

## County Road 11 Farm

Yolo County, California

\$2,010,000 | 240.00 Acres

County Road 11  
Esparto, California

Excellent orchard/vineyard opportunity! Located in Esparto, CA in Yolo County, the County Road 11 Farm totals 240 acres. It is zoned Agriculture Preserve and is in the Williamson Act. The property has 175.6 acres of Class 2 soil and is best suited for pistachios, almonds, or vineyards. The property is fenced and currently used to graze cattle.



### PROPERTY HIGHLIGHTS

- 240 acres zoned Agriculture Preserve
- Excellent orchard/vineyard opportunity
- 175.6 acres of Class 2 soil
- The surrounding area has good producing wells
- The property is fenced and used to graze cattle
- In the Williamson Act



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