



## Pleasant Valley Ranch

Solano County, California

Proudly Offered By



*California* **OUTDOOR  
PROPERTIES**

707 Merchant Street, Suite 100, Vacaville, Ca 95688

(707) 455-4444 Office (707) 455-0455 Fax

[info@CaOutdoorProperties.com](mailto:info@CaOutdoorProperties.com)

BRE #01838294

[www.californiaoutdoorproperties.com](http://www.californiaoutdoorproperties.com)

EXCLUSIVE PARTNER OF

 **LANDLEADER**<sup>TM</sup>  
[WWW.LANDLEADER.COM](http://WWW.LANDLEADER.COM)

## Introduction



**View of one of the many grassy hill sides on the property**

The 412.53 +/- acre Pleasant Valley Ranch is in northern Solano County. The ranch is located in Vacaville, CA, just over an hour away from San Francisco and only 41 miles from downtown Sacramento. Vacaville has a great location with day trips to the Napa wineries, Lake Tahoe and the Sacramento delta. Vacaville has over 94,000 residents, but still has the small town feel to it. There is also a beautiful historic downtown where you can always find something going on. The property can be accessed by taking the Cherry Glen exit off of I-80 E. Then turn left onto Lagoon Valley Rd., keep right and continue on Cherry Glen Rd. and then take the first left onto Pleasants Valley Rd. Go about 5 miles and make a left on Pleasant Hills Ranch and a quick right, the property will be at the end of the road with a locked gate. The property is currently being used as hunting ground but it also has potential for livestock and/or farming use. It has incredible Black tail deer and turkey hunting. Within minutes of being on the property you'll see some of the Black tail deer roaming about. The closest airport would be the Nut Tree airport in Vacaville and the closest commercial airport would be Sacramento, CA which is approximately 49 miles from the ranch. If you think this may be the ranch for you please call the office for an appointment.

## Size and Description



**One of the many beautiful views on the property**

The 412.53 +/- acres currently has seven parcels.

APN# 0102-180-100	80.50 acres	APN# 0121-080-020	99.72 acres
APN# 0102-180-130	46.47 acres	APN# 0102-180-090	1.38 acres
APN# 0121-040-100	37.99 acres	APN# 0121-040-160	43.25 acres
APN# 0121-040-050	103.22 acres		

The ranch sits at approximately 700 foot elevation and rises to a high of 1562 foot elevation. You enter the ranch off of Pleasants Valley Rd. and go up a paved access road to get to the entrance of the property where you'll go through a locked gate. The small bit of property you see directly after the gate belongs to the County but as you continue up the road you find the ranch. While on the ranch you will over look Vaca Valley, Pleasants Valley, the city of Vacaville, and have views of the Blue Ridge hills.



**Some nice feed for livestock**



**View of Pleasant Valley**

## Water and Utilities



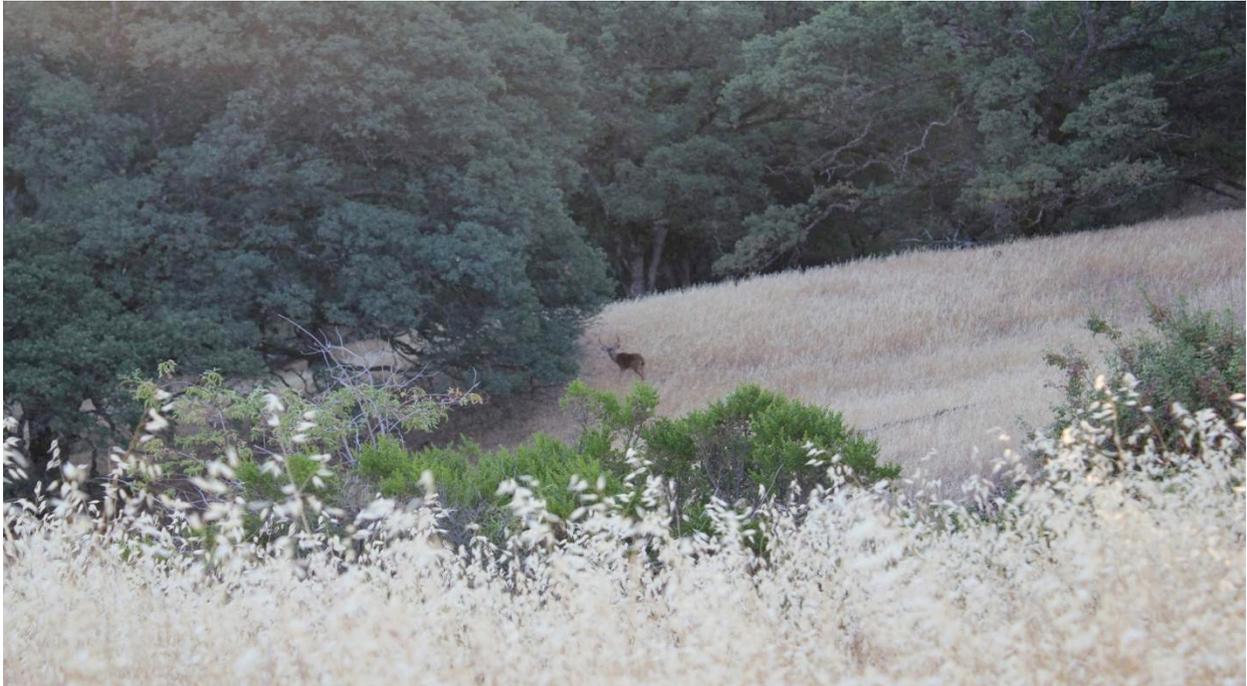
**View of the year-round pond**

The ranch has two large wells on it making water not a problem. Each providing up to \_\_\_\_ gpm. The property also has a couple of good sized ponds. Depending on the year some of the ponds last year round and other dry up during the summer. This ranch has potential for both livestock and farming. Most of the property is fenced and could be ready to go. The Power is available from PG&E and there are poles all around the property. There are currently no septic systems in place and one would be needed for a home. Please contact the Solano County for specifics on Septic systems and uses.



**One of two wells**

## Recreation



**View of one of the many bucks on the property in July**

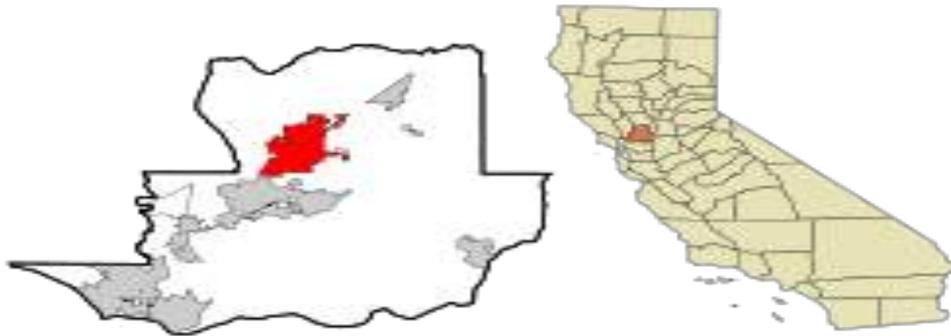
The Pleasants Valley Ranch is only five miles from downtown Vacaville, but it feels like hundreds of miles away. There is great turkey hunting and deer hunting. As soon as we entered the property we saw deer and lots of trails and signs. The picture above is one of the bucks we saw in July. It is rare to find such a large piece of land that is loaded with game so close to town. Having a great hunting ranch like this one in Vacaville has many perks. With the easy access to Interstate 80, you can be on the freeway in minutes and head up to Lake Tahoe for skiing or drive over to Napa for some wine tasting. The ranch is just 20 minutes from Lake Berryessa where there is great fishing, boating, and swimming.



**Another buck in July**

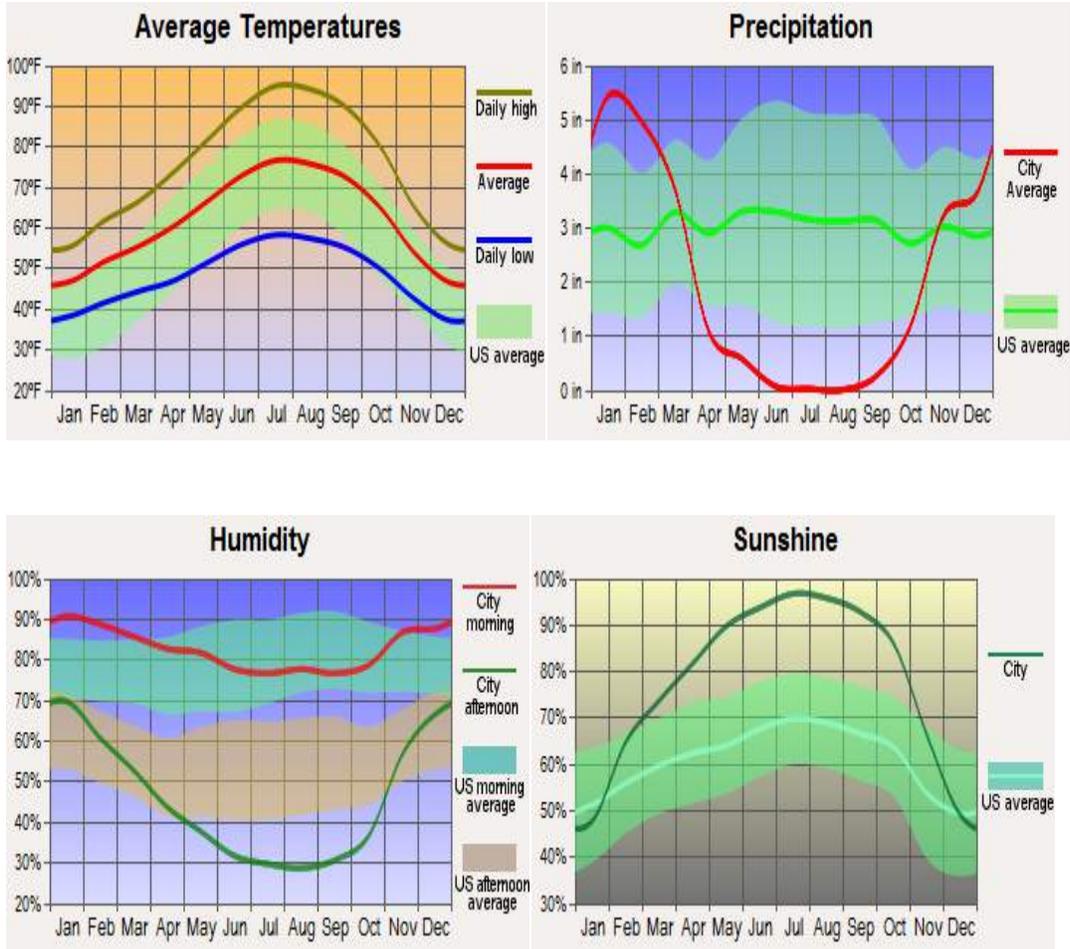
## Weather and Vacaville

As shown on Wikipedia Solano County and Vacaville:



**Solano County** is a special place, with its inviting mix of rural and suburban lifestyles and easy access to all of the urban amenities associated with two of the nation's most dynamic metropolitan regions. Situated midway between San Francisco and Sacramento—the State capitol, Solano County is home to rolling hillsides, waterfronts and fertile farmland. County residents can enjoy day trips to the San Francisco Bay area, Lake Tahoe region and the Napa and Sonoma Valleys. Thanks to a mild climate, plenty of open space, proximity to lakes, rivers and mountains, residents can enjoy year round outdoor recreational activities like fishing, boating, skiing, hiking and biking. Solano County is a growing community that reaps the benefits of its ideal location for those who live and work here. The blend of agriculture, corporate business and pleasant lifestyle enhance the attraction of Solano County. The County limits residential and commercial development outside of cities, thus preserving approximately 80 percent of the land for open space or agricultural uses. Blessed with a thriving agricultural economy, the county is also home to biotechnology and other growth industries. With its strategic location, affordable housing, natural and human resources, history of responsible land use planning and attractive quality of life, Solano County is entering the 21st Century with a promising future as a place to live, learn, work and play.

**Vacaville:** When William McDaniel purchased land from Manuel Vaca, he agreed that a one square mile area would be used to create a township. The land was recorded on Dec. 13, 1851, and the township was called "Vacaville." In 1892 Vacaville was incorporated as a city. Vacaville has a rich past, tracing its roots to those early days of pioneers and adventurers. Through more than 150 years, Vacaville has maintained a spirit that embraces change, yet holds on to the traditions of a colorful past. Its beginnings found settlers staking out ranches and then farming the land. This eventually gave way to major agriculture production. At one time Vacaville was the fresh fruit capital of California, shipping fruit and nut products throughout the nation. These agricultural beginnings were reflected at the "Nut Tree" in Vacaville. Nut Tree began as a roadside fruit stand and grew to become a world-renowned restaurant complex that served as an oasis for travelers between the San Francisco Bay and the Sacramento Valley for almost 75 years. Generations of families visited Vacaville and the Nut Tree, making it a true "icon" along I-80. Today, Vacaville is a vibrant community in one of the fastest growing areas of the nation and has become home to some of the largest and most successful life-science companies in the world, including Genentech, Alza, and Chiron. Its location makes it one of California's most attractive family communities. Yet, through it all, the pioneering spirit of Vacaville continues to thrive and bring prosperity to the residents.



Please call office for Price

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., the sellers, and 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 price change, correction or withdrawal without notice and any offer presented does not have to be accepted.

California Outdoor Properties Inc.  
 707 Merchant Street, Suite 100  
 Vacaville, California 95688  
 707-455-4444, fax 707-455-0455  
[info@caoutdoorproperties.com](mailto:info@caoutdoorproperties.com)  
[www.californiaoutdoorproperties.com](http://www.californiaoutdoorproperties.com)