



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# Hermley Ranch

159.84 ± Acres | Yolo County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

707-455-4444 Office | 707-455-0455 Fax | [www.CaliforniaOutdoorProperties.com](http://www.CaliforniaOutdoorProperties.com)

DRE# 01838294



# Introduction

---



Hermley Ranch has great orchard/vineyard opportunities! 159± acres located in Esparto, CA in Yolo County, zoned Agriculture Preserve and in the Williamson Act. The property has excellent Class 2 and 3 soils and is best suited for pistachios, almonds, or vineyards. There is a domestic well and power available. The property is fenced and currently used to graze cattle. In the surrounding area, there are good producing wells. Across the street from the property, there is one recently drilled well that is planned to irrigate about 240± acres of almonds.



# Highlights

---

- 159 acres zoned Agriculture Preserve
- Excellent soils: Class 2 & Class 3
- Best suited for pistachios, almonds, or vineyards
- Domestic well and power available
- Fenced and currently grazing cattle
- The surrounding area has good producing wells
- In the Williamson Act



## Size & Zoning

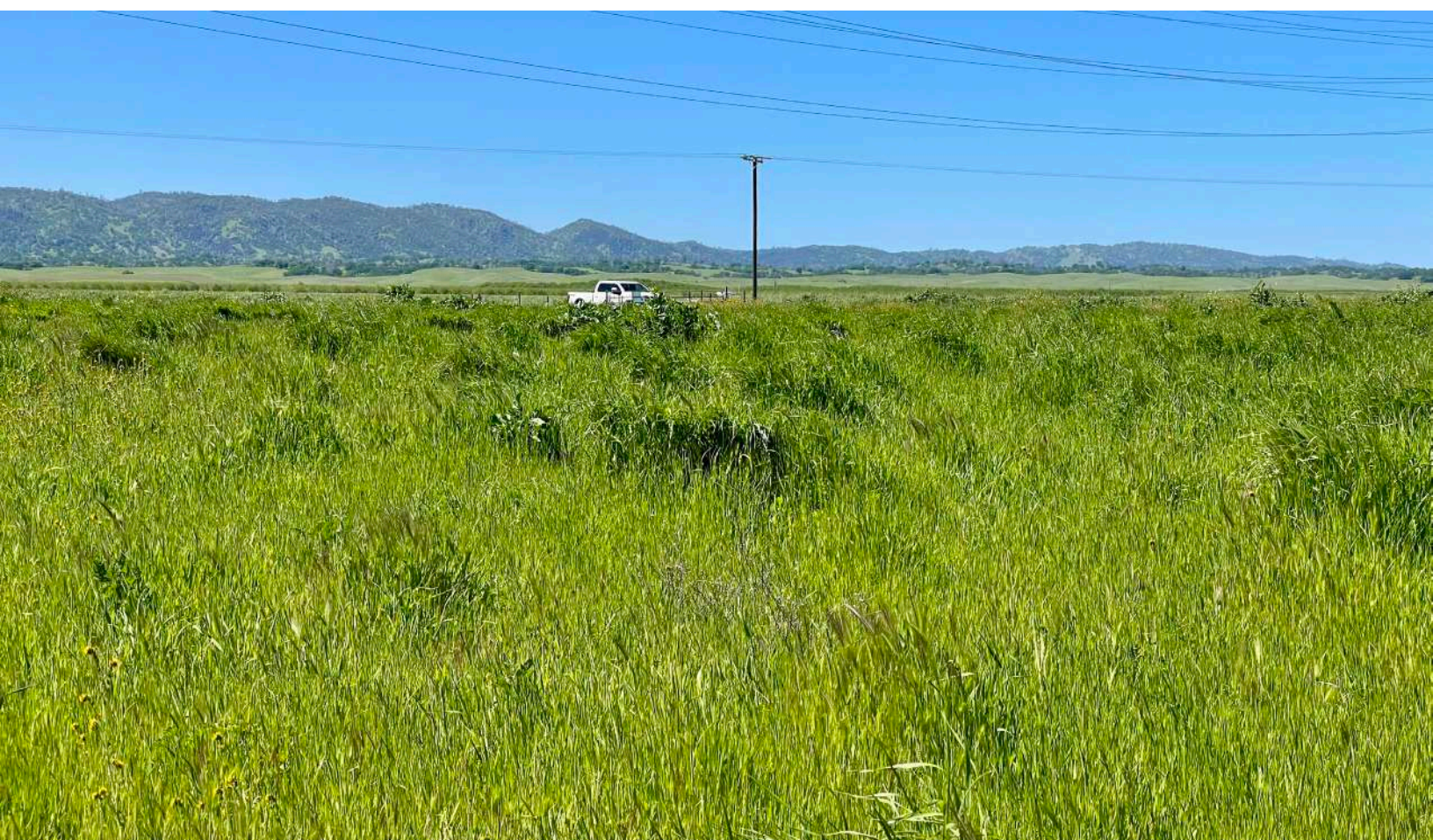
The Hermley Ranch consists of one parcel totaling 159.84-acres. It is zoned AP and is in the Williamson Act.

APN	ACRES	ZONING	WILLIAMSON ACT	TAX AMOUNT (2021)
061-010-006	159.84	AP	Yes	\$1,773
<b>TOTAL</b>	<b>159.84 acres</b>			<b>\$1,773</b>



*“The Williamson Act, also known as the California Land Conservation Act of 1965, 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.”*

– from the California Department of Conservation



# Soils

Map Unit Symbol	Acres in AOI	Classification
Rg	53.3	Class 2
SmD	101.1	Class 3



# Yolo County, California

## Rg—Rincon silty clay loam

### Map Unit Setting

*National map unit symbol:* hdww

*Elevation:* 50 to 350 feet

*Mean annual precipitation:* 20 inches

*Mean annual air temperature:* 61 degrees F

*Frost-free period:* 275 days

*Farmland classification:* Prime farmland if irrigated

### Map Unit Composition

*Rincon and similar soils:* 85 percent

*Minor components:* 15 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Rincon

#### Setting

*Landform:* Alluvial fans

*Landform position (two-dimensional):* Toeslope

*Landform position (three-dimensional):* Base slope

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Alluvium derived from sedimentary rock

#### Typical profile

*H1 - 0 to 15 inches:* silty clay loam

*H2 - 15 to 56 inches:* silty clay loam

*H3 - 56 to 72 inches:* silty clay loam

#### Properties and qualities

*Slope:* 0 to 1 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* High

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Available water supply, 0 to 60 inches:* High (about 9.4 inches)

#### Interpretive groups

*Land capability classification (irrigated):* 2s

*Land capability classification (nonirrigated):* 3s

*Hydrologic Soil Group:* C

*Hydric soil rating:* No

### Minor Components

#### Brentwood

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

**Tehama**

*Percent of map unit: 3 percent*  
*Hydric soil rating: No*

**Marvin**

*Percent of map unit: 3 percent*  
*Hydric soil rating: No*

**Yolo**

*Percent of map unit: 2 percent*  
*Hydric soil rating: No*

**Zamora**

*Percent of map unit: 2 percent*  
*Hydric soil rating: No*

**SmD—Sehorn-Balcom complex, 2 to 15 percent slopes****Map Unit Setting**

*National map unit symbol: hdx*  
*Elevation: 100 to 2,000 feet*  
*Mean annual precipitation: 15 to 35 inches*  
*Mean annual air temperature: 57 to 64 degrees F*  
*Frost-free period: 200 to 340 days*  
*Farmland classification: Farmland of statewide importance*

**Map Unit Composition**

*Sehorn and similar soils: 60 percent*  
*Balcom and similar soils: 30 percent*  
*Minor components: 10 percent*  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Sehorn****Setting**

*Landform: Hills*  
*Landform position (two-dimensional): Footslope*  
*Landform position (three-dimensional): Side slope*  
*Down-slope shape: Linear*  
*Across-slope shape: Linear*  
*Parent material: Calcareous residuum weathered from sedimentary rock*

**Typical profile**

*H1 - 0 to 10 inches: clay*  
*H2 - 10 to 40 inches: clay*  
*H3 - 40 to 60 inches: weathered bedrock*

**Properties and qualities**

*Slope: 2 to 15 percent*  
*Depth to restrictive feature: More than 80 inches*  
*Drainage class: Well drained*

*Runoff class:* Very high  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Moderate (about 6.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* 3e  
*Land capability classification (nonirrigated):* 4e  
*Hydrologic Soil Group:* C  
*Ecological site:* R015XE001CA - Clayey Hills 10-14" p.z.  
*Hydric soil rating:* No

**Description of Balcom**

**Setting**

*Landform:* Hills  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Parent material:* Residuum weathered from calcareous sandstone

**Typical profile**

*H1 - 0 to 20 inches:* silty clay loam  
*H2 - 20 to 37 inches:* silty clay loam  
*H3 - 37 to 60 inches:* weathered bedrock

**Properties and qualities**

*Slope:* 9 to 15 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to low (0.00 to 0.01 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 10 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Moderate (about 7.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* 3e  
*Land capability classification (nonirrigated):* 4e  
*Hydrologic Soil Group:* C  
*Ecological site:* R015XE001CA - Clayey Hills 10-14" p.z.  
*Hydric soil rating:* No

**Minor Components**

**Unnamed, in swales**

*Percent of map unit:* 3 percent  
*Hydric soil rating:* No

# Location

---



## About Esparto, CA:

The town of Esparto is located in Yolo County, CA. According to the 2010 US Census, the population was 3,108. It is part of the Sacramento-Arden-Arcade-Roseville Metropolitan Statistical Area. It is 13 miles from Woodland and about 36 miles from Sacramento.

**Nearby airports:** *Local Airports include* - Watts-Woodland Airport; 3,700 foot paved, lighted runway with WAAS and VOR instrument approaches. Yolo County Airport; a 6,000 foot paved runway, FBO services, and aircraft hangar space. *Domestic and International airport:* Sacramento International Airport.

## About Yolo County:

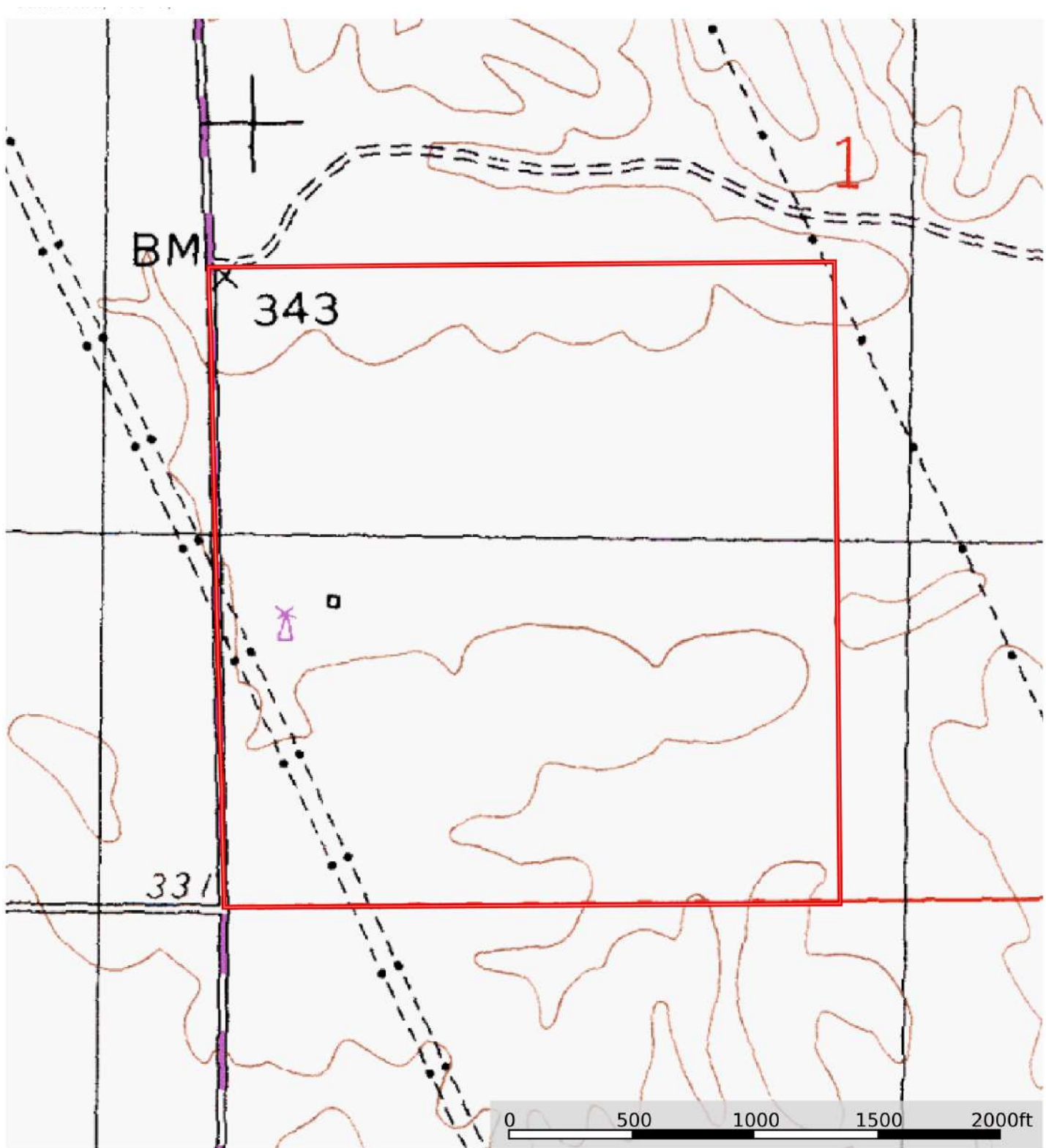
Located in Northern California, Yolo County is included in the Greater Sacramento Metropolitan Area and is located in Sacramento Valley. Much of Yolo County is rural agricultural as evidenced by the multi-billion-dollar California tomato industry where Yolo County is a major contributor. Home to the University of California, Davis, Yolo County has a population of 216,403 as of the 2020 United States Census.



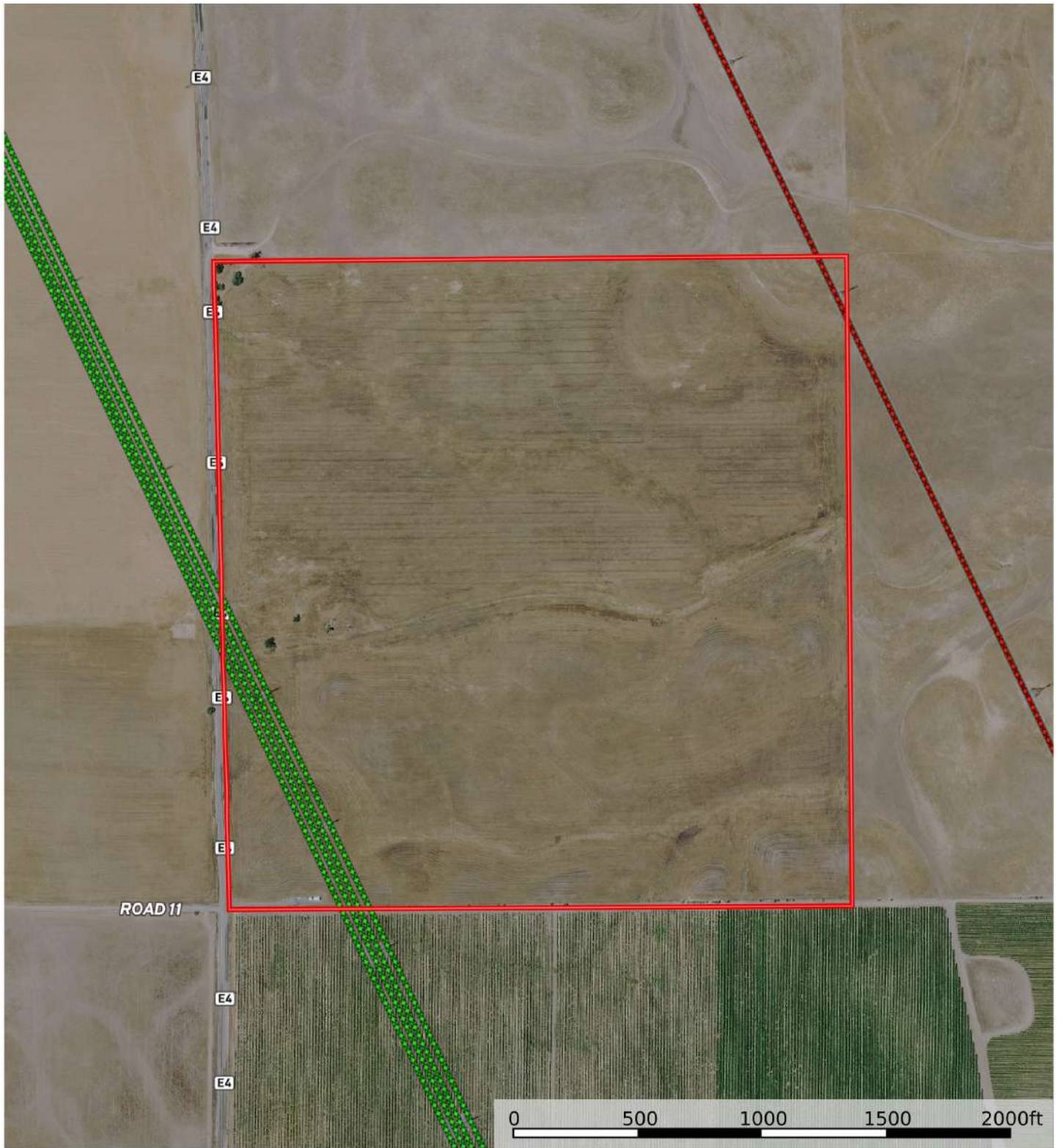




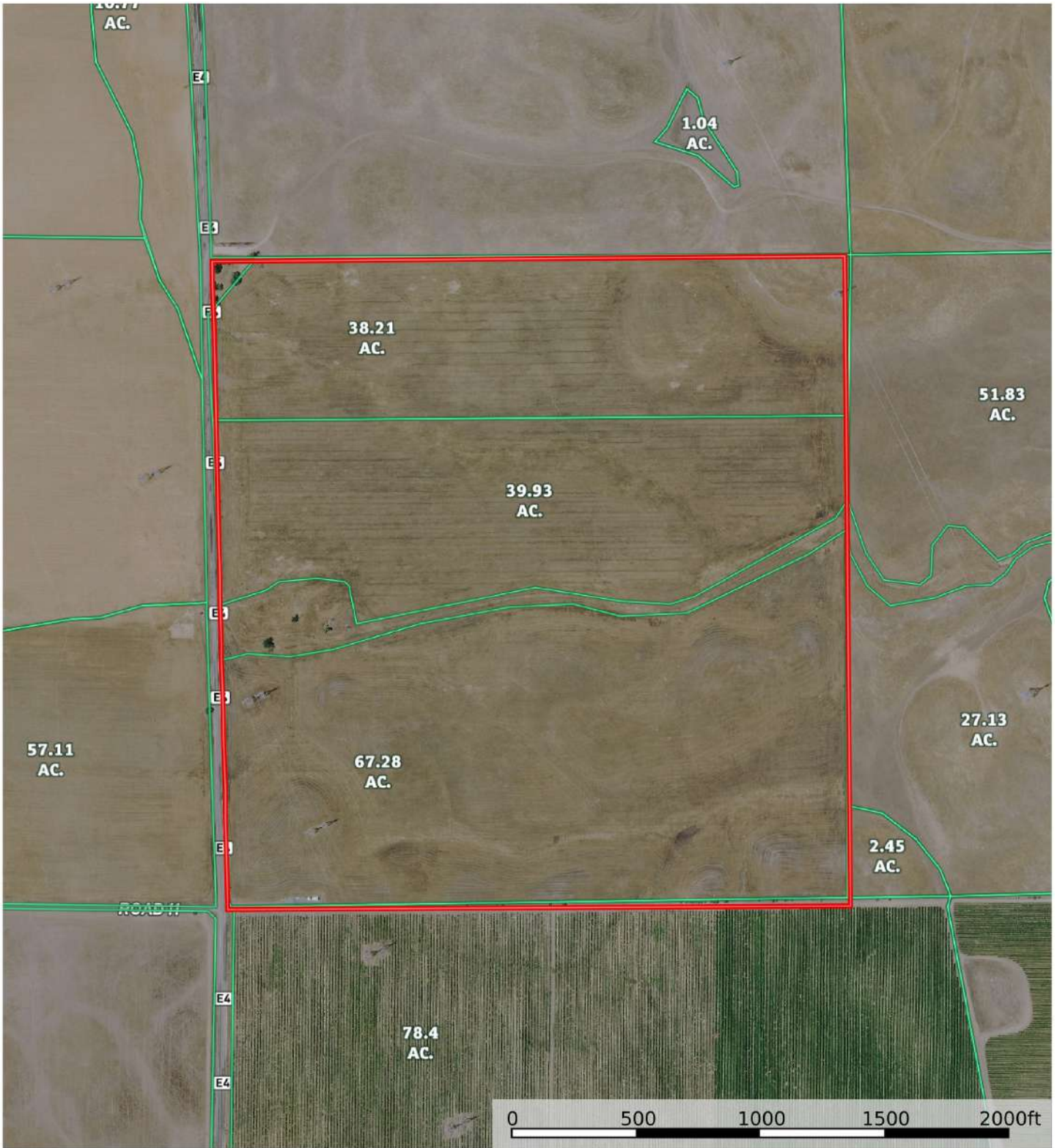
 Boundary



Boundary



▮ Boundary   
 ▮ NOT AVAILABLE   
 ▮ Voltage 0 - 99 KV   
 ▮ Voltage 100 - 161 KV   
 ▮ Voltage 220 - 287 KV   
 ▮ Voltage 345 KV   
 ▮ Voltage 500 KV



Boundary



California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agents for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.



**California Outdoor Properties Inc.**  
707 Merchant Street, Suite 100  
Vacaville, California 95688  
Office: (707) 455-4444 Fax: (707) 455-0455  
[www.CaliforniaOutdoorProperties.com](http://www.CaliforniaOutdoorProperties.com)

*Listing Agents:*  
**Todd Renfrew & Glenn Demuth | 707-455-4444**  
[todd@caoutdoorproperties.com](mailto:todd@caoutdoorproperties.com)  
[glenn@caoutdoorproperties.com](mailto:glenn@caoutdoorproperties.com)

EXCLUSIVE PARTNER OF



**LAND LEADER™**