



Golden S Ranch
Yolo County, California

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INTRODUCTION



317 +/- ACRES LOCATED IN YOLO COUNTY

9437 COUNTY ROAD 85
CAPAY, CA 95607

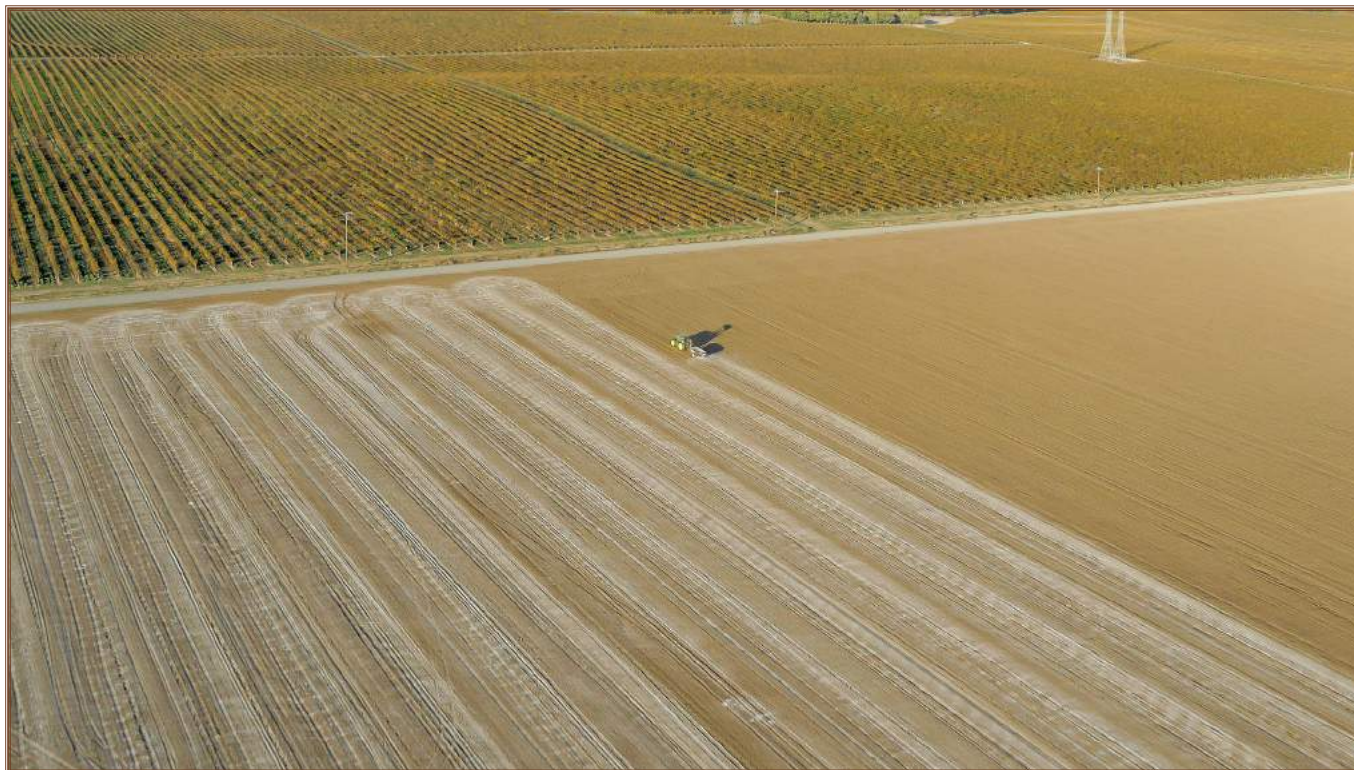
- **101 ACRES OF PISTACHIO'S**
- **45 ACRES OF 3 YEAR OLDS**
- **24 ACRES OF 2 YEAR OLDS**
- **32 ACRES OF 1 YEAR OLDS**
- **200 ACRES OF PLANTABLE ORCHARD GROUND MOSTLY CLASS 2 SOIL**
- **3 NEWER METAL BARNs AND 3 WELLS**



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SIZE AND DESCRIPTION



**061-070-002-000 317.7 ACRES ZONED AGRICULTURAL PRESERVE AND
IS IN THE WILLIAMSON ACT
CURRENT TAXES \$10,936**

ORCHARD

ACREAGE	CROP	AGE	ROOT STOCK	WOOD TYPE	SPACING
45 acres	pistachio	3 years old	UCB	Kerman	19' x 17'
24 acres	pistachio	2 years old	UCB	Kerman	19' x 17'
32 acres	pistachio	1 year old	UCB	Kerman	19' x 17'

200 +/- acres plantable to Almond or Pistachio's previous crops included:
Broccoli, Corn, Sweet Corn, Sunflower, Wheat, Onions, Bell Peppers and grass

"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."



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WATER



WELL	DEPTH	PRODUCTION	PUMP	POWER	CASING
Rd 13	450	2000 gpm	125 HP	Electric	16 inch
Rd 12	600	1100 gpm	150 HP	Diesel	12 inch linear
Pistachio	180	450 gpm	10 HP	Electric	12 inch



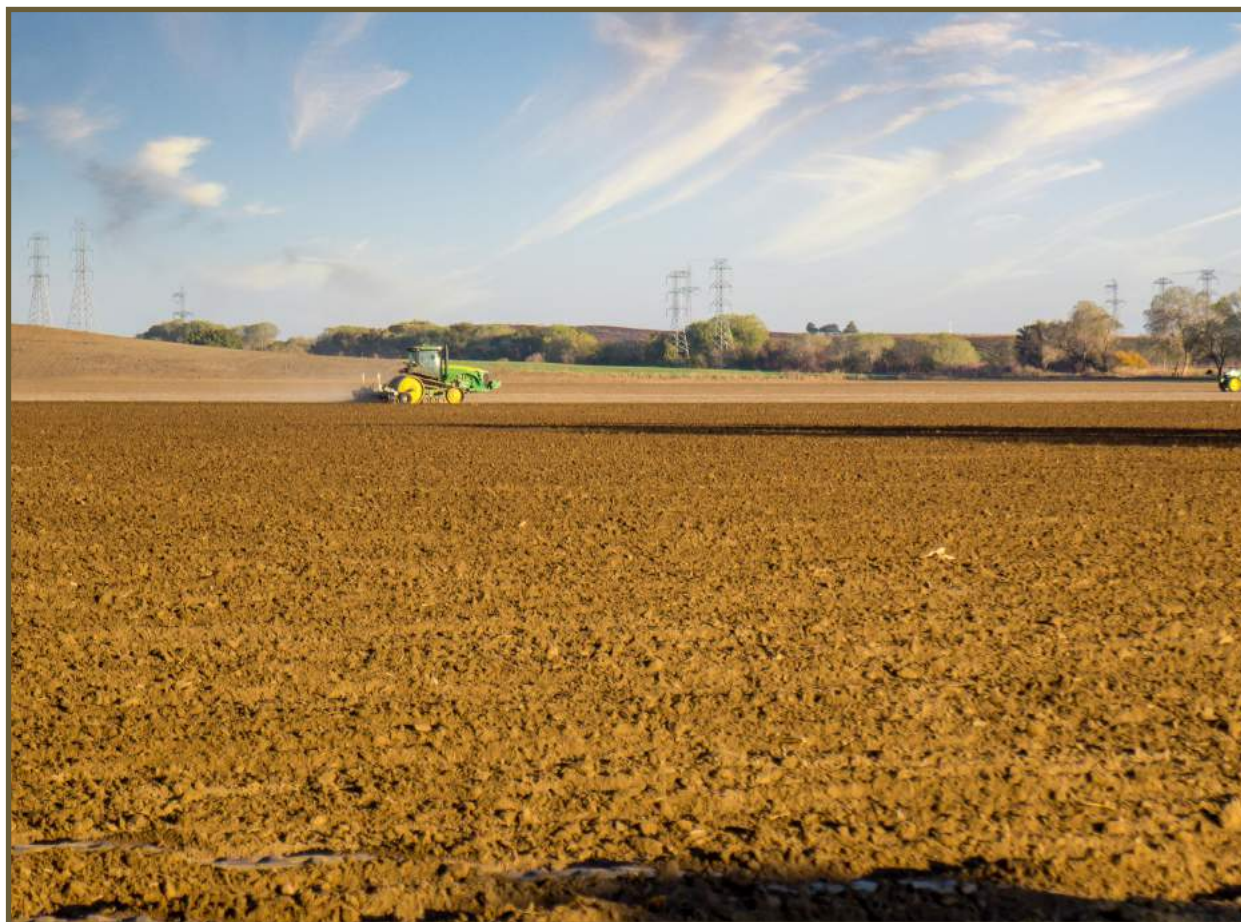


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SOIL

SYMBOL	SOIL DESCRIPTION	IRRIGATED CLASS	NON IRRIGATED CLASS	ACRES
1Rg	Rincon silty clay loam	2	3	268.7 acres
25MD	Sehorn-Balcom complex	3	4	13.6 acres
35MD	Sehorn-Balcom complex	3	4	6.7 acres
OCD2	Corning gravelly loam		4	21.8 acres





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BARN



<u>BARN</u>	<u>SIZE</u>	<u>YR BUILT</u>	<u>ELECTRICITY</u>	<u>OTHER</u>
Package barn	150' x 92'	2011	no	metal, stemwall construction, air vents and 2/3 of floor 8 inch concrete
Show barn	114' x 84'	2011	yes	metal, stem wall construction, air vents
Shop	60' x 40'	2011	yes	metal, stem wall construction, air vents





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As stated on the Wikipedia web-

Yolo County, officially the County of Yolo, is a county located in the northern portion of the U.S. state of California. As of the 2010 census, the population was 200,849.[4] Its county seat is Woodland.[5]

Yolo County is included in the Sacramento-Roseville-Arden-Arcade, CA Metropolitan Statistical Area. The county is located in the Sacramento Valley,

Much of Yolo County remains a relatively rural agricultural region. This is evidenced by the multibillion-dollar state of California tomato industry that accounts for 90% of the canned and processed tomato production in the United States and 35% worldwide,[6] to which Yolo County is a major contributor. Yolo County was one of the original counties of California, created in 1850 at the time of statehood. The county is governed by a board of five district supervisors as well as the governments of its four incorporated cities: Davis, West Sacramento, Winters, and Woodland. According to the U.S. Census Bureau, the county has a total area of 1,024 square miles (2,650 km²), of which 1,015 square miles (2,630 km²) is land and 8.9 square miles (23 km²) (0.9%) is water.[7]

Pistachio is a desert plant, and is highly tolerant of saline soil. It has been reported to grow well when irrigated with water having 3,000–4,000 ppm of soluble salts.[9] Pistachio trees are fairly hardy in the right conditions, and can survive temperatures ranging between -10°C (14°F) in winter and 48°C (118°F) in summer. They need a sunny position and well-drained soil. Pistachio trees do poorly in conditions of high humidity, and are susceptible to root rot in winter if they get too much water and the soil is not sufficiently free-draining. Long, hot summers are required for proper ripening of the fruit. They have been known to thrive in warm, moist environments. The bush grows up to 10 m (33 ft) tall. It has deciduous pinnate leaves 10–20 centimeters (4–8 inches) long. The plants are dioecious, with separate male and female trees. The flowers are apetalous and unisexual, and borne in panicles.

The fruit is a drupe, containing an elongated seed, which is the edible portion. The seed, commonly thought of as a nut, is a culinary nut, not a botanical nut. The fruit has a hard, creamish exterior shell. The seed has a mauvish skin and light green flesh, with a distinctive flavor. When the fruit ripens, the shell changes from green to an autumnal yellow/red, and abruptly splits part way open (see photo). This is known as dehiscence, and happens with an audible pop. The splitting open is a trait that has been selected by humans.[14] Commercial cultivars vary in how consistently they split open.

Each pistachio tree averages around 50 kilograms (110 lb) of seeds, or around 50,000, every two years.[15]

The trees are planted in orchards, and take approximately seven to ten years to reach significant production. Production is alternate-bearing or biennial-bearing, meaning the harvest is heavier in alternate years. Peak production is reached around 20 years. Trees are usually pruned to size to make the harvest easier. One male tree produces enough pollen for eight to 12 drupe-bearing females. Harvesting in the United States and in Greece is often accomplished using equipment to shake the drupes off the tree. After hulling and drying, pistachios are sorted according to open-mouth and closed-mouth shells. Sun-drying has been found to be the best method of drying,[18] then they are roasted or processed by special machines to produce pistachio kernels.

In California, almost all female pistachio trees are the cultivar 'Kerman'. A scion from a mature female 'Kerman' is grafted onto a one-year-old rootstock.

Pistachios are a nutritionally dense food. In a 100 gram serving, pistachios provide 562 calories and are a rich source (20% or more of the Daily Value or DV) of protein, dietary fiber, several dietary minerals and the B vitamins, thiamin and especially vitamin B6 at 131% DV (table).[28] Pistachios are a good source (10–19% DV) of calcium, riboflavin, vitamin B5, folate, vitamin E, and vitamin K (table).

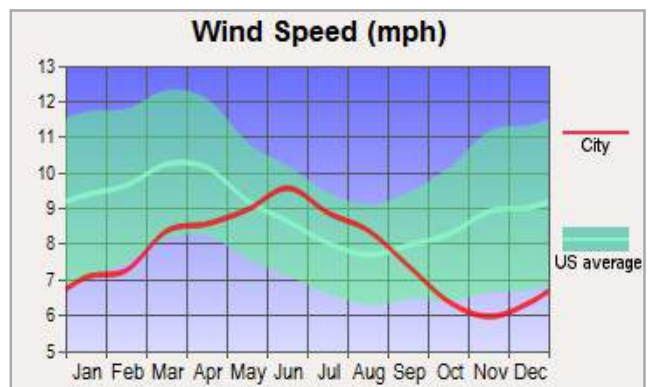
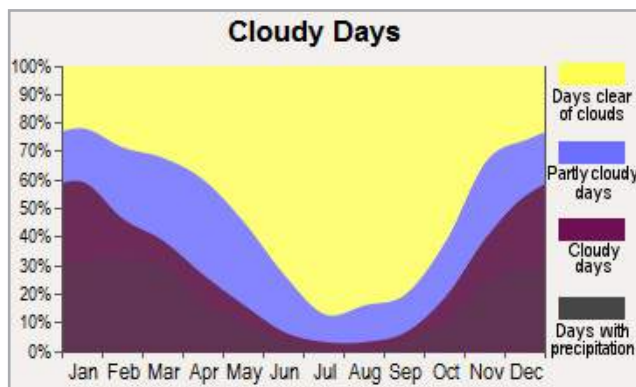
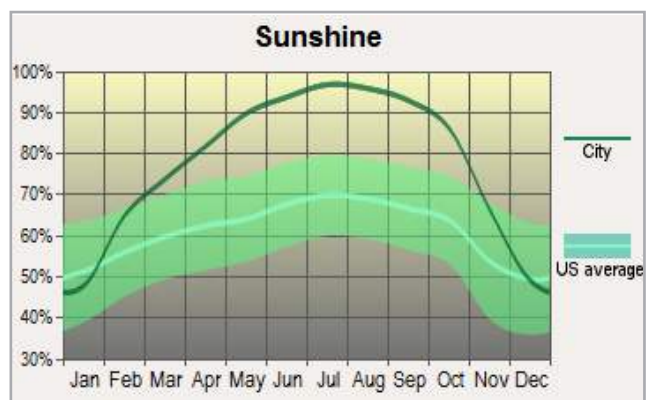
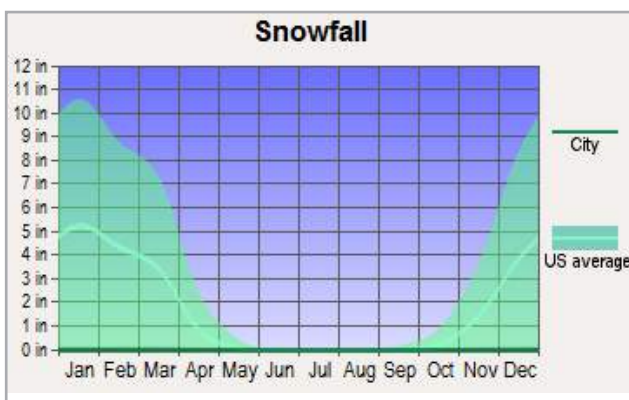
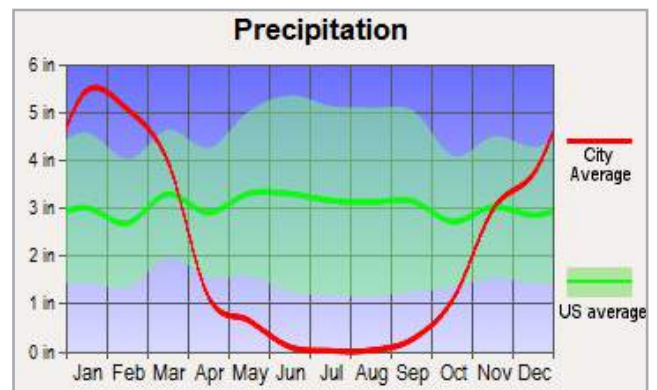
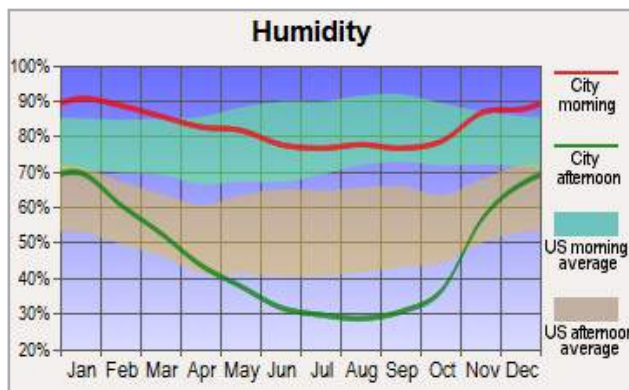
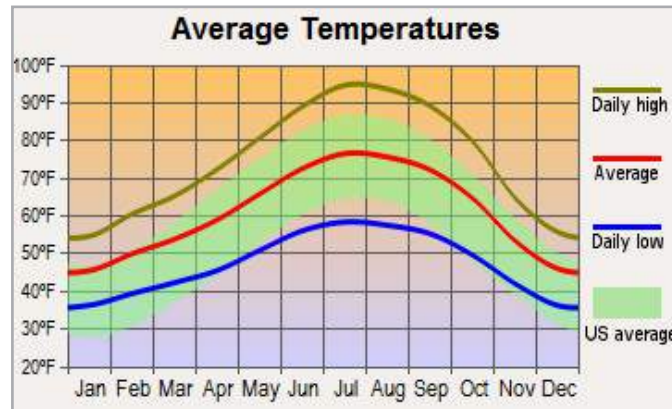




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WEATHER



Offering Price

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