



79 acres of farm ground

Solano County, California

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California **OUTDOOR**
PROPERTIES

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Introduction



Looking east 2-23-13

The 79 +/- acre farm land is located in northern Solano County. The property can be accessed by Interstate 80. Take Elmira exit East from I-80, go about 2.4 miles, make a right turn on Leisure Town Road, go about 1 mile, make a left on Fry road, and go about 4 miles and turn left at Clark road and go about ½ a mile the property will be on your right. The property is currently being leased for \$8000 a year to grow sudan grass. It has class 2 and class 4 soils and has a ton of potential. There are no buildings or structures on the property. The closest airport would be the Nut Tree airport in Vacaville that has a good 4700 ft asphalt runway. The closest commercial airport would be Sacramento, CA which is approximately 37 miles from the ranch. It is minutes from down town Vacaville. Vacaville is located in between Sacramento, CA (33 miles) and San Francisco, CA (56 miles). 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. The farm has beautiful views and gets its water from the Solano Irrigation District.

Size and Description



A view of farm looking north west 2-23-13

The 79.04 +/- acres is currently in two parcels. APN# 0142-230-030 – 60.3 acres and APN# 0142-230-180 – 18.74 acres. The property is zoned A-80. For further information on the development process please contact the Solano County Planning department at 707-784-6765 or visit their website at county at <http://www.co.solano.ca.us/depts/rm/default.asp>

The farm sits at approximately 40 foot elevation. It is flat with some eucalyptus trees on two corners. The farm ground is being farmed by the neighbor.



Agriculture



Irrigation outlet

The 79 acres is currently being farmed by the next door neighbor for sudan grass. They are paying the owner \$8000 a year. The farm has approximately 47 acres of Capay silty clay loam class 2 soil and 30 acres of San Ysidro sandy loam class 4 soil and 2 acres of San Ysidro sandy loam, thick surface class 3 soils. A soil report is available on request.



Irrigation ditch

Water

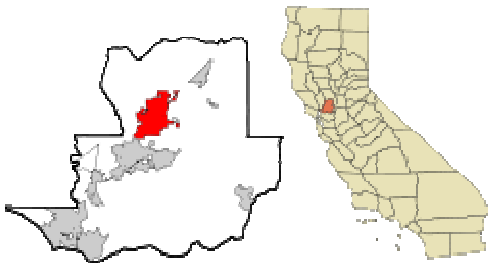
The farm gets its water from the Solano Irrigation District. SID gets its water from Lake Berryessa. Please contact the Solano Irrigation District with questions.
707-448-6847 - 810 Vaca Valley Parkway, Suite 201, Vacaville, CA.

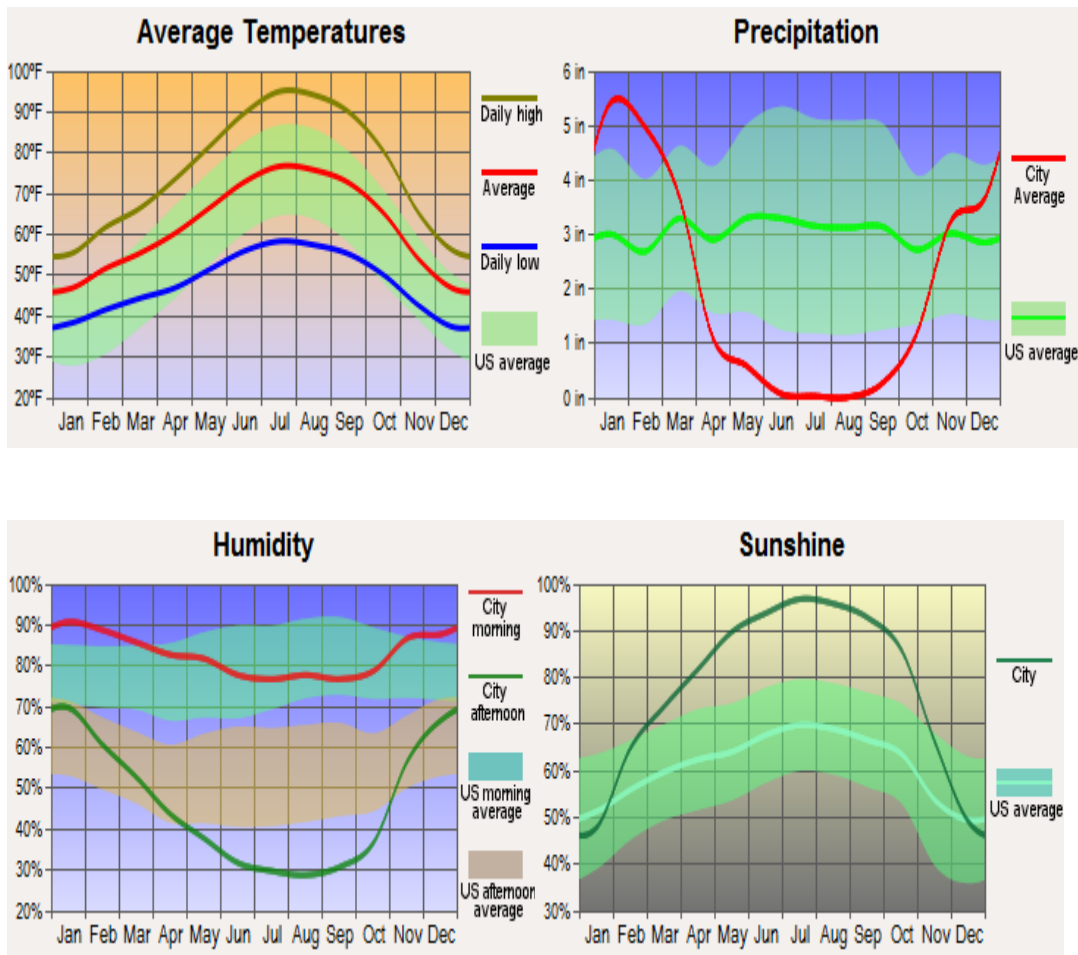


The farm

Weather and Vacaville

As shown on Wikipedia Solano County and Vacaville:





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.

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