



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# Rancho los Cerritos

1,041 ± Acres | Yolo County, CA



EXCLUSIVE PARTNER OF

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DRE# 01838294





# Introduction

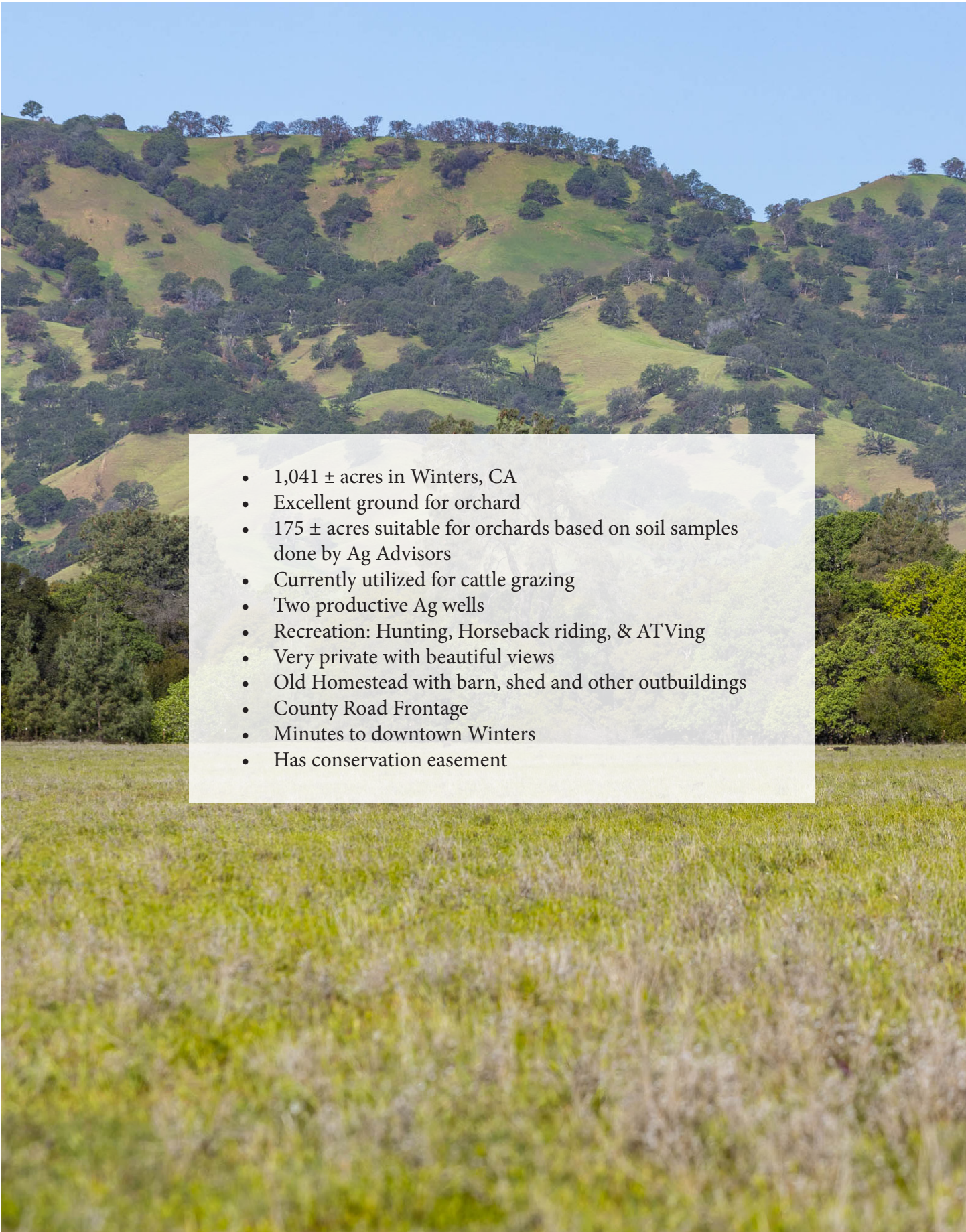


The very private and beautiful 1,041 ± acre Rancho los Cerritos consists of rolling grass-covered hills to flat fertile land with beautiful views just minutes from downtown Winters, CA. There are 175 ± acres deemed suitable for orchards based on soil samples done by Ag Advisors. Water consists of two highly productive wells along with a creek and ponds. The ranch is presently utilized for cattle grazing. In addition, recreation pursuits include hunting, horseback riding, and ATVing. There is an old homestead with barn, shed, and other outbuildings with county road frontage. Ranch has conservation easement.





# Highlights

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- 1,041 ± acres in Winters, CA
  - Excellent ground for orchard
  - 175 ± acres suitable for orchards based on soil samples done by Ag Advisors
  - Currently utilized for cattle grazing
  - Two productive Ag wells
  - Recreation: Hunting, Horseback riding, & ATVing
  - Very private with beautiful views
  - Old Homestead with barn, shed and other outbuildings
  - County Road Frontage
  - Minutes to downtown Winters
  - Has conservation easement





# Livestock & Recreation

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The ranch has great grazing land and is currently leased out to a local rancher to run cattle.

Recreational opportunities on the ranch include hunting, horseback riding, and ATVing. Wildlife include black tail deer and turkey. Located just minutes from Winters, CA yet feels like a world away on this very beautiful and private ranch.



## Water

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There are two very productive wells on the property as well as ponds and a creek.

The first well is located on the south side of Rd. 29 and just before you cross the first bridge. There is a gearhead on the well but no motor, It was last used around 2013-2014 and was pumping about 1,000- 1,150 GPM at open discharge. The well is a 16" steel cased well around 550' deep and the water has sodium at moderate levels. The well also has falling water in the upper strata in very wet years, but the pump has been lowered to mitigate the effects.

The second well is located north of the sheep barn, across the creek and has not been used since around 2005. There is a gearhead on the well but no motor and delivered 900 GPM at open discharge when last used. The well is a 12" steel cased well around 530' deep and the water has boron at moderate levels.



# Location



## About Winters, CA

The city of Winters is located on Putah Creek in rural Yolo County. According to the 2010 US Census, the population was 6,624. It is located only 30 miles from Sacramento and about 60 miles from San Francisco. The city has popular breweries and eateries such as the Buckhorn Steakhouse, Putah Creek Café, Berryessa Gap Winery and more. There are nearby lakes for boating and fishing such as Lake Solano and Lake Berryessa. Cache Creek Casino is close as well. It is home to Mariani Nut Company, one of the largest and privately-held walnut and almond processors in the world. This quaint town is full of things to do for everyone!

**Local airports** near Winters are Nut Tree Airport (13 miles), Watts/Woodland (16 miles), & Sacramento Executive Airport (37 miles)

**Domestic airports** include Sacramento International Airport (31 miles)

**International airports** include Sacramento International Airport (31 miles), Oakland International Airport (73 miles), San Francisco International Airport (79 miles) and Norman Y. Mineta San Jose International Airport (98 miles)



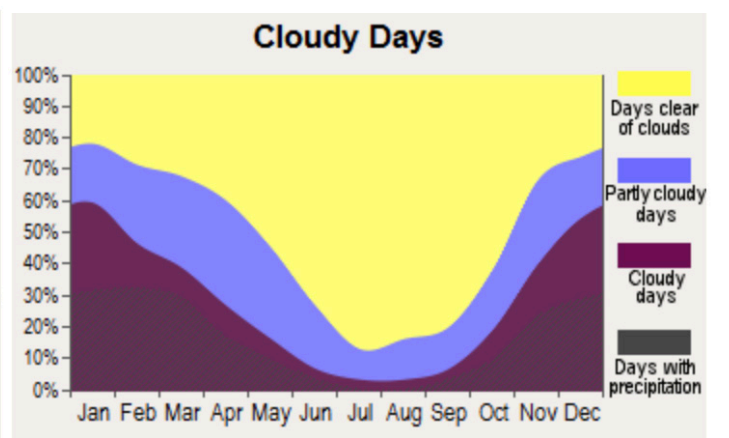
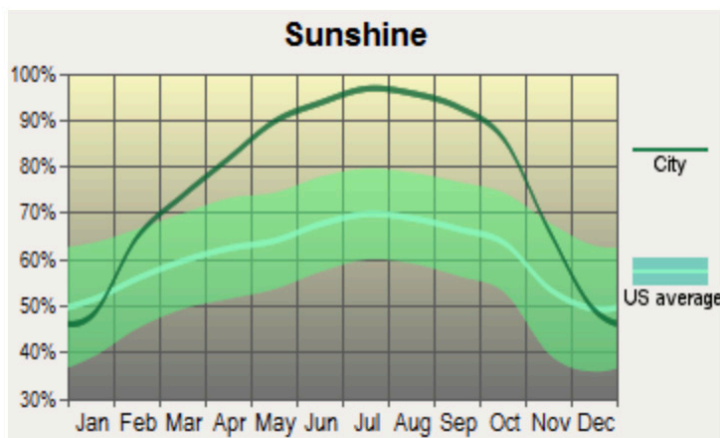
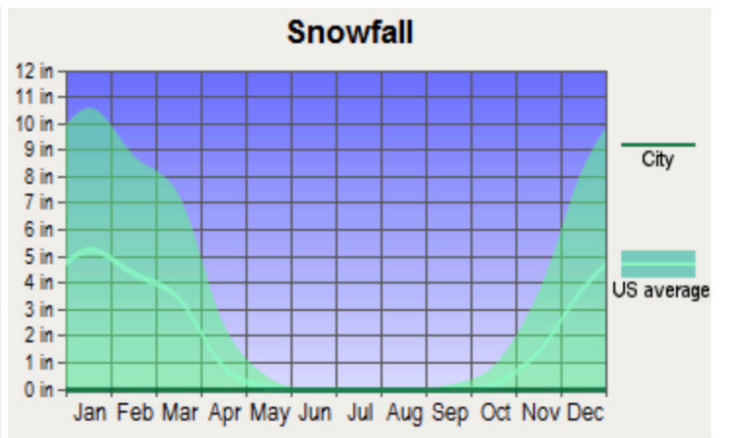
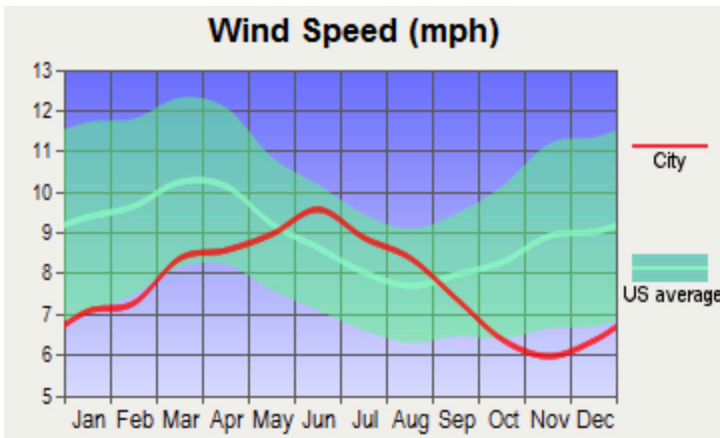
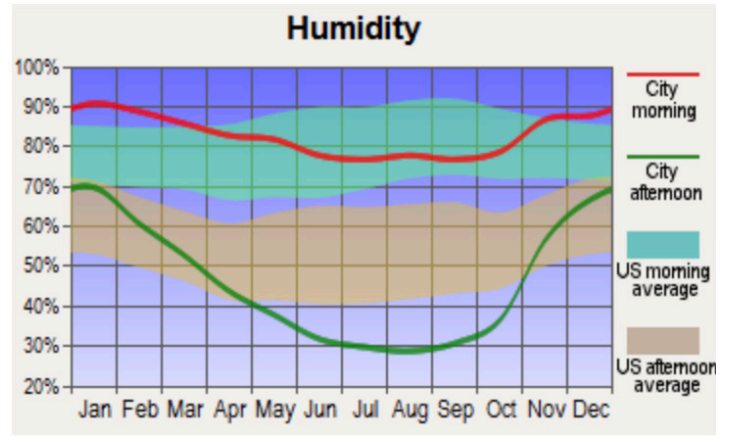
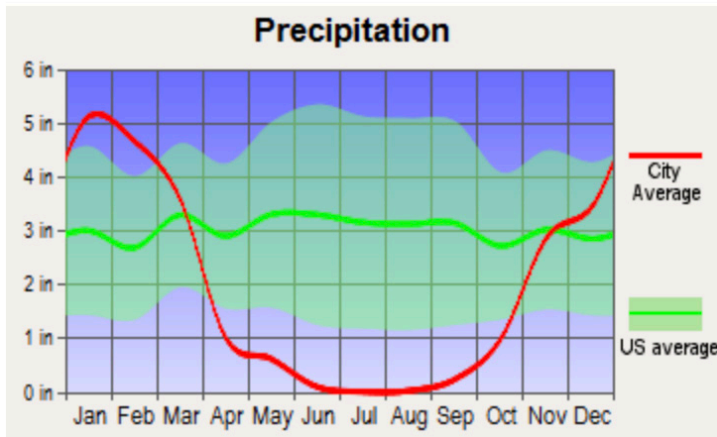
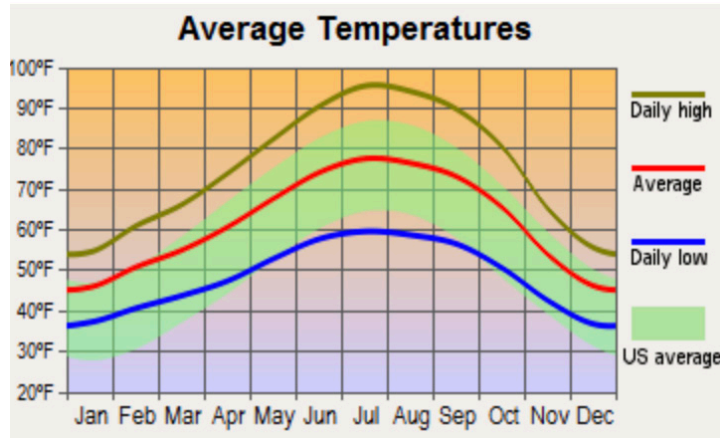
## About Yolo County

Located in Northern California, Yolo County is included in the Greater Sacramento Metropolitan Area and is located in Sacramento Valley. Much of Yolo County is rural agricultural as evidenced by the multi-billion-dollar California tomato industry where Yolo County is a major contributor. Home to the University of California, Davis, Yolo County has a population is 200,849 as of the 2010 United States Census.





# Weather





# Size & Zoning

This 1,041 ± acre ranch consists of five parcels.

<u>APN:</u>	<u>Acres:</u>	<u>Zoning:</u>	<u>Property Taxes (2020):</u>
047-120-013	152.35	A-X	\$1,288
047-120-014	346.36	A-X	\$3,262
047-130-026	320.05	A-X	\$2,340
050-140-009	165.75	A-X	\$1,821
050-150-014	57.45	A-X	\$631
			Total: \$9,342

The property is zoned A-X. \*Ag-Extensive

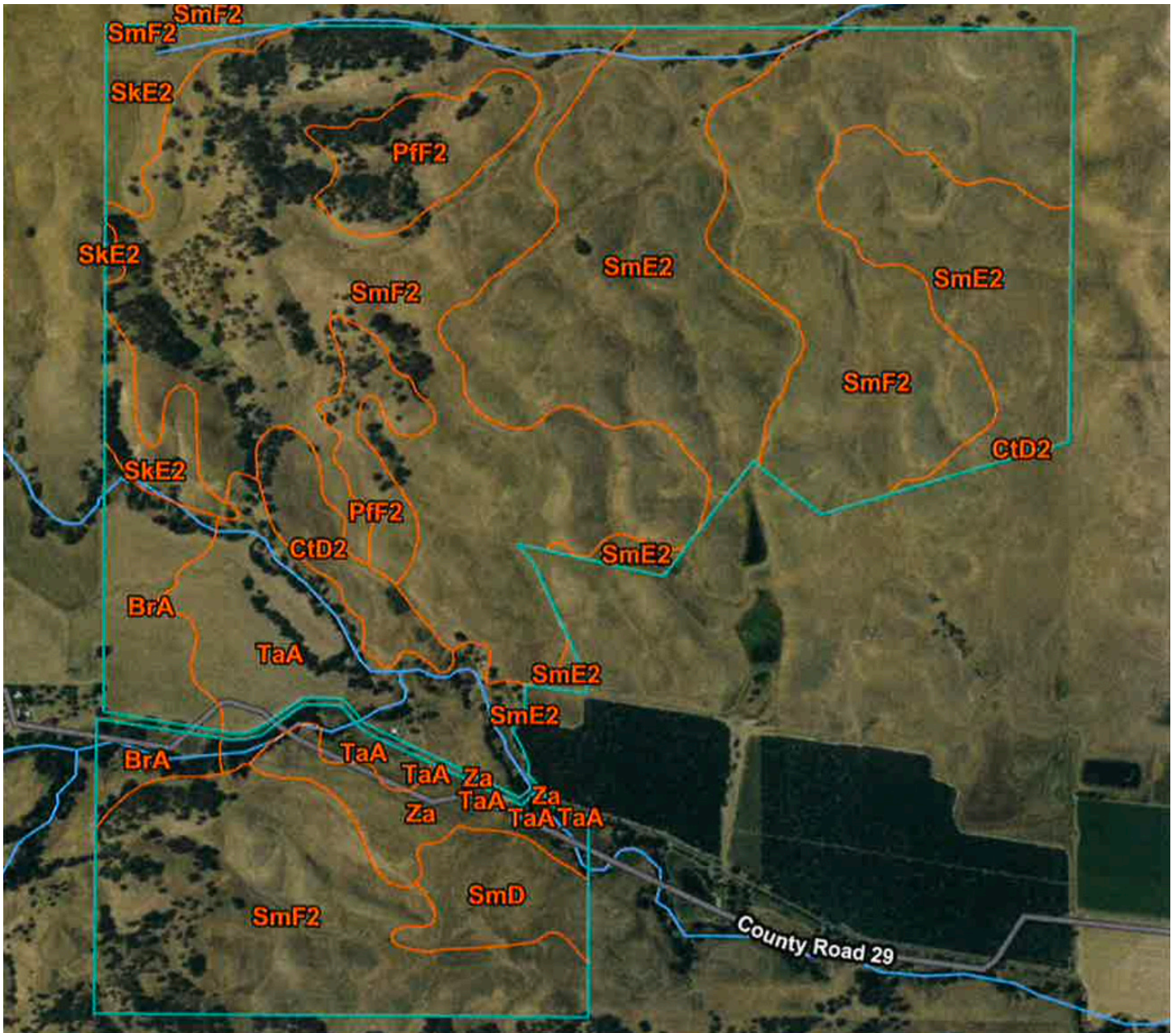
*The Agricultural Extensive (A-X) Zone is applied to protect and preserve lands that are typically less dependent on high soil quality and available water for irrigation*

The property also has a conservation easement. For additional information regarding the easement, please contact our office.





# Soil



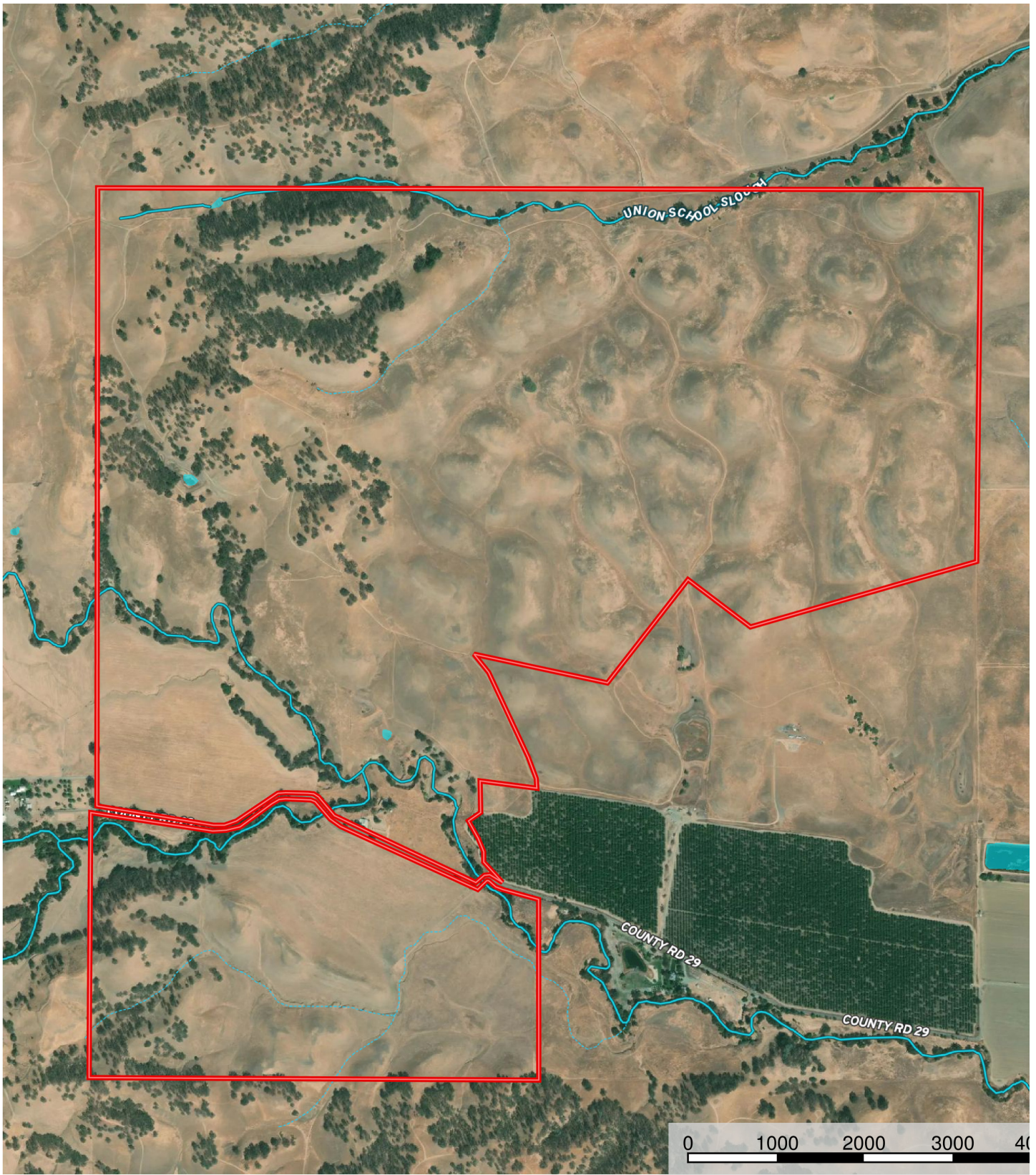
*For more information about the soils, please contact our office*

Map Unit Symbol	Acres in AOI	Classification
BrA	42.4	Class 1 Soil
CtD2	22.8	Class 4 Soil
PfF2	50.3	Class 6 Soil
Ske2	35.5	Class 4 Soil
SmD	25.9	Class 3 Soil
SmE2	211.3	Class 4 Soil
SmF2	539.1	Class 6 Soil
TaA	77.5	Class 2 Soil
Za	27.5	Class 1 Soil









 Boundary       Stream, Intermittent       River/Creek       Water Body









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