



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Silva Ranch

28 +/- acres, Vacaville, CA
Solano County



EXCLUSIVE PARTNER OF

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Introduction

Set high atop the Vaca hills with sweeping views of the majestic Sierra Nevada Range, Sutter Buttes, and Sacramento lays Utopia. 28 acres provides seclusion and privacy as you settle comfortably into your 3995 square foot, 4 bedroom, 2.5 bathroom estate. Walk out your back courtyard to the 22,000 gallon pool for a refreshing dip on a hot summer day, gaze out from your lounge chair at the million dollar views, sip your favorite beverage from the covered front porch, or look out the vast number of windows to the twinkling lights of civilization below. Created as a home for a family, have the kids bring their 4-H animals, set up an equestrian facility, or just enjoy the quiet and openness. The bonus is the location! This property is ideally located between San Francisco and Sacramento, immediately off the I-80 corridor, in Vacaville, CA., making it possible for Bay Area and Sacramento commuters to call this paradise their home.



Location

Located in Solano County, this property is 8 miles from the town of Vacaville, California. Because of the central location, air service is available through all Bay Area and Sacramento airports. Leaving the property, Sacramento International Airport is 39 miles away, Oakland International Airport is 68 miles away, San Francisco International Airport is 75 miles away, and Norman Y. Mineta San Jose International Airport is 95 miles away. Nut Tree Airport is 9 miles from the property. The closest schools would be 8 miles away in Vacaville. From the west, take I-80 to I-505 North. Take the Midway Road exit. Left onto Midway. Right onto Timm, Timm Road turns left and becomes Peaceful Glen, right onto English Hills, left onto Skyhawk. From the east, take I-80 to the Midway Road exit. Right onto Midway, right onto Timm, Timm Road turns left and becomes Peaceful Glen, right onto English Hills, left onto Skyhawk.



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Highlights

- Beautiful, panoramic, unobstructed views
- 28 acre parcel
- Excellent family home
- 3995 square foot, 4 bedroom, 2.5 bathroom home
- 9 foot ceilings
- 28' x 30' shop
- Two solar arrays
- Sweeney Creek meanders through the property border
- Rural North Vacaville Water District water supply
- Paved driveway
- Prestigious English Hills area
- Unequalled location, convenient travel to Bay Area and Sacramento





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Size and Zoning

The 28.15 +/- acre ranch consists of one parcel and is enrolled in the Williamson Act:

APN#	Acres:	Zoning:
0105-010-010	28.15	A-20

This property is governed by the Solano County Zoning Ordinance. A-20 is exclusive agricultural, 20-acre parcels. Please refer to the Solano County Code, Chapter 28, Zoning Regulations for a complete list of allowed uses for this property.

Additionally, this property is flanked by a 1600 acre parcel that is essentially undeveloped, providing unobstructed views of the countryside.

Current Property Taxes: \$9282



“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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Utilities

The Rural North Vacaville Water District supplies water. PG&E and two solar arrays supply power to the home. The home has two separate heating and cooling units.





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About Vacaville:

Vacaville is a city located in Solano County in Northern California. Sitting approximately 35 miles from Sacramento and 55 miles from San Francisco, it is considered part of the San Francisco Bay Area, and it also considered part of the Sacramento Valley. As of the 2010 census, Vacaville had a population of 92, 428, making it the third largest city in Solano County. It is also home to the Premium Outlet stores, Vacaville Fiesta Days, and a few biotechnology companies. Frank H. Buck was born on a ranch near Vacaville and is known for developing a town later known as Beverly Hills, CA.

As Vacaville sits on the I-80 corridor, it is a mere 31 miles to the famed Napa Valley and 19 miles to the University of California, Davis.





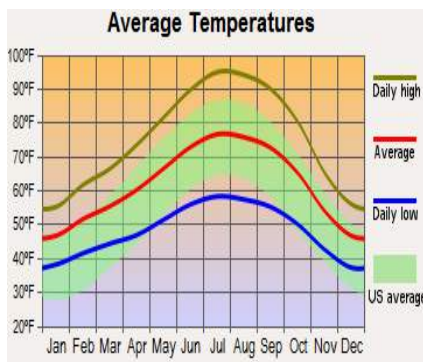
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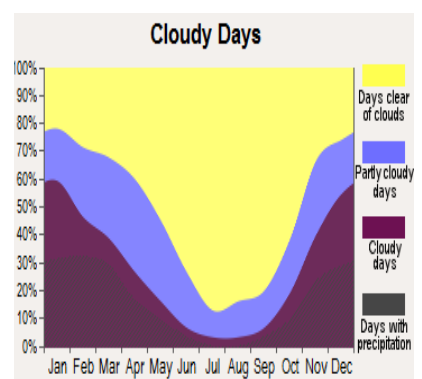
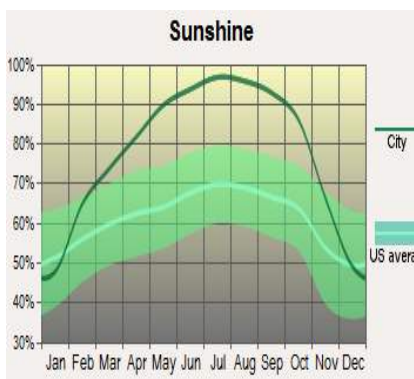
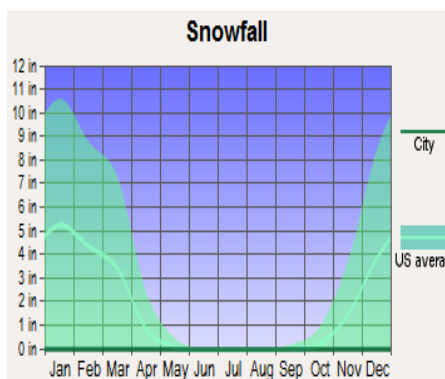
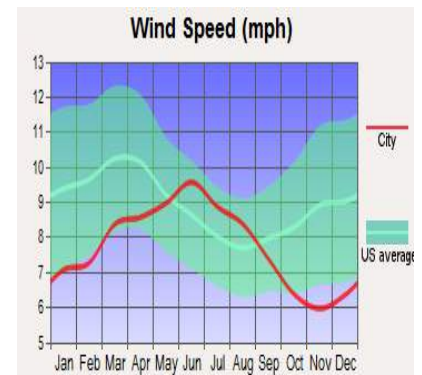
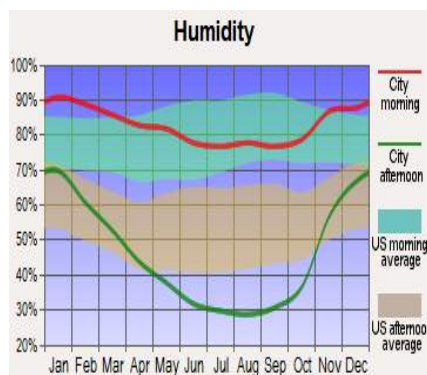
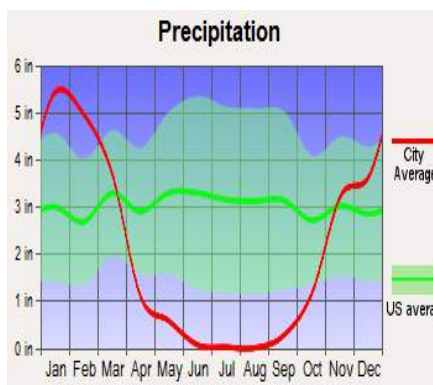
About Solano County:

Solano County is home to a plethora of industry and activities. Located in Northern California, with an overall population of 413,344 as of the 2010 census, visitors and residents can enjoy Six Flags Discovery Kingdom in Vallejo, the Jelly Belly and Budweiser factory in Fairfield, multiple golf courses, access to boating and fishing through the Vallejo Marina, Suisun Marina, Rio Vista Delta, or Lake Berryessa, bird-watching as the Suisun Marsh is part of the flyway for Pacific Waterfowl, the Vallejo ferry for stress free travel to the San Francisco Ferry Building, Travis Air Force Base for the airplane museum, wineries in Suisun Valley, specialized dried fruit companies in Suisun Valley, premium outlet shopping, and hometown fun at the Dixon May Fair.

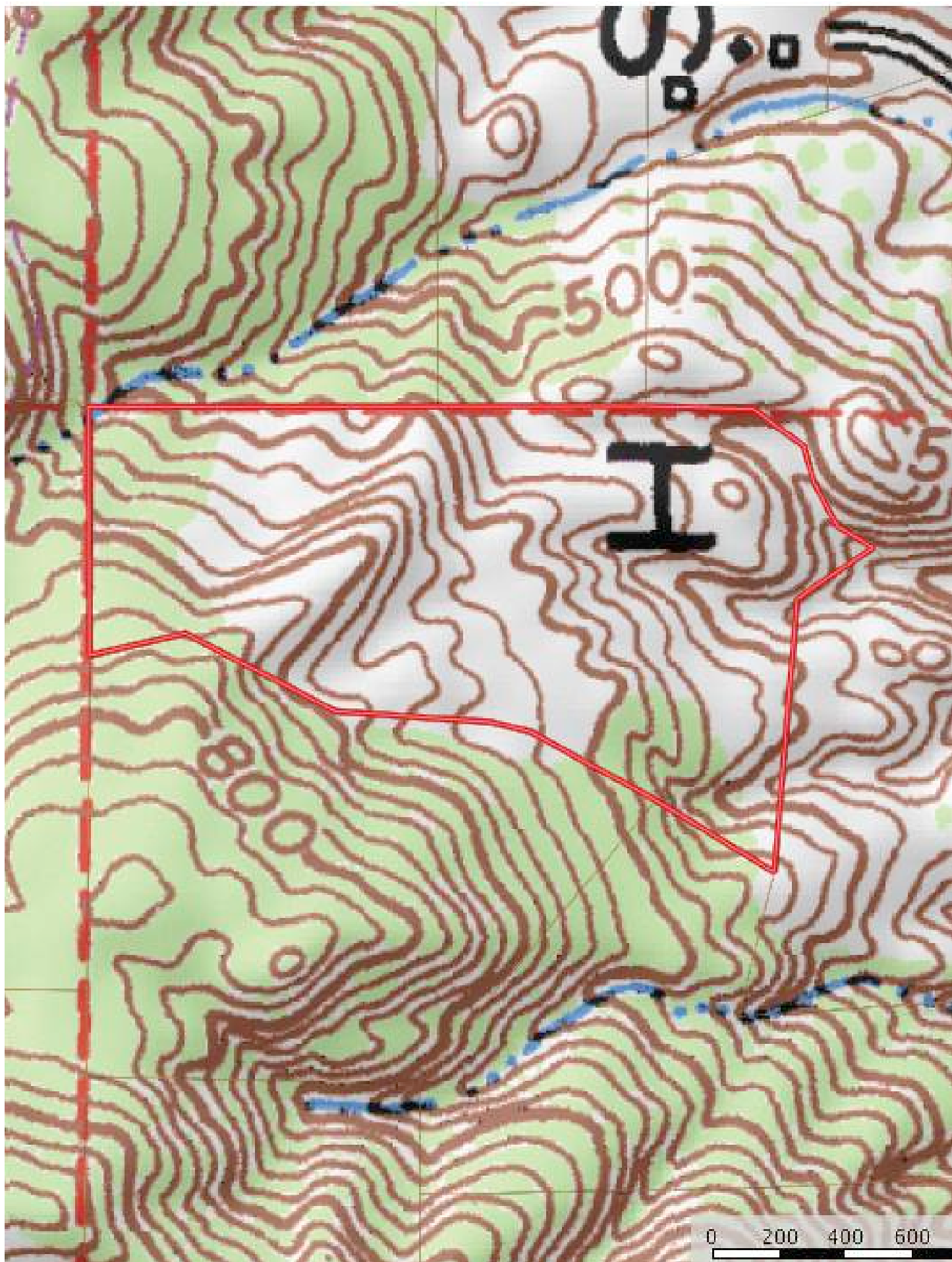
Municipal airports in Vacaville and Rio Vista are available for the private pilots. Solano Community College, California Maritime Academy, Touro University, and The University of Phoenix are located in Solano County.



Weather









Offering Price

~ Please call us for a price ~



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