



Mitchell Ranch
Yolo County, California

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707 Merchant Street, Suite 100, Vacaville, Ca 95688

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

info@CaOutdoorProperties.com

www.californiaoutdoorproperties.com

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INTRODUCTION

275 +/- ACRES LOCATED IN YOLO
32181 COUNTY RD 106
DIXON, CA 95620



The property is located at the southeastern portion of Yolo County immediately east of County Road 106 and immediately north of County Road 38.

- 60 ACRES OF 2 YEAR OLD ALFALFA
- 130 ACRES OF 3 YEAR OLD ALFALFA
- 80 ACRES OF 2 YEAR OLD ORCHARD/ALFALFA MIX
- 6 CUTTINGS A YEAR AT 6.5 TONS PER ACRE
- TWO WELLS, 2400 GPM AND 1650 GPM

A majority of the property is cultivated, with the exception of a transmission line corridor, there are no farmyards, residences, or other structures on the property. Alfalfa hay and other hays such as orchard grass, is the primary crop grown on the property. The landowner grows and sells high value hay crops for horse feed to a select group of horse owners that seek hays with the highest nutritional value.

The property is within an entirely rural setting. County road 106 is the border. The CDFW Yolo Bypass Wildlife area borders the property on the east and south.

Other than several farm residences in the area, the entire surrounding area is farmed or is managed habitat land on the refuge.

*Taken from Yolo habitat conservancy report



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SIZE AND DESCRIPTION



033-150-059-000 275.31 +/- ACRES ZONED A-1

CURRENT TAXES 2016 \$23,978

The Agricultural Intensive (A-I) zone is applied to land in the rural areas for more intensive processing and industrial type uses, which are directly related to the local agricultural industry. Minimum parcel size in the A-I zone shall be adequate enough to support the use, with a minimum of five acres.

*detailed zoning report from county available upon request



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WATER

Fields are irrigated using temporary or semi-permanent irrigation ditches along field borders.

The 2 wells have recently been connected together with an 18" mainline to distribute high volume pressure irrigation water throughout the farm.

Each well was tested in 2013 by Alsco Geyer Irrigation and an irrigation water analysis report is available upon request.

Owner placed new irrigation pipeline in 2015. 18", 15", 12" and 10" PVC pipe on the entire farm. Material list available upon request.



South well

2400 GPM static water level 30 feet
75 HP pump

North well

1650 GPM static water level 32 feet
75 HP pump



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SOIL

SYMBOL	SOIL DESCRIPTION	IRRIGATED CLASS	NON IRRIGATED CLASS	ACRES
Bra	Brentwood silty clay loam	1	4	243.acres
RG	Rincon silty clay loam	2	3	29 acres
CC	Capay soils	4	4	3 acres



CROP HISTORY

- Currently 100% alfalfa and orchard grass in 5 year rotation
- All 8 fields are managed similarly with focus on hay crops
- 60 acres of 2 year old alfalfa
- 130 acres of 3 year old alfalfa
- 80 acres of 2 year old orchard/alfalfa mix
- 6 cuttings a year at 6.5 tons per acre
- The 2 far East fields were recently leveled
- A higher producer of tomatoes, sunflower seed production, wheat and corn rotation
- Owner applied generous amounts of P&K fertility with Gypsum in the preparation of the seed beds

PRODUCTIVITY*

37,791 bales produced in 2016

Electric costs per acre*

approx \$169.31 an irrigated acre

Available reports

Soil report, preliminary title report, water report, orchard suitability report

Property has been approved by the Yolo Habitat Conservancy board for a conservation easement on 7-25-2016.

The owner has not pursued it any further, a new buyer can go forward.

*Detailed report available upon request



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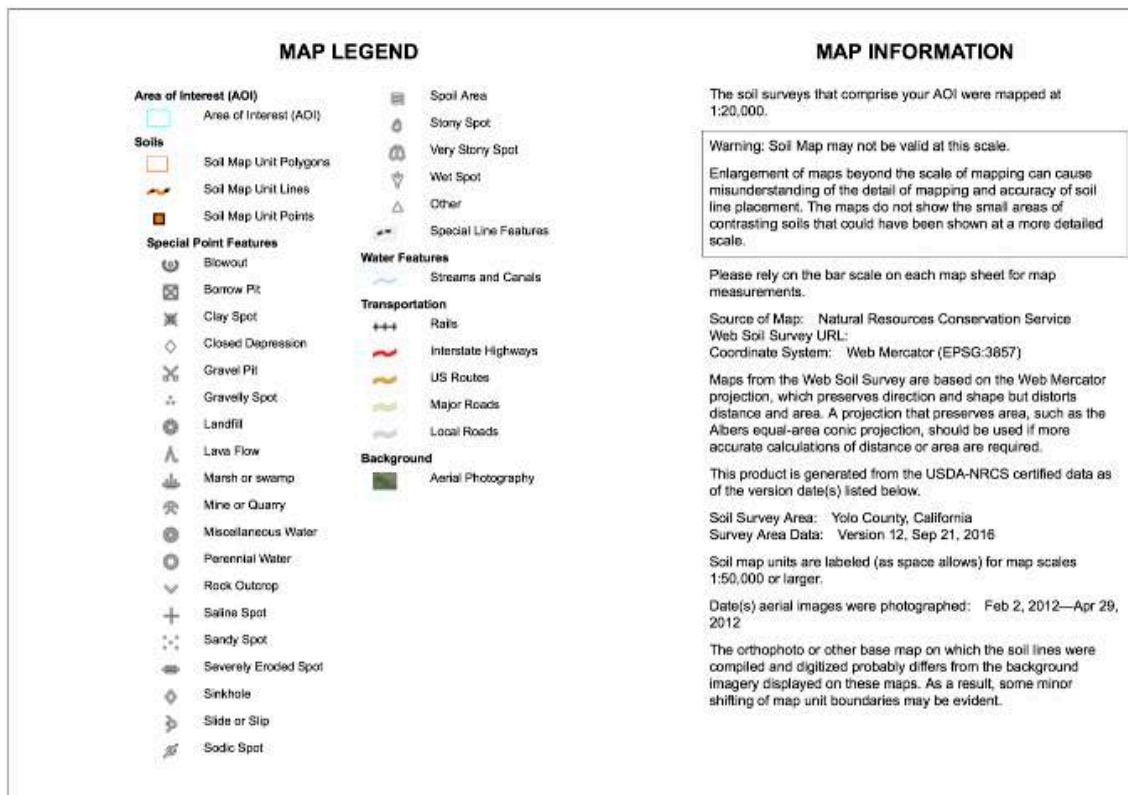
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Web Soil Survey
National Cooperative Soil Survey

Natural Resources
Conservation Service



Soil Map—Yolo County, California



Soil Map—Yolo County, California

Map Unit Legend

Yolo County, California (CA113)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrA	Brentwood silty clay loam, 0 to 2 percent slopes	242.6	86.8%
Cc	Capay soils, flooded	4.3	1.5%
Rg	Rincon silty clay loam	32.7	11.7%
Totals for Area of Interest		279.5	100.0%



Map Unit Description: Capay soils, flooded---Yolo County, California

Yolo County, California

Cc—Capay soils, flooded

Map Unit Setting

National map unit symbol: hdvf
Elevation: 10 to 300 feet
Mean annual precipitation: 10 to 25 inches
Mean annual air temperature: 61 to 63 degrees F
Frost-free period: 200 to 300 days
Farmland classification: Not prime farmland

Map Unit Composition

Capay and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Capay

Setting

Landform: Rims on basin floors
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sedimentary rock

Typical profile

H1 - 0 to 36 inches: silty clay
H2 - 36 to 60 inches: silty clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat):
Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 48 to 72 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Calcium carbonate, maximum in profile: 5 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 10.0
Available water storage in profile: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 4w
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C



Map Unit Description: Rincon silty clay loam—Yolo County, California

Yolo County, California

Rg—Rincon silty clay loam

Map Unit Setting

National map unit symbol: hdww
Elevation: 50 to 350 feet
Mean annual precipitation: 20 inches
Mean annual air temperature: 61 degrees F
Frost-free period: 275 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Rincon and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rincon

Setting

Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sedimentary rock

Typical profile

H1 - 0 to 15 inches: silty clay loam
H2 - 15 to 56 inches: silty clay loam
H3 - 56 to 72 inches: silty clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat):
Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 9.4 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: C
Hydric soil rating: No



Map Unit Description: Brentwood silty clay loam, 0 to 2 percent slopes—Yolo County, California

Yolo County, California

BrA—Brentwood silty clay loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: hdvb
Elevation: 50 to 400 feet
Mean annual precipitation: 12 to 20 inches
Mean annual air temperature: 61 to 63 degrees F
Frost-free period: 280 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Brentwood and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brentwood

Setting

Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sedimentary rock

Typical profile

H1 - 0 to 10 inches: silty clay loam
H2 - 10 to 35 inches: silty clay loam
H3 - 35 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat):
Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 10.8 inches)

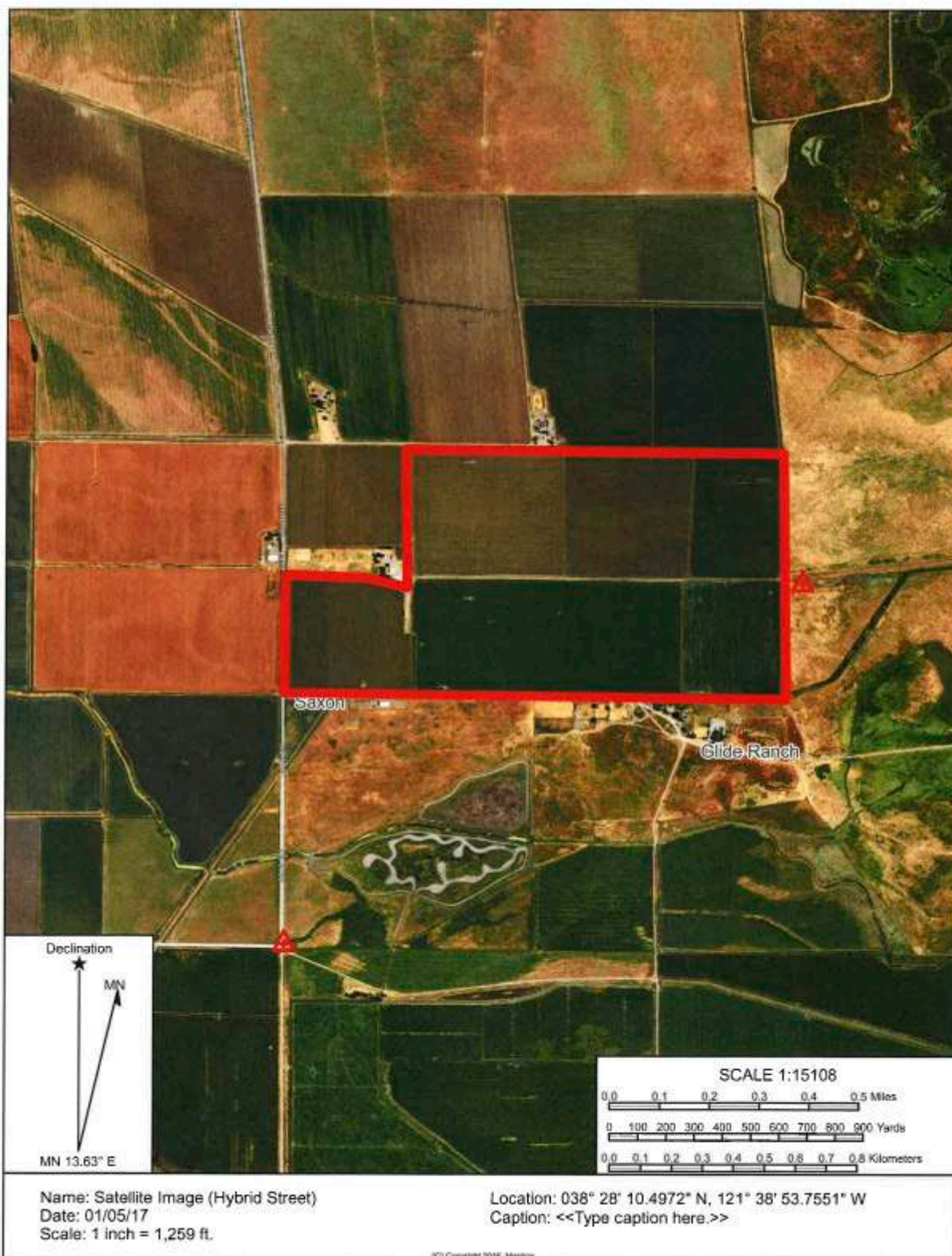
Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 4c
Hydrologic Soil Group: C
Hydric soil rating: No



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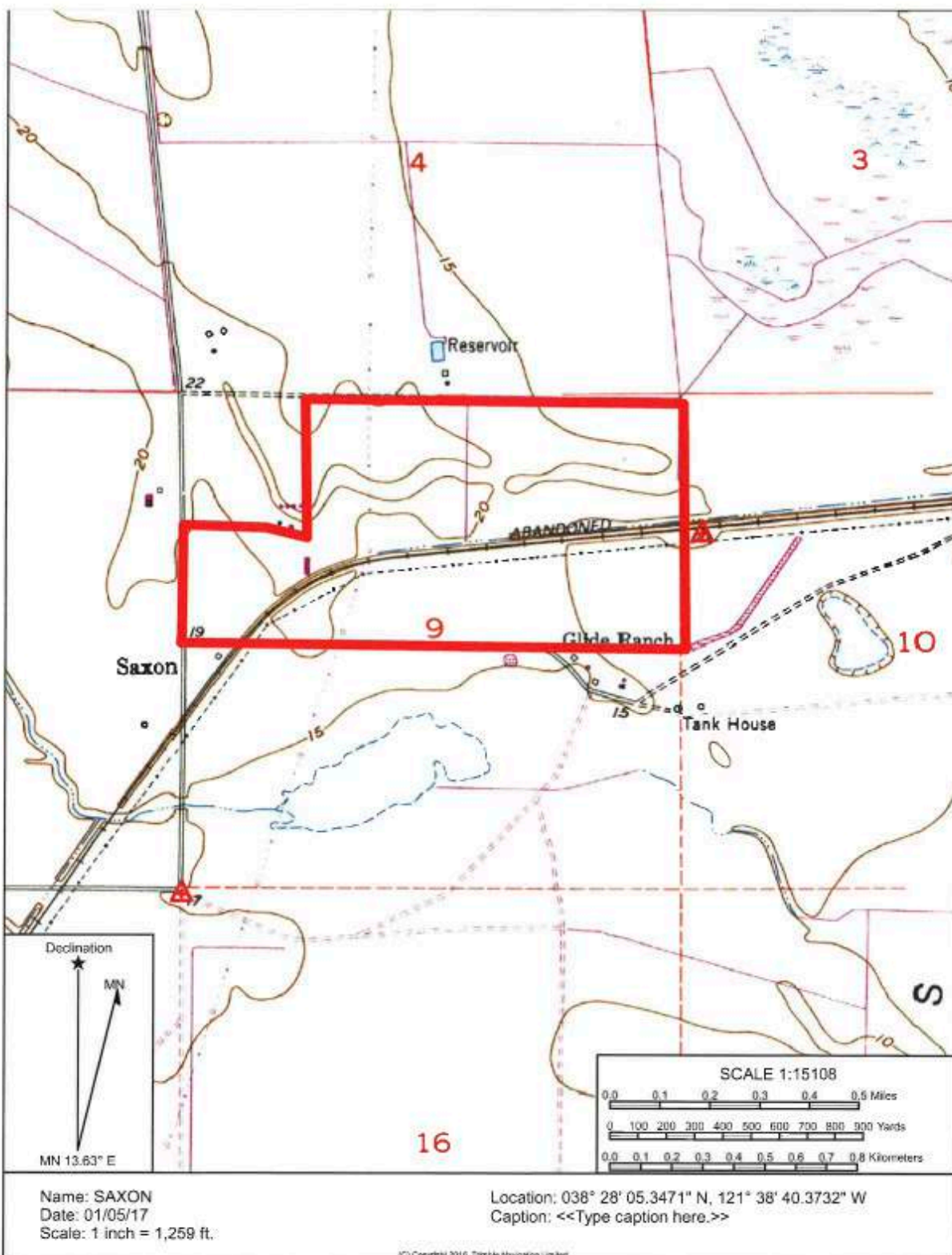
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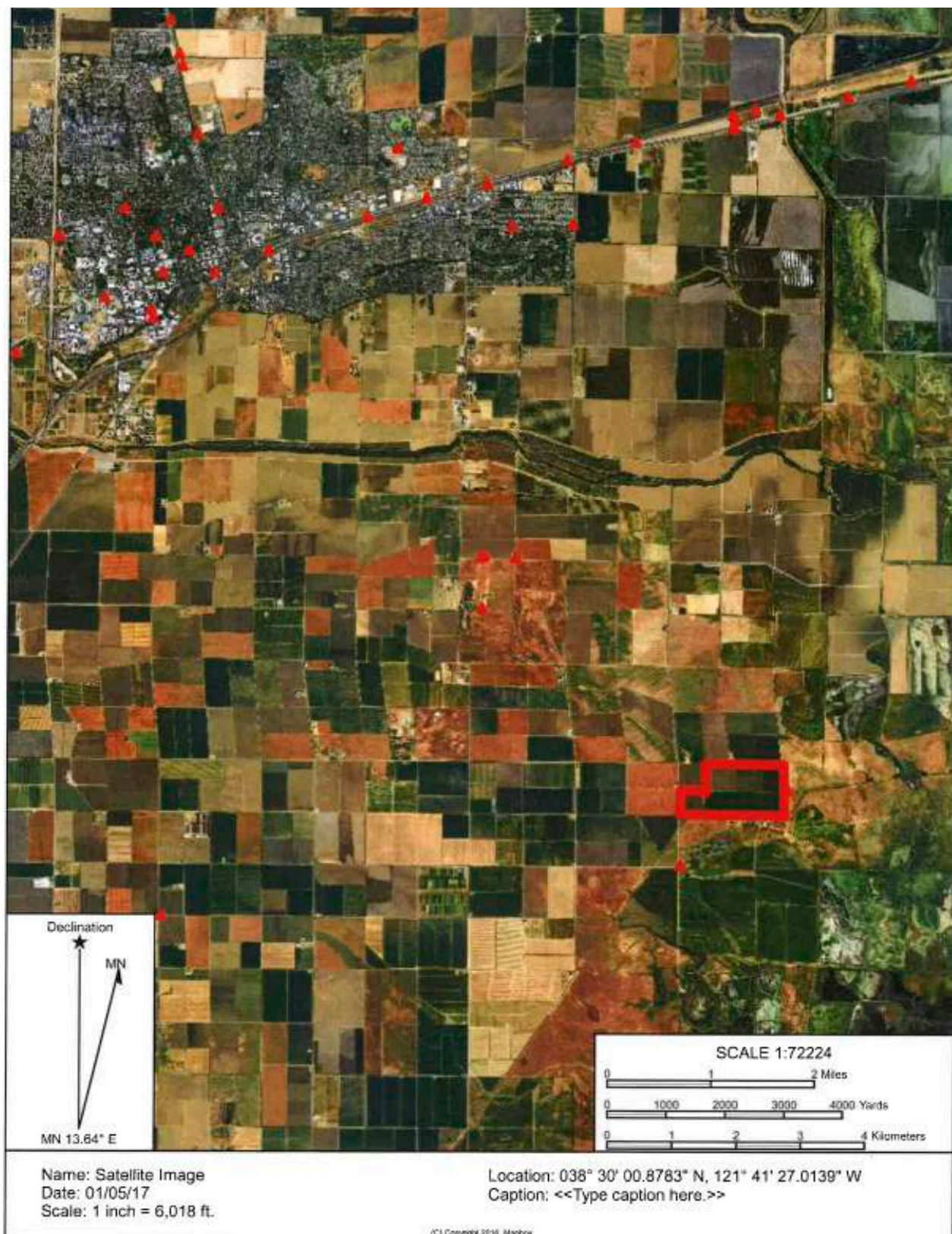
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As stated on the Wikipedia web-

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,

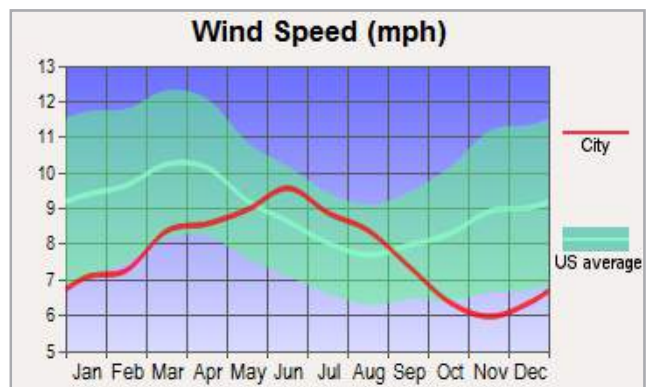
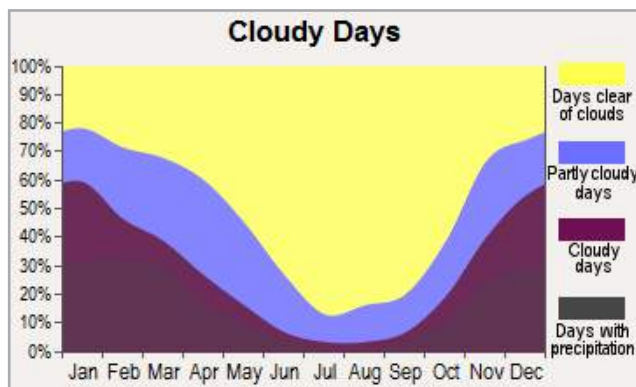
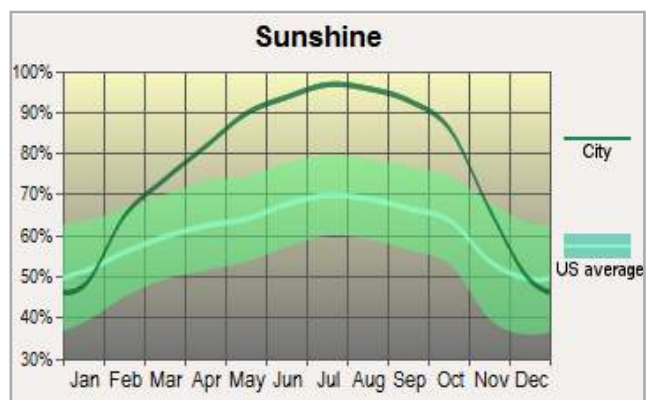
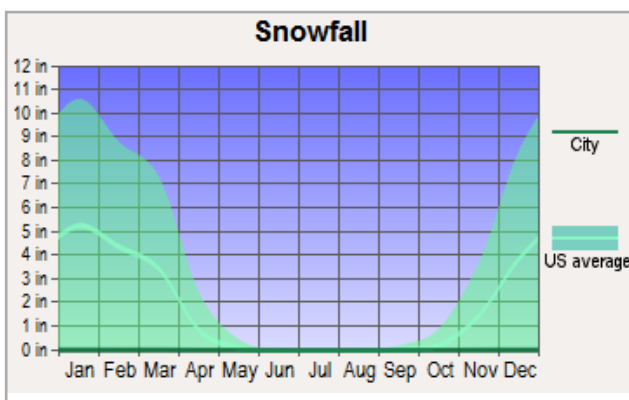
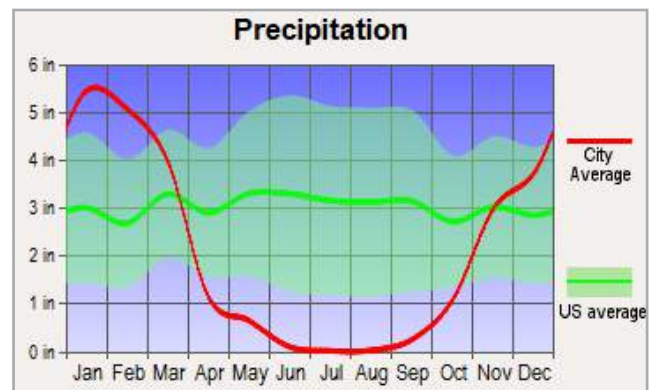
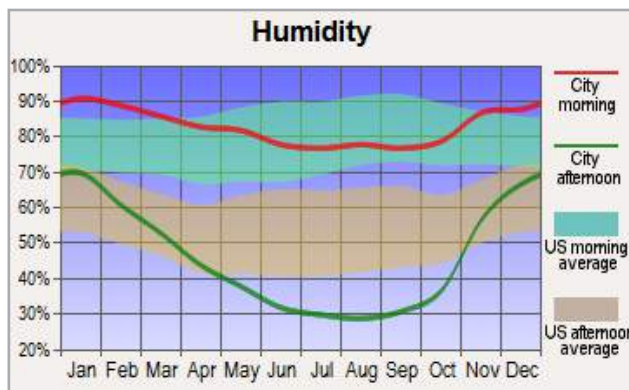
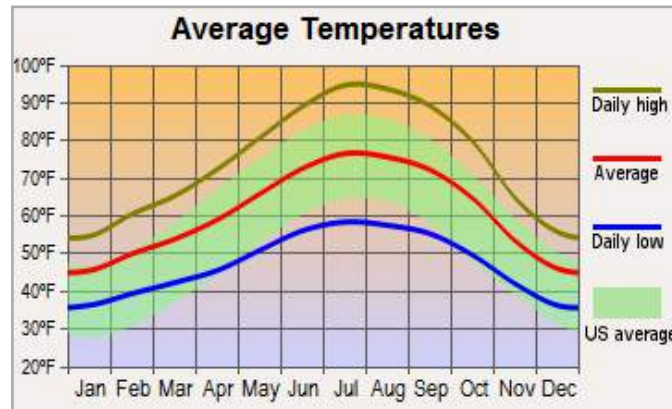
Much of Yolo County remains a relatively rural agricultural region. This is evidenced by the multibillion-dollar state of California tomato industry that accounts for 90% of the canned and processed tomato production in the United States and 35% worldwide,[6] to which Yolo County is a major contributor. 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]



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WEATHER



Offering Price

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California Outdoor Properties Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
(707) 455-4444 Office (707) 455-0455 Fax
todd@caoutdoorproperties.com
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