

## Hermley Ranch

Yolo County, California

\$1,430,000 | 159.84 Acres

7985 County Road 85  
Esparto, California

Hermley Ranch has great orchard/vineyard opportunities! 159± acres located in Esparto, CA in Yolo County, zoned Agriculture Preserve and in the Williamson Act. The property has excellent Class 2 and 3 soils and is best suited for pistachios, almonds, or vineyards. There is a domestic well and power available. The property is fenced and currently used to graze cattle.



### PROPERTY HIGHLIGHTS

- 159 acres zoned Agriculture Preserve
- Excellent soils: Class 2 & Class 3
- Best suited for pistachios, almonds, or vineyards
- Domestic well and power available
- Fenced and currently grazing cattle
- The surrounding area has good producing wells
- In the Williamson Act



**GLENN DEMUTH**  
Broker Associate  
BRE# 01007084  
Office: (707) 455-4444  
Cell: (707) 372-8103  
[glenn@caoutdoorproperties.com](mailto:glenn@caoutdoorproperties.com)



**TODD RENFREW**  
Broker & Owner, ALC  
BRE# 01727574  
Office: (707) 455-4444  
[Todd@caoutdoorproperties.com](mailto:Todd@caoutdoorproperties.com)