



Gregory Ranch 1

Yolo County, California

\$2,800,000 | 157.98 Acres

33782 County Rd 25
Woodland, California

This 157 acre ranch SW of Woodland, CA is currently being used as irrigated pasture for 100 cow/calf pairs, small pomegranate orchard and hay and grain production. It includes 2 newer metal buildings, a 280' x 100' x 30' high hay barn and a 60' x 80' mechanics shop. Water is from ag well and district water. This ranch is contiguous to new pistachio orchards and has the water and soil a...



PROPERTY HIGHLIGHTS

- 157.98 acres
- Ag well plus district water
- 260 x 100 x 30' high hay storage barn
- 60 x 80 shop with power and water
- fenced and cross fenced
- Approximately 5 acres planted in pomegranates
- Remainder in irrigated pasture and dry farmed
- County Rd. frontage
- Well suited for pistachio orchard



GLENN DEMUTH

Broker Associate

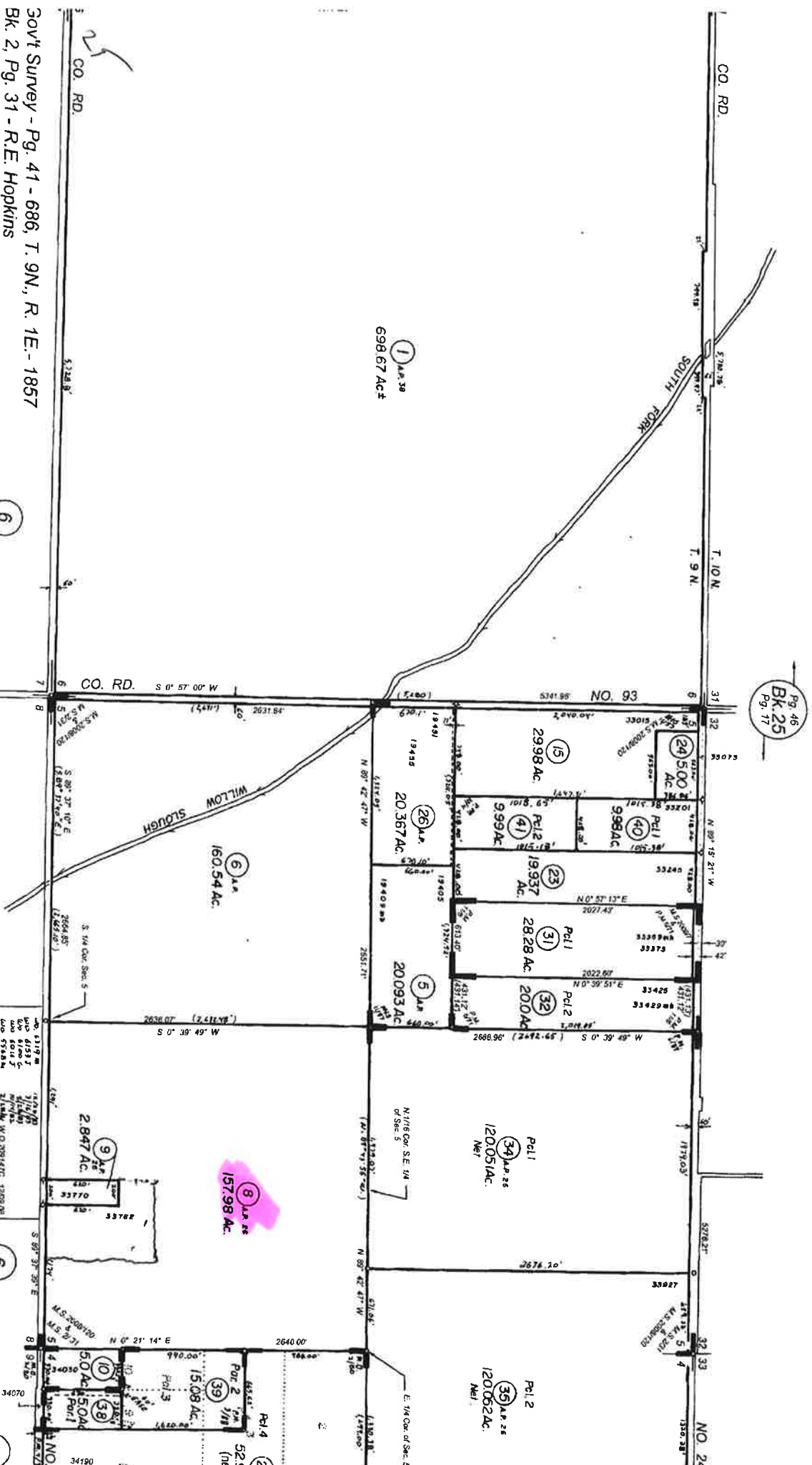
BRE# 01007084

Office: 707-455-4444

Cell: 707-372-8103

glenn@caoutdoorproperties.com

CAUTION - These Maps ARE NOT to be used for legal descriptions.



- 30v4 Survey - Pg. 41 - 686, T. 9N., R. 1E. - 1857
- Bk. 2, Pg. 31 - R.E. Hopkins
- Bk. 2, Pg. 80 - Birbeck's Subd.
- Bk. 11, Pg. 57 - Record of Survey for Carl Souza
- Bk. 4, Pg. 33, 34 - Many Harrington, Pcl. Map # 2753
- Bk. 6, Pg. 71 - Floyd O. Bell, Pcl. Map # 3102
- Bk. 6, Pg. 89 - Alice E. Fricke, Pcl. # 3200
- Bk. 9, Pg. 88 - Charles VanRiper, Pcl. Map # 3789
- Bk. 10, Pg. 4 - Robert Paasch, Pcl. Map # 3889

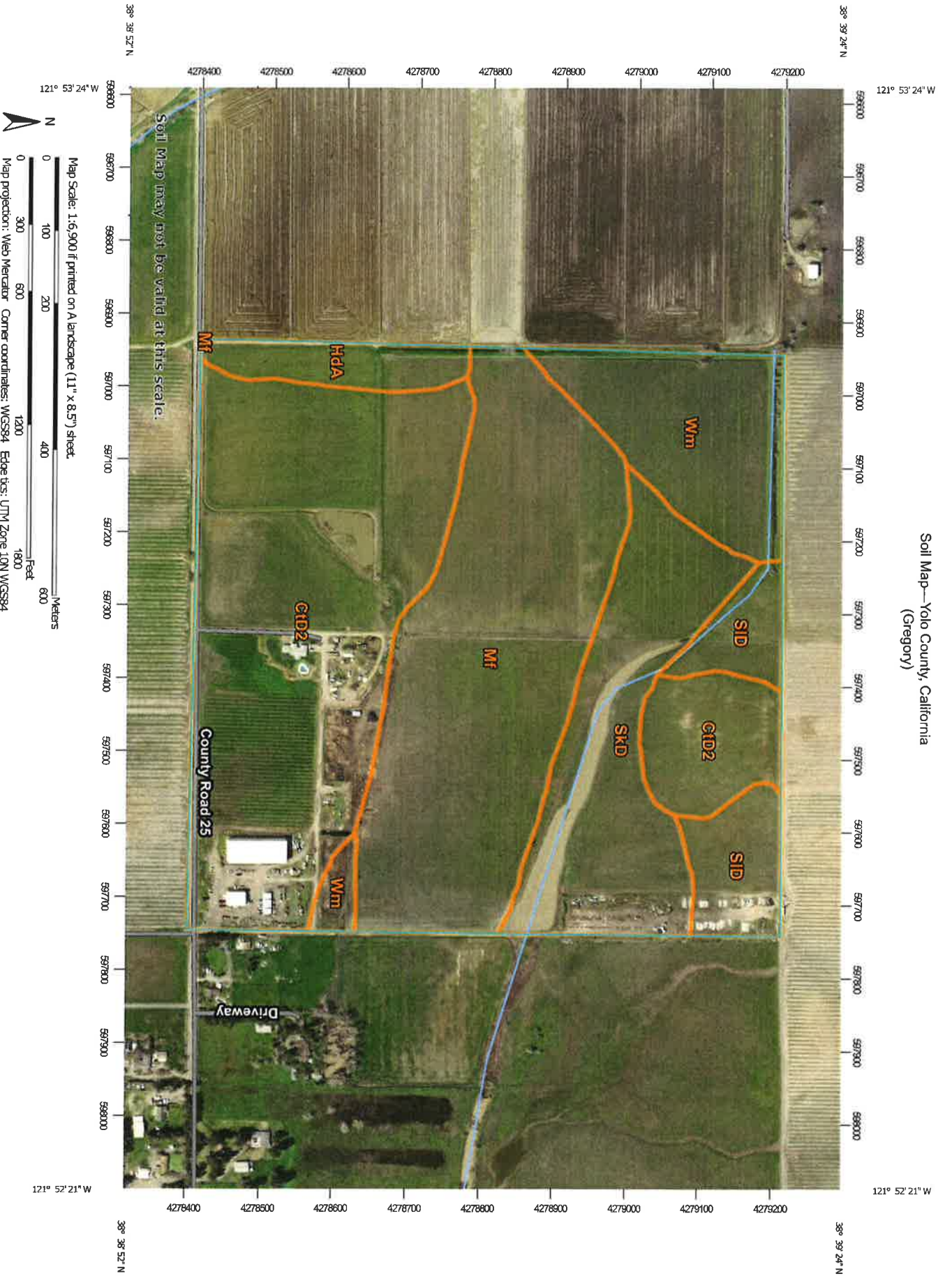
- P.M. Bk. 11, Pg. 6 - Sue A. Bell, Pcl. Map # 4081
- M.S. Bk. 2008, Pg. 7 - Record of Survey for Charles Huxsoll
- M.S. Bk. 2008, Pg. 120 - Record of Survey

REVISIONS

NO.	DATE	DESCRIPTION
1	12/15/08	W.D. 2008/12/15 1200/08
2	12/15/08	W.D. 2008/12/15 1200/08
3	12/15/08	W.D. 2008/12/15 1200/08
4	12/15/08	W.D. 2008/12/15 1200/08
5	12/15/08	W.D. 2008/12/15 1200/08
6	12/15/08	W.D. 2008/12/15 1200/08
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38	12/15/08	W.D. 2008/12/15 1200/08
39	12/15/08	W.D. 2008/12/15 1200/08
40	12/15/08	W.D. 2008/12/15 1200/08

Assessor's Map Bk. 40
County of Yolo, Ca
08/10

Soil Map—Yolo County, California
(Gregory)



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CID2 25	Coaring gravelly loam, 0 to 12 percent slopes, MLRA 17	60.8	37.8%
HdA 63	Hillgate loam, moderately deep, 0 to 2 percent slopes	5.1	3.2%
MF 65	Marvin silty clay loam	44.9	27.9%
SKD 41	Sehorn clay, 2 to 15 percent slopes	23.5	14.6%
SID 32	Sehorn cobbly clay, 2 to 15 percent slopes	9.7	6.1%
Wm 34	Willows clay, maily variant	16.8	10.4%
Totals for Area of Interest		160.7	100.0%

