

County Road 59
Yolo County, California



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INTRODUCTION



Ideally located in between San Francisco and Sacramento, this 3500 sq. ft. 3 bedrooms and 3 baths house is a wonderful place to live. The house resides on 43 acres and includes a 3 car garage, horse facilities, and a multitude of home upgrades. When summer time arrives you can hang out in your pool. The property is located in Brooks, CA just 91 miles from San Francisco and only 38 miles from the Sacramento International Airport. The property is just minutes away from Cache Creek Casino Resort and 23 miles to Winters or Woodland. If you think this may be the place for you please call the office for an appointment.



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SIZE AND DESCRIPTION



The property consists of one parcel:

060-060-037

42.85 acres

Zoning: AN*

As you turn onto county road 59 you will come to the end of the road and reach the property. The beautiful 43 acre rural property with a 3500 sq ft. single story Tuscan style home sits atop a hilltop knoll. Commanding views of Capay Valley that gives the owner a 360 degree view of their land. The ground is prepared for 15 acres of Pistachios the owner is just waiting for the trees to be delivered. The property also features great horse facilities, a barn, paddocks, and grass pastures.

*Agricultural Intensive (A-N) Zone. The Agricultural Intensive (A-N) Zone is applied to preserve lands best suited for intensive agricultural uses typically dependent on higher quality soils, water availability, and relatively flat topography. The purpose of the zone is to promote those uses, while preventing the encroachment of nonagricultural uses. Uses in the A-N Zone are primarily limited to intensive agricultural production and other activities compatible with agricultural uses. This includes allowing agriculturally-related support uses, excluding incompatible uses, and protecting the viability of the family farm. Minimum lot size for newly created parcels(1) in the A-N Zone is forty (40) acres for irrigated parcels primarily planted in permanent crops, such as orchards or vineyards; eighty (80) acres for irrigated parcels that are cultivated; one hundred sixty (160) acres for parcels that are generally uncultivated and/or not irrigated.



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THE HOME

The single story Tuscan style home was built in 2003. It is 3500 sq. ft. with 3 bedrooms and 3 bathrooms. All the modern upgrades that you dream of in a home coupled with the commanding views of the Capay Valley make this property truly exceptional. The house is move in ready leaving the new buyer with little to do but enjoy the property.





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The property includes turnkey horse facilities including 7+ stalls, barn, fencing, hay storage, paddocks, and grass pastures. If you are looking for a great horse facility on your own private 42 acres of land you will not be disappointed.

Amenities

- Built in 2003, 3500 sq. ft, 3 bedrooms, 3 baths
- Horse Amenities: 7+ stalls, arena, barn, fencing, hay Storage, paddocks, grass pastures
- Granite counter tops
- Tile floors, carpet
- 12' and 10' ft Ceilings
- 2 Air Condition Units, 2 Water Heaters
- 2 Fire Places
- 3 Car Attached Garage
- Outbuilding
- Tool Shed
- Workshop Building
- 15 Acres of Pistachios being planted in 2018



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ABOUT YOLO COUNTY

As stated on the Wikipedia website



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,

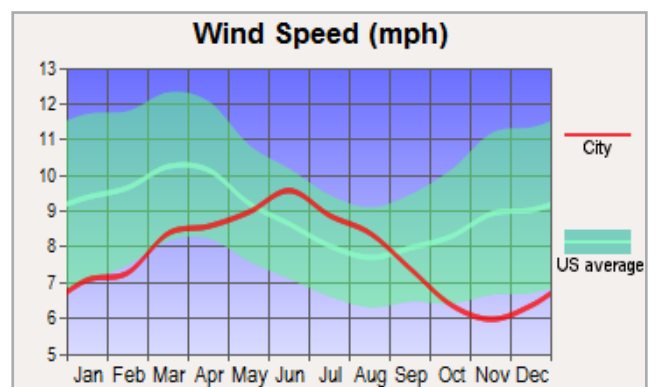
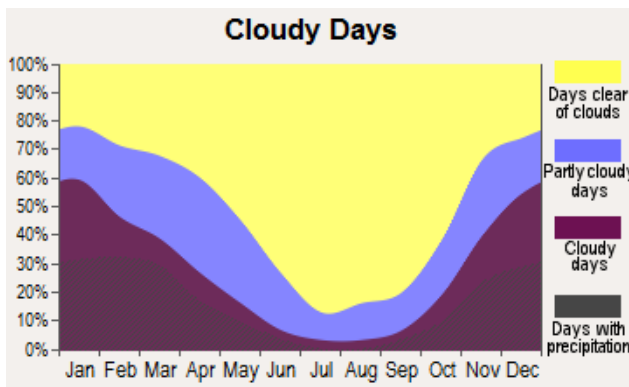
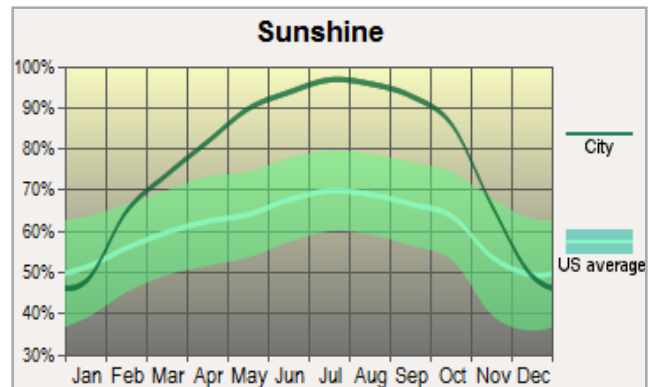
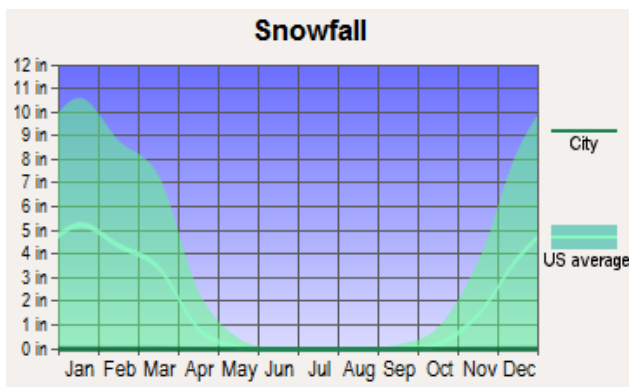
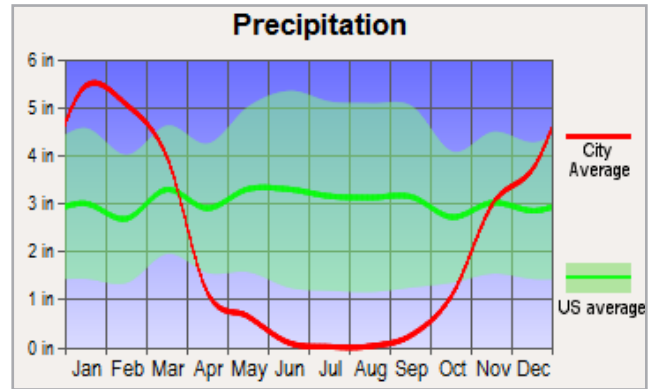
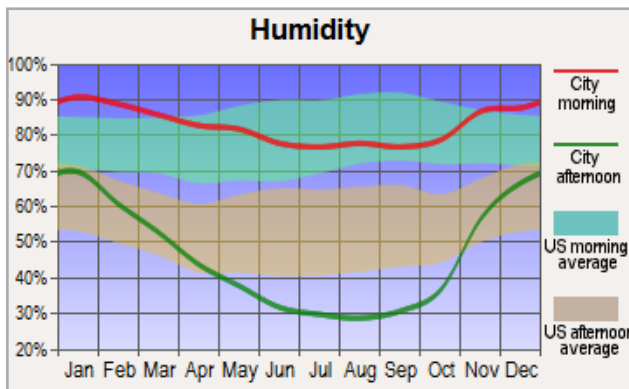
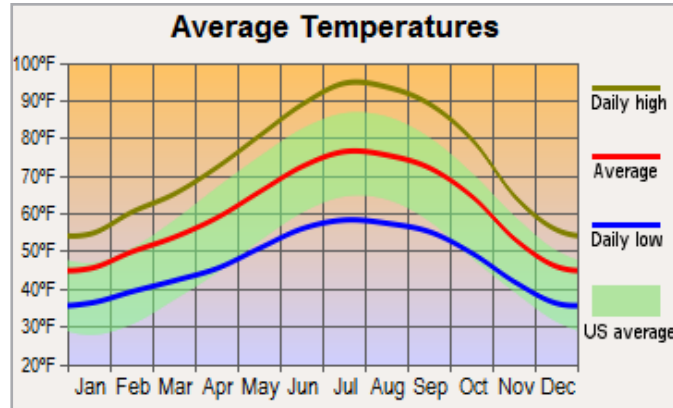
Much of Yolo County remains a relatively rural agricultural region. This is evidenced by the multibillion-dollar state of California tomato industry that accounts for 90% of the canned and processed tomato production in the United States and 35% worldwide,[6] to which Yolo County is a major contributor.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

~ Please call us for a price ~



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