



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# Rancho los Cerritos

695 ± Acres | Yolo County, CA



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DRE# 01838294





# Introduction

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The very private and beautiful 695 ± acre Rancho los Cerritos consists of rolling grass-covered hills with beautiful views just minutes from downtown Winters, CA. The ranch sits at approximately 400-foot elevation. Water consists of two creeks, one on the northern portion and one on the southern portion of the ranch, and a pond, located on the western portion. The ranch has great grazing land and is presently leased out to run cattle. In addition, recreational pursuits include hunting, horseback riding, and ATVing. There is a conservation easement on a portion of the ranch.





# Highlights

- 695 ± acres in Winters, CA
- Currently utilized for cattle grazing
- Recreation: Hunting, Horseback riding, & ATVing
- Very private with beautiful views
- Minutes to downtown Winters
- Water: Creeks & pond
- Has conservation easement on a portion of the ranch





## 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 blacktail deer and turkey. Located just minutes from Winters, CA yet feels like a world away on this very beautiful and private ranch. Access to the property will be a deeded roadway on the eastern border of the ranch.

## Water

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Water on the ranch consists of two creeks, one on the northern portion and one on the southern portion of the ranch, and a pond.





# 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)



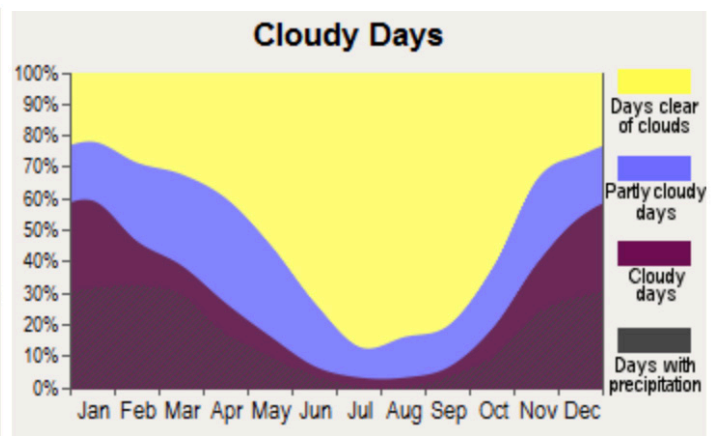
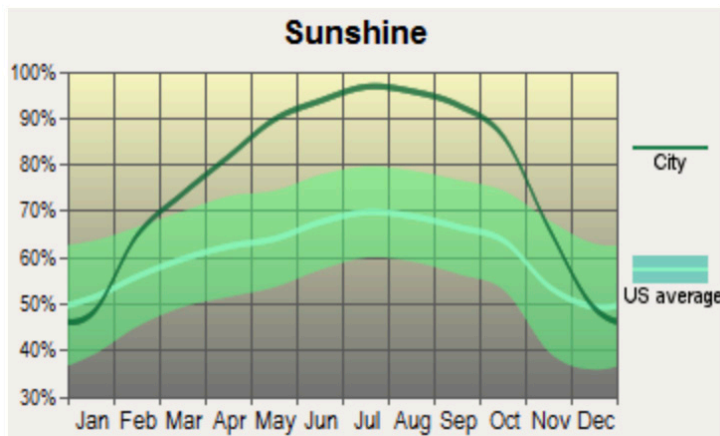
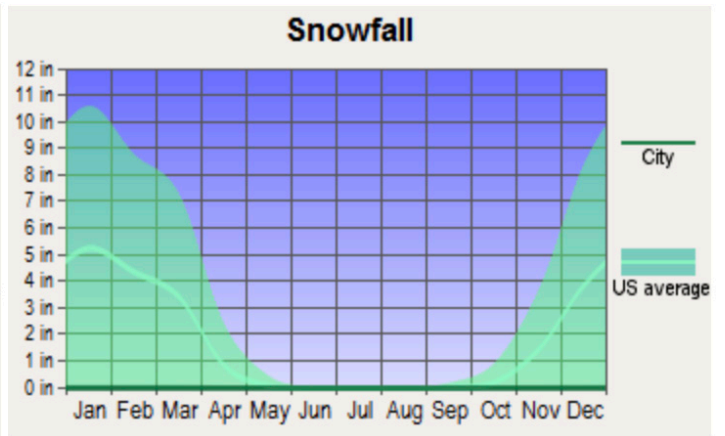
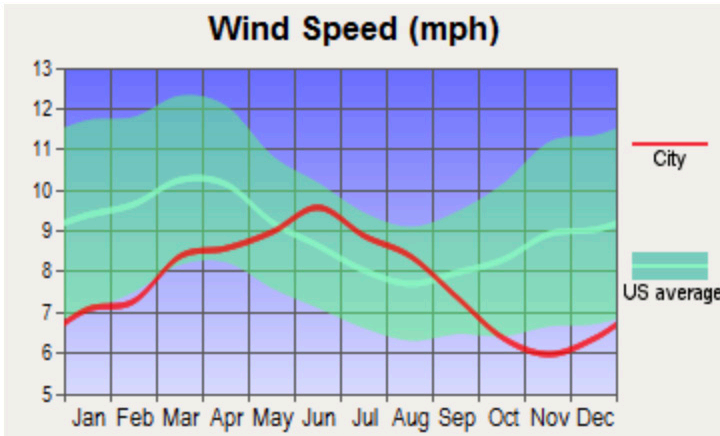
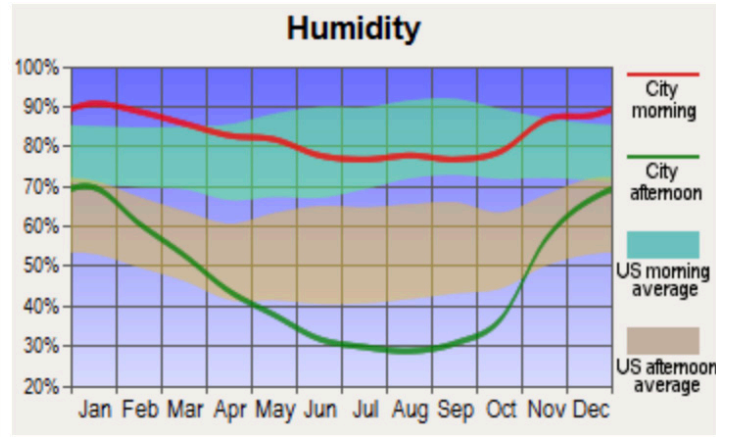
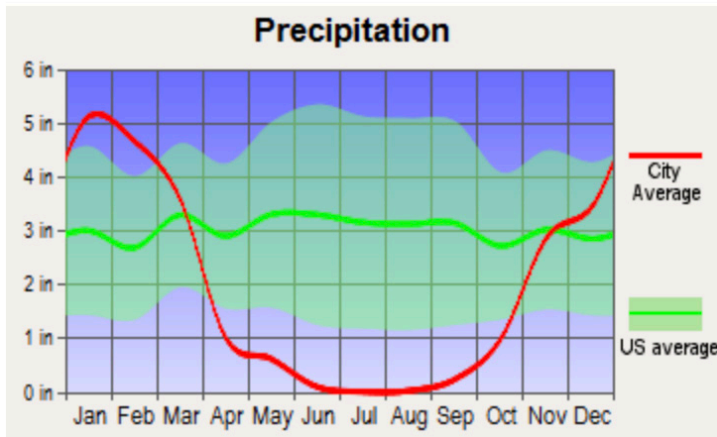
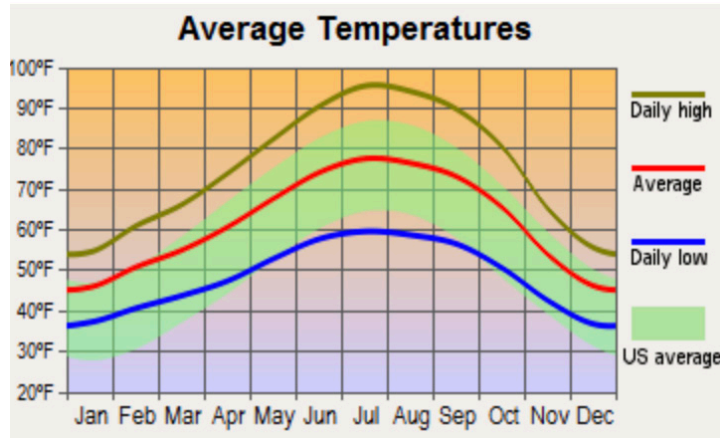
## About Yolo County

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





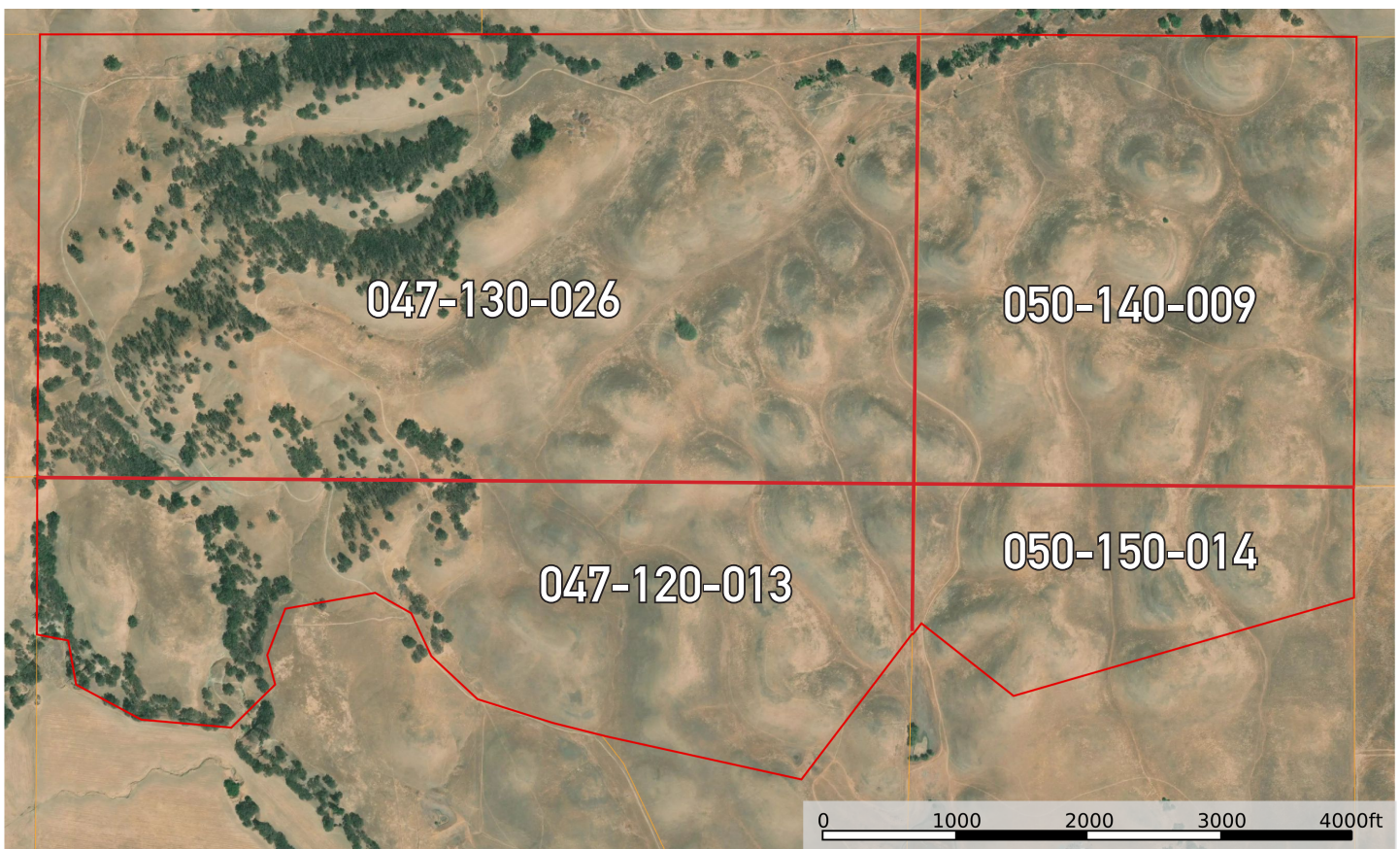
# Size & Zoning

This 695 ± acre ranch consists of four parcels.

<u>APN:</u>	<u>Acres:</u>	<u>Zoning:</u>	<u>Property Taxes (2020):</u>
047-120-013	152.35	A-X	\$1,288
047-130-026	320.05	A-X	\$2,340
050-140-009	165.75	A-X	\$1,821
050-150-014	57.45	A-X	\$631
			Total: \$6,080

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*



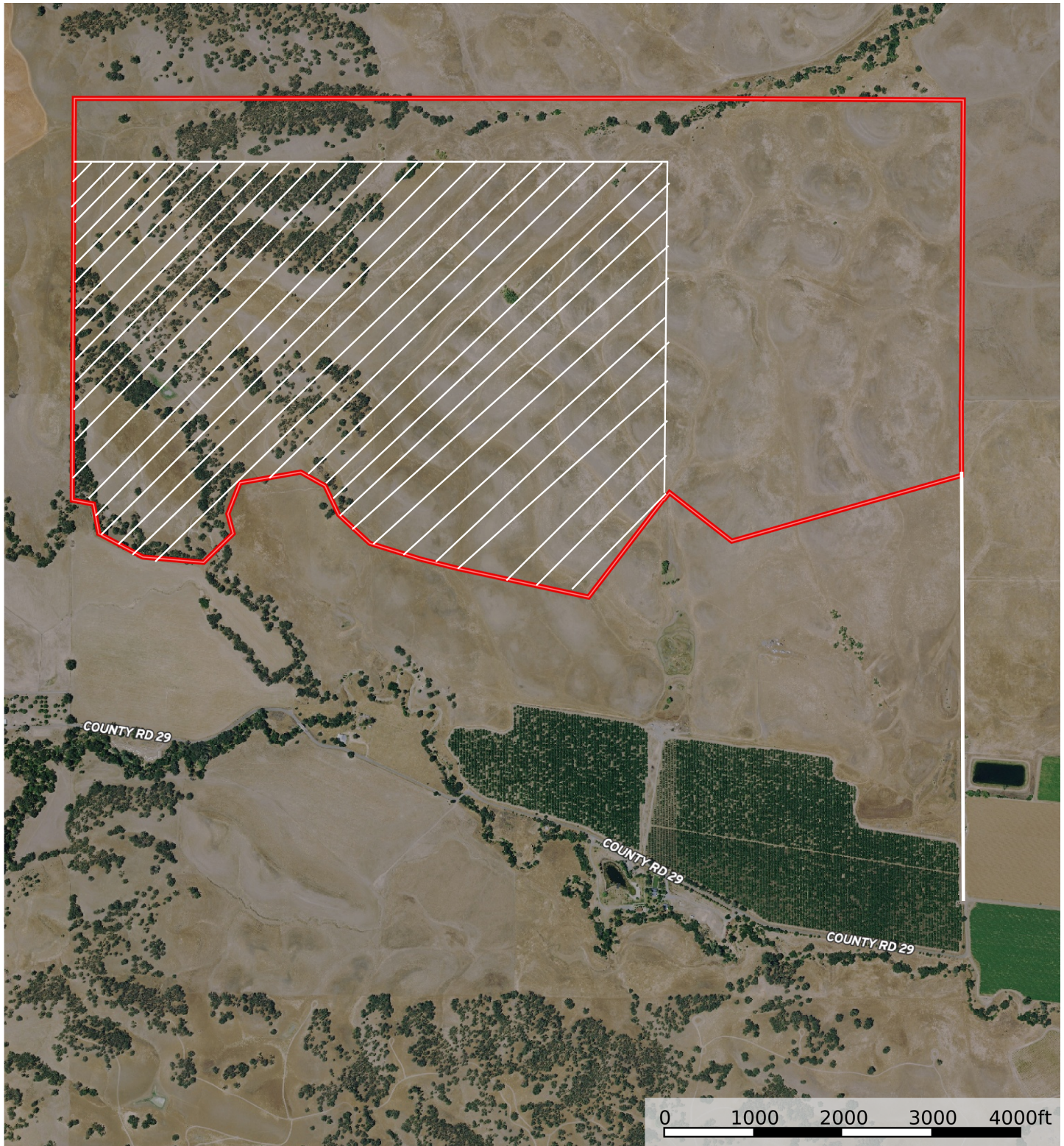
Boundary





# Conservation Easement

The property also has a conservation easement. Of the 695 ± acres, 433 acres are in the easement and 262 are not. In addition, a deeded easement will be made into the parcel on the far east side. See the shaded region for the size of the conservation easement. For additional information regarding the easement, please contact our office.



 Boundary



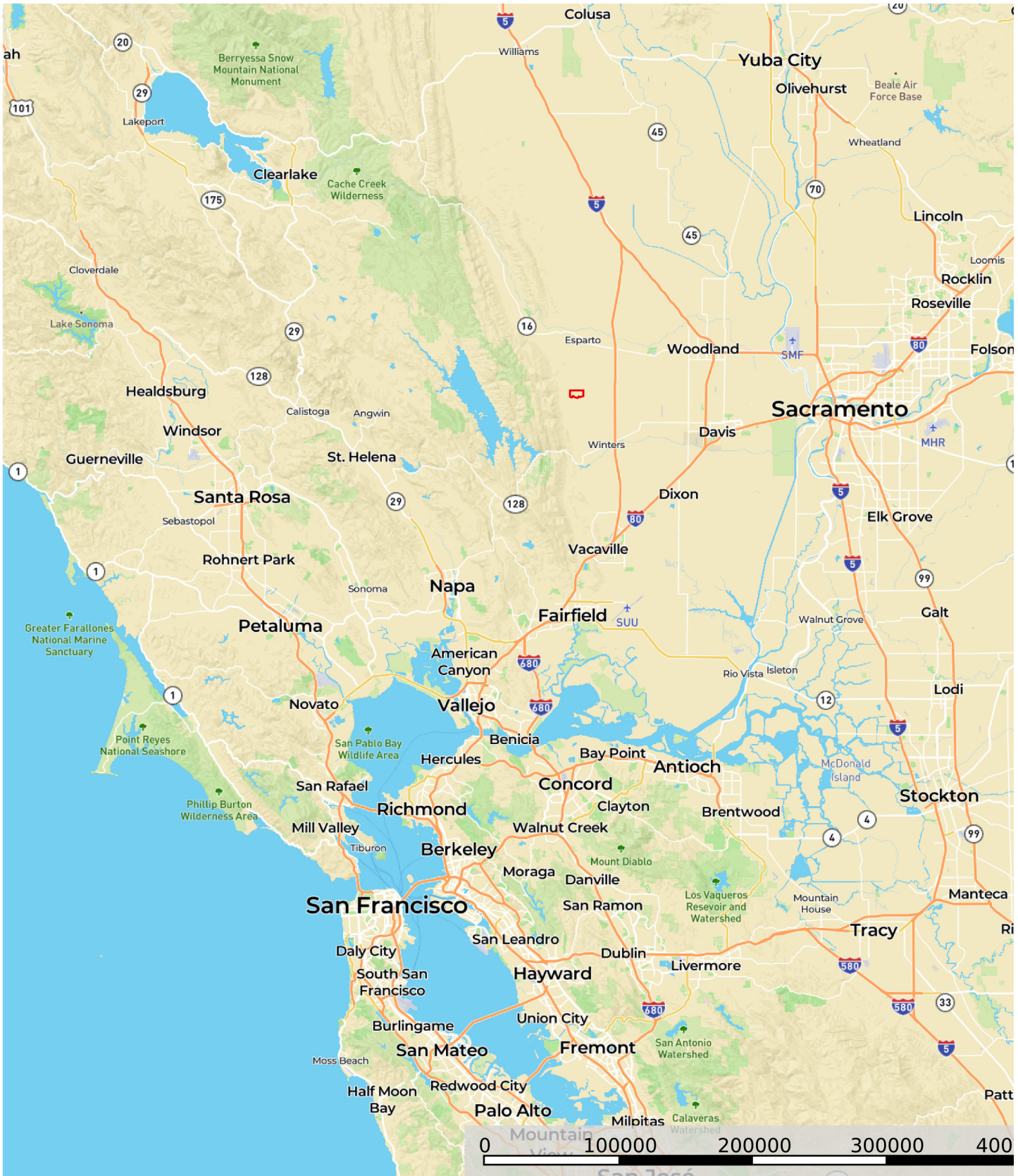
# Soil



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

Map Unit Symbol	Acres in AOI	Classification
BrA	3.1	Class 1 Soil
CtD2	7	Class 4 Soil
PfF2	40.9	Class 6 Soil
Ske2	42.7	Class 4 Soil
SmE2	204.2	Class 4 Soil
SmF2	352	Class 6 Soil
TaA	3.1	Class 2 Soil





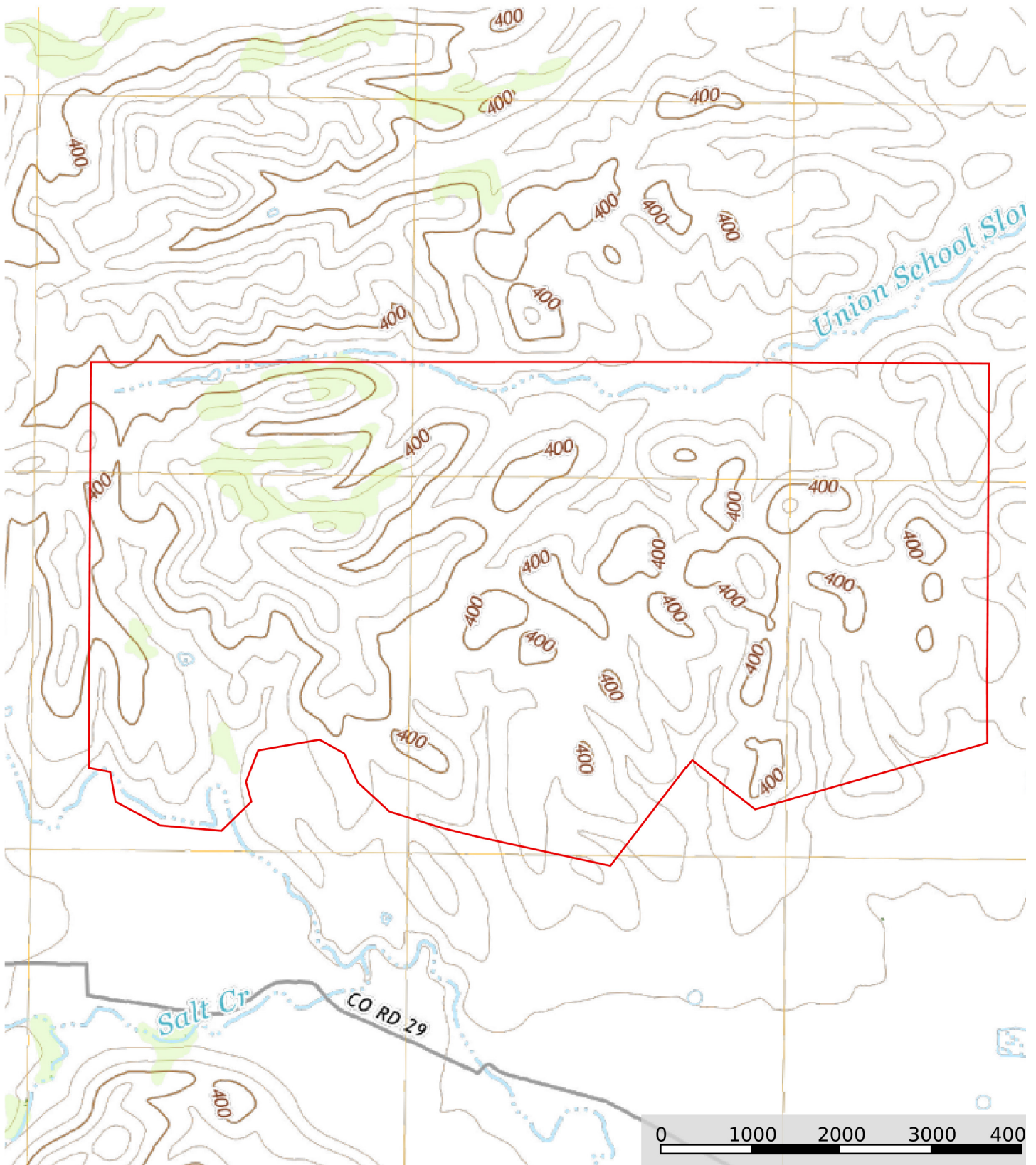
 Boundary





Boundary Stream, Intermittent River/Creek Water Body





Boundary





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