



## **Buckeye Ranch**

**Solano County, California**

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Proudly Offered By



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## Introduction



Cows hanging out at the barn

The 125 +/- acre Buckeye Ranch is located in northern Solano County, just minutes from the City of Vacaville. Vacaville is located in between Sacramento, CA (29 miles) and San Francisco, CA (61 miles). This great location allows 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 property can be accessed by Meridian/Weber Rd. exit off of Interstate 80. Incredible access to Interstate 80 makes this property very valuable. 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. The property is currently being used for horse boarding, riding lessons and saddle shop. For years many people young and old have enjoyed taking riding lessons at the Buckeye Ranch. The horse facilities include a 90' x 180' covered riding arena and an operating saddle/tack shop. The ranch used to be the Panizza Dairy farm back in the day. It has 6 homes, 12 barns and 115 acres of class 2 and class 4 soils. The farm is part of the SID irrigation district and has great potential for orchards, hay or row crops. Many possibilities exist for this property: Great family compound, equestrian center, cattle operation, and/or farming.



## Size and Description



Covered arena and round pen

The 124.98 +/- acres is currently in two parcels: APN# 0109-040-010 - 114.46 acres and APN# 0109-040-080 – 10.52 acres. The property is zoned agriculture and is in the Williamson Act.

“The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--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. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971.”

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>

To get to the property take highway 80 east of Vacaville and take the Meridian/Weber Road exit. Travel north on N Meridan road for about 2 miles and the property will be on your right. Appointments are necessary, but you can visit the saddle shop and watch the riders in the arena.

## Agriculture



Nice pasture land

The property is currently running an equestrian center with boarding, riding lessons and operational tack and saddle shop. They board approximately 15 horses, and the owner owns another 25 lesson horses. They have permanent pasture for the horses. In addition, the ranch also runs a cow/calf operation by one of the tenants. The current owner has not farmed the property in years and has sub leased part of the land to a local farmer to grow hay. Previously, the farm was a dairy, and they used to grow hay and sugar beets. The property has approximately 45 acres of class 2 soil and the remainder 70 acres in class 4. The farm has access to the Solano Irrigation District for ag-water. The owner has been irrigating the property yearly, and the SID water has been very consistent and dependable. Please contact SID for current prices. The acre foot used to be \$23.50 acre foot. The source of SID is Lake Berryessa. In addition, the farm has two ag-wells that have not been used in 10 years. The owner states that they used to work well, but since SID is cheaper than running the ag wells with electric motors, they decided not to use the wells. The property also has two domestic wells for the homes.



## Homes

The property has 6 homes and most are in need of some TLC. The property has 6 electric meters, 2 - for ag wells, 1 - owners home, barns and arena, 1- Panizza home, 1- saddle shop, 1- all other homes.



Owners home 3bd/3ba



Original ranch house 2bd/1ba



Single wide mobile 2bd/1ba



Panizza home 4bd/1 1/2ba



Sheriff cabin/studio 1ba



Doublewide 2bd,2ba



## Barns

The last count there we 12 barns and even more outbuildings. You have no shortage of storage at the Buckeye Ranch.



Covered riding arena 90'x180'



Old Milking Pallor, now Saddle Shop 50'x80'



Feeding barn



Hay Barn 1



Bull Barn



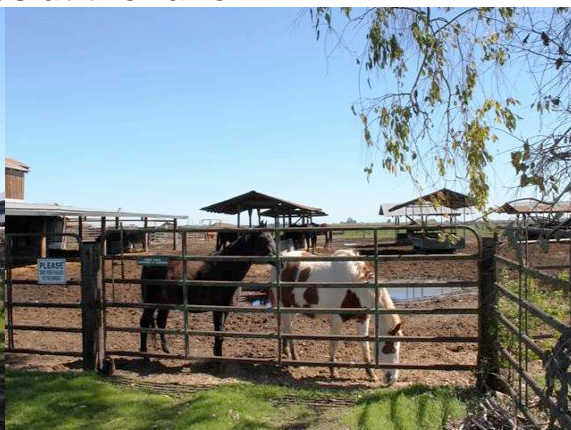
Hay Barn 2



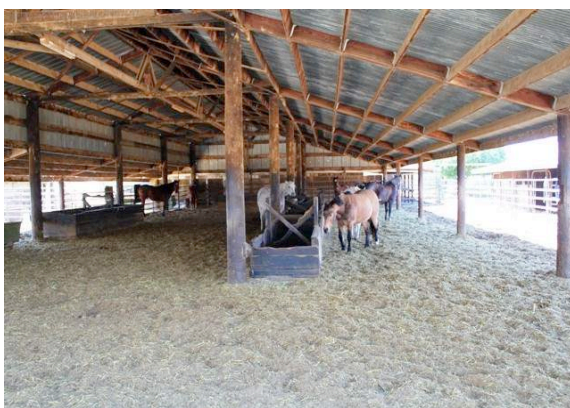
## Gallery of photos at the ranch



Hay field



couple horses



Board horses barn



Eucalyptus alley



View of ranch from back pasture

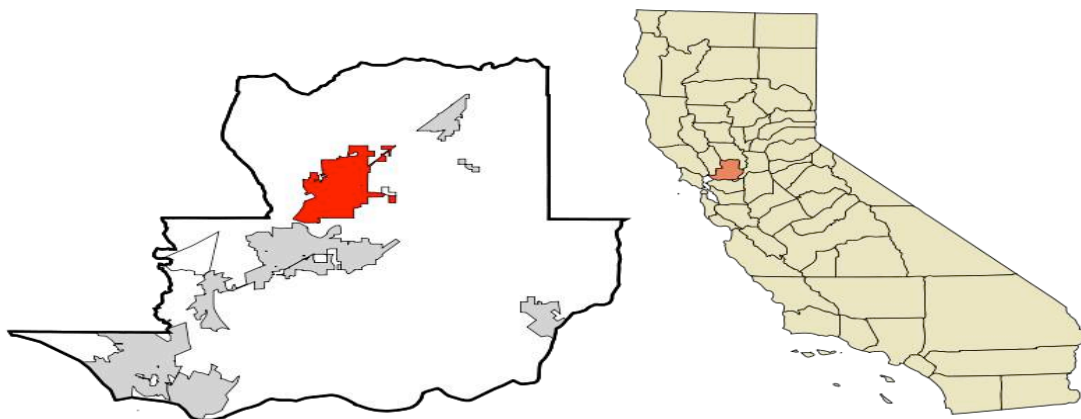
## Solano County and the weather



As shown on Wikipedia Solano County and Vacaville:

**Solano County** is a county located in the U.S. state of California, about halfway between San Francisco and Sacramento. It is officially one of the nine San Francisco Bay Area counties, and one of four North Bay counties.<sup>[2]</sup> The county's population was reported by the U.S. Census to be 413,344 in 2010. The county seat is Fairfield and the largest city is Vallejo. Solano County was one of the original counties of California, created in 1850 at the time of statehood. At the request of General Mariano Guadalupe Vallejo, the county derives its name directly from an Indian Chief, Chief Solano of the Suisun people, a Native American tribe of the region and Vallejo's close ally. Chief Solano at one time led the tribes between the Petaluma River and the Sacramento River. The chief was also called *Sem-Yeto*, which signifies "brave or fierce hand." The Chief was given the Spanish name Francisco Solano during baptism at the Catholic Mission, and is named after the Spanish Franciscan missionary, Father Francisco Solano. "Solano" is a common surname in the north of Spain, especially in Navarra, Zaragoza and La Rioja. Travis Air Force Base is located just east of Fairfield.

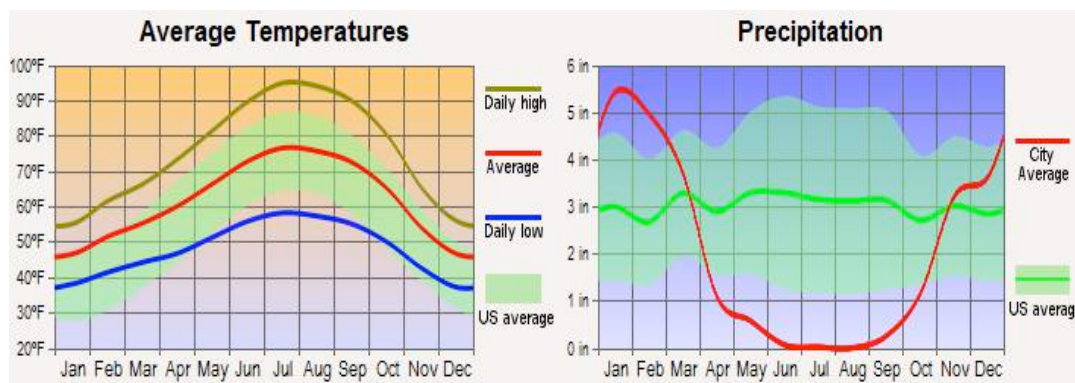


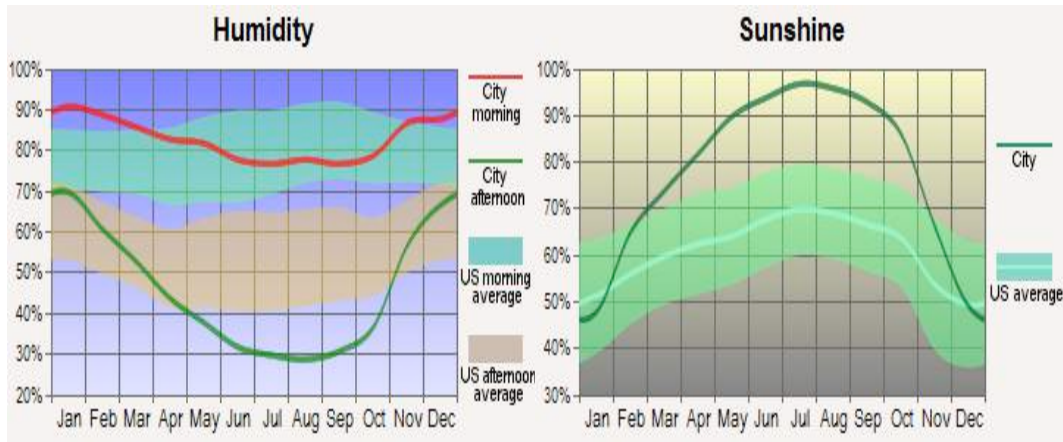


Vacaville has a typical Mediterranean climate with hot, dry summers and cool, wet winters. Characteristic of inland California summers can get quite hot. Autumns are warm in the early part but quickly cool down as the wet season approaches. Winters can be cold, and often foggy, but are mild compared to other regions. Spring is a rather pleasant season with fairly mild temperatures and not so much rain. The greater majority of precipitation falls in the autumn, winter, and spring months with little to none in summer.

According to National Weather Service records, average January temperatures in Vacaville are a maximum of 55.4 °F (13.0 °C) and a minimum of 36.7 °F (2.6 °C). Average July temperatures are a maximum of 95.2 °F (35.1 °C) and a minimum of 56.1 °F (13.4 °C). There are an average of 87.7 days with highs of 90 °F (32 °C) or higher. There are an average of 30.7 days with lows of 32 °F (0 °C) or lower. The record high temperature was 116 °F (47 °C) on July 23, 2006. The record low temperature was 14 °F (−10 °C) on December 26, 1924.

Average annual precipitation is 24.55 inches (624 mm). There are an average of 57 days with measurable precipitation. The wettest year was 1983 with 48.90 inches (1,242 mm) and the driest year was 2012 with 5 inches. The most precipitation in one-month was 19.83 inches (504 mm) in January 1916. The most precipitation in 24 hours was 6.10 inches (155 mm) on February 27, 1940. Snowfall is rare in Vacaville, but light measurable amounts have occurred, including 2.2 inches (56 mm) in January 1907 and 2.0 inches (51 mm) in December 1988.<sup>1</sup>





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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