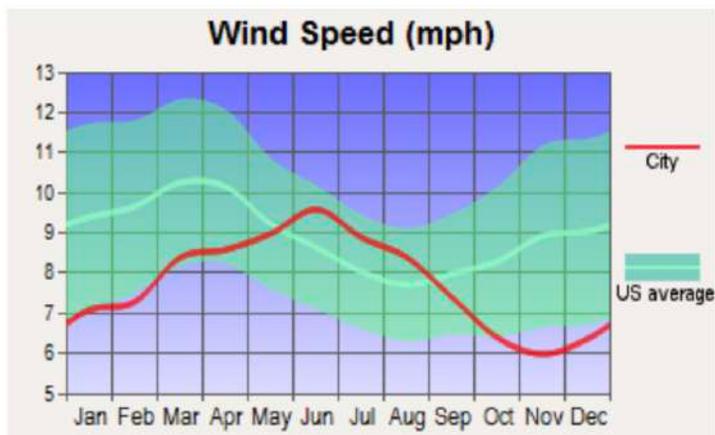
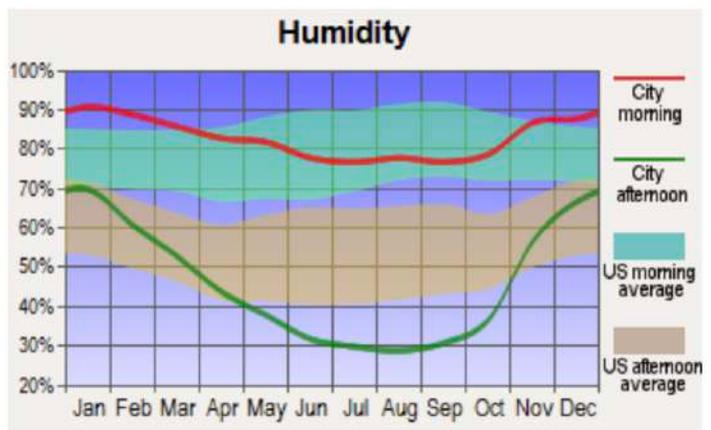
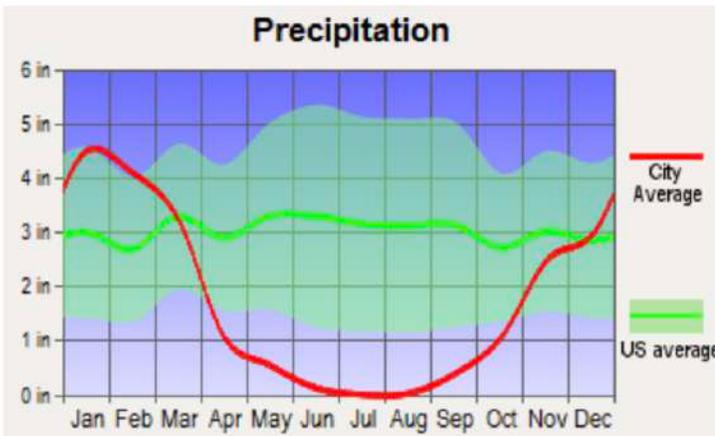
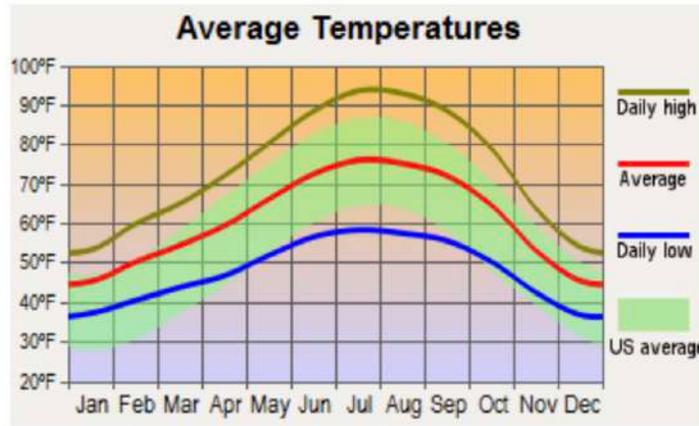
Nearby airports: *Local airports include: Watts/Woodland airport which has a 3,700 foot paved, lighted runway (20 miles from Dunnigan), Colusa County Airport with a 3035 by 60 feet asphalt runway (33 miles). **Domestic & International airport** is the Sacramento International Airport (30 miles from Dunnigan) or Oakland International airport (97 miles).*

About Yolo County, CA:

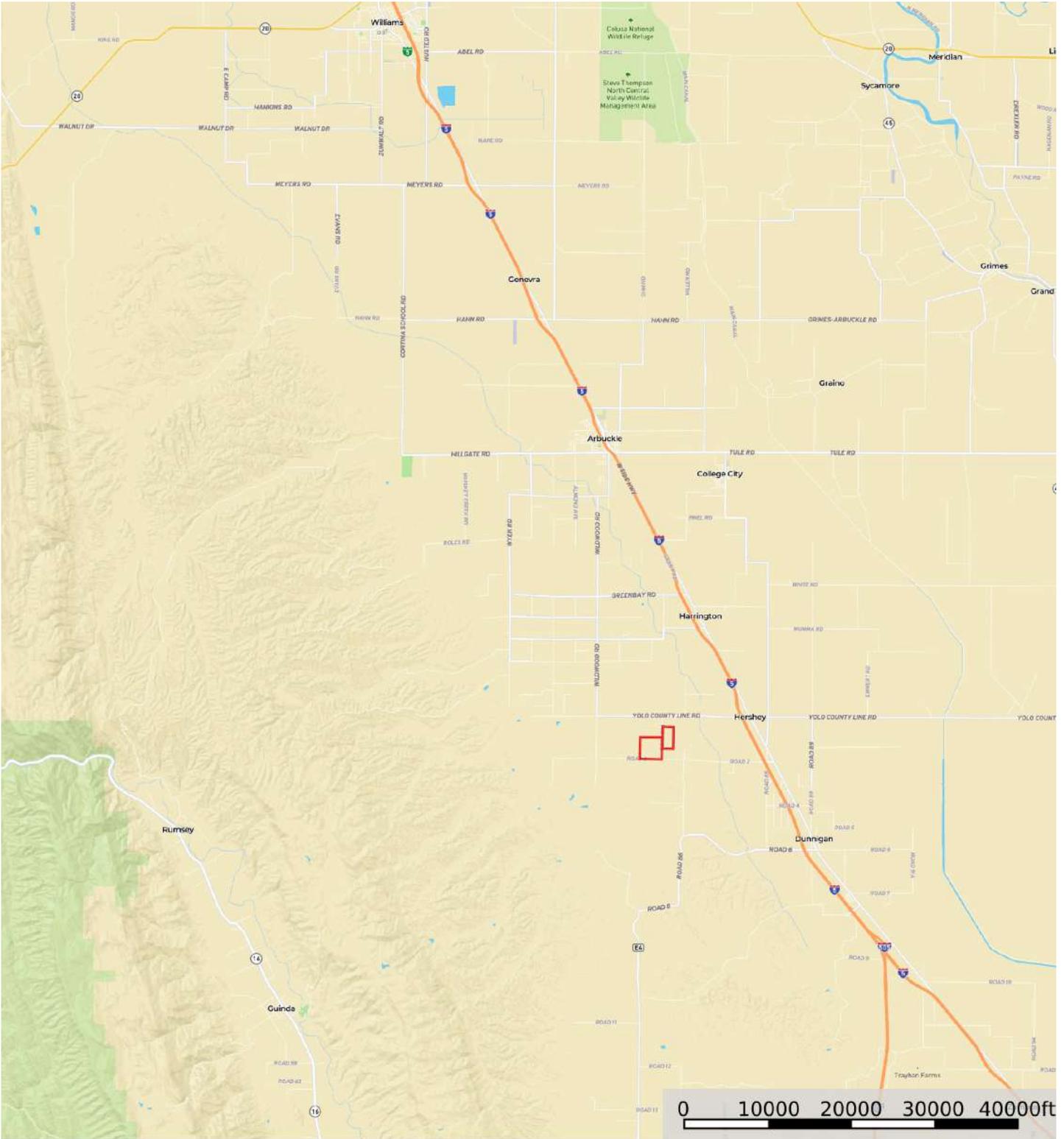
Situated in Northern California, Yolo County is an integral part of the Greater Sacramento Metropolitan Area and lies within the fertile Sacramento Valley. Renowned for its rich agricultural heritage, much of Yolo County is characterized by vast expanses of rural farmland, with the region playing a significant role in the multi-billion-dollar California tomato industry. Home to the esteemed University of California, Davis, Yolo County benefits from a vibrant academic community and a diverse cultural landscape. The university's contributions extend beyond education to include cutting-edge research and innovation in various fields. With a population of 216,403 as of the 2020 United States Census, Yolo County offers a blend of urban amenities and picturesque rural landscapes, making it an attractive destination for residents and visitors alike. From its charming small towns to its bustling city centers, Yolo County showcases the unique charm and vitality of Northern California.



Weather for Woodland, CA*

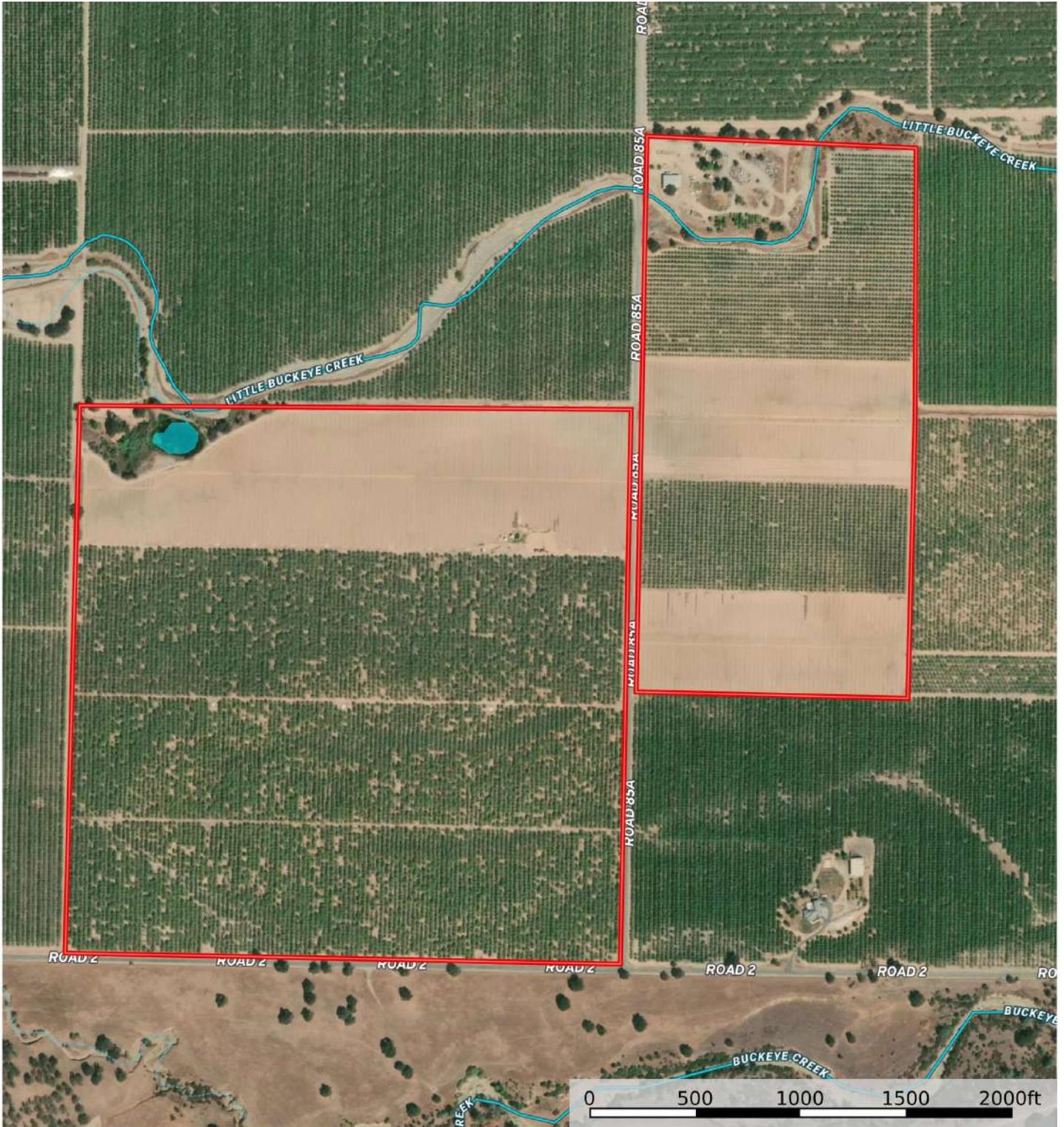


Street Map



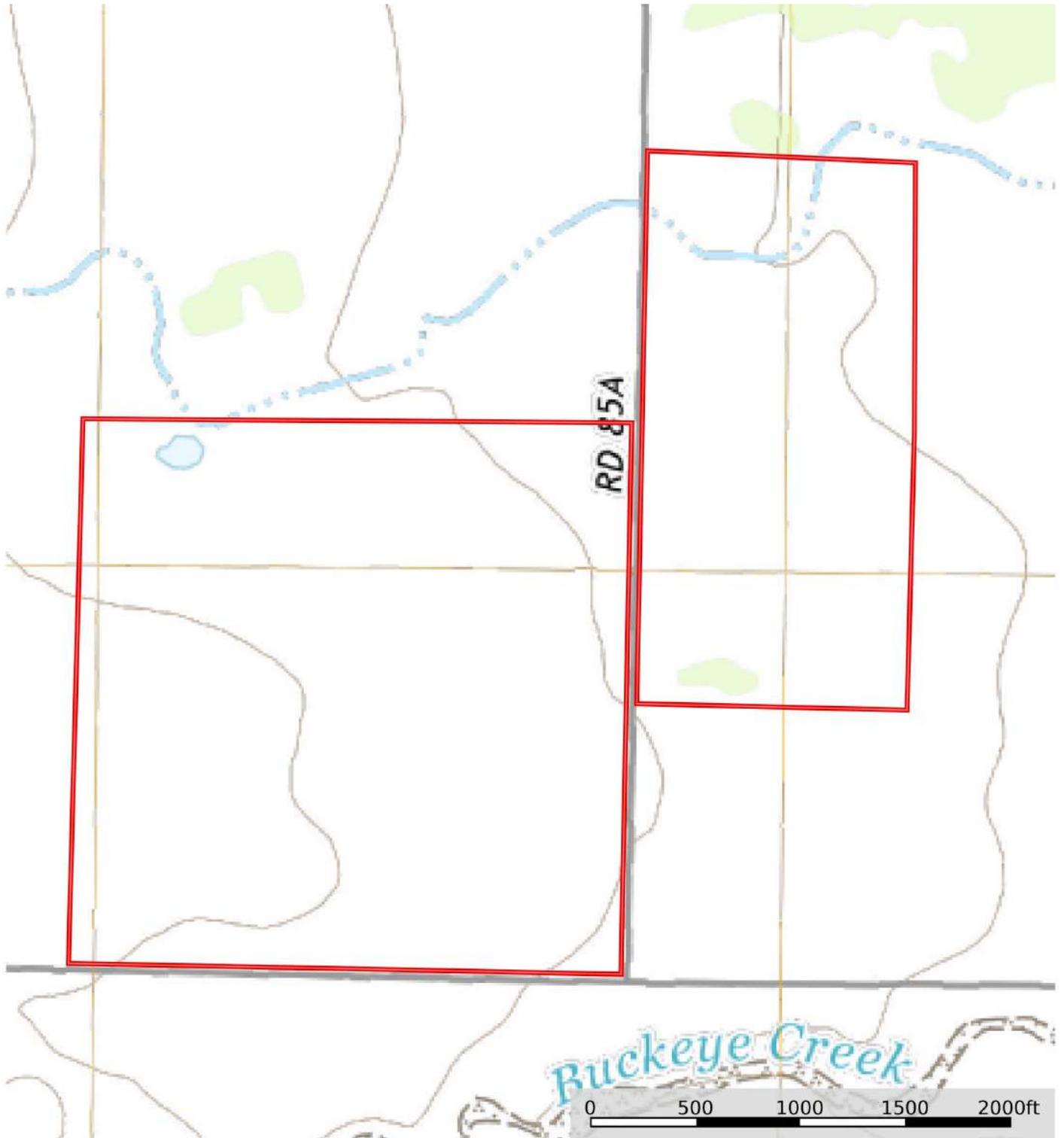
 Boundary

MB Satellite Map



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Topo Map



 Boundary



California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.

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