



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Hermley Ranch

159.84 ± Acres | Yolo County, CA



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DRE# 01838294



Introduction

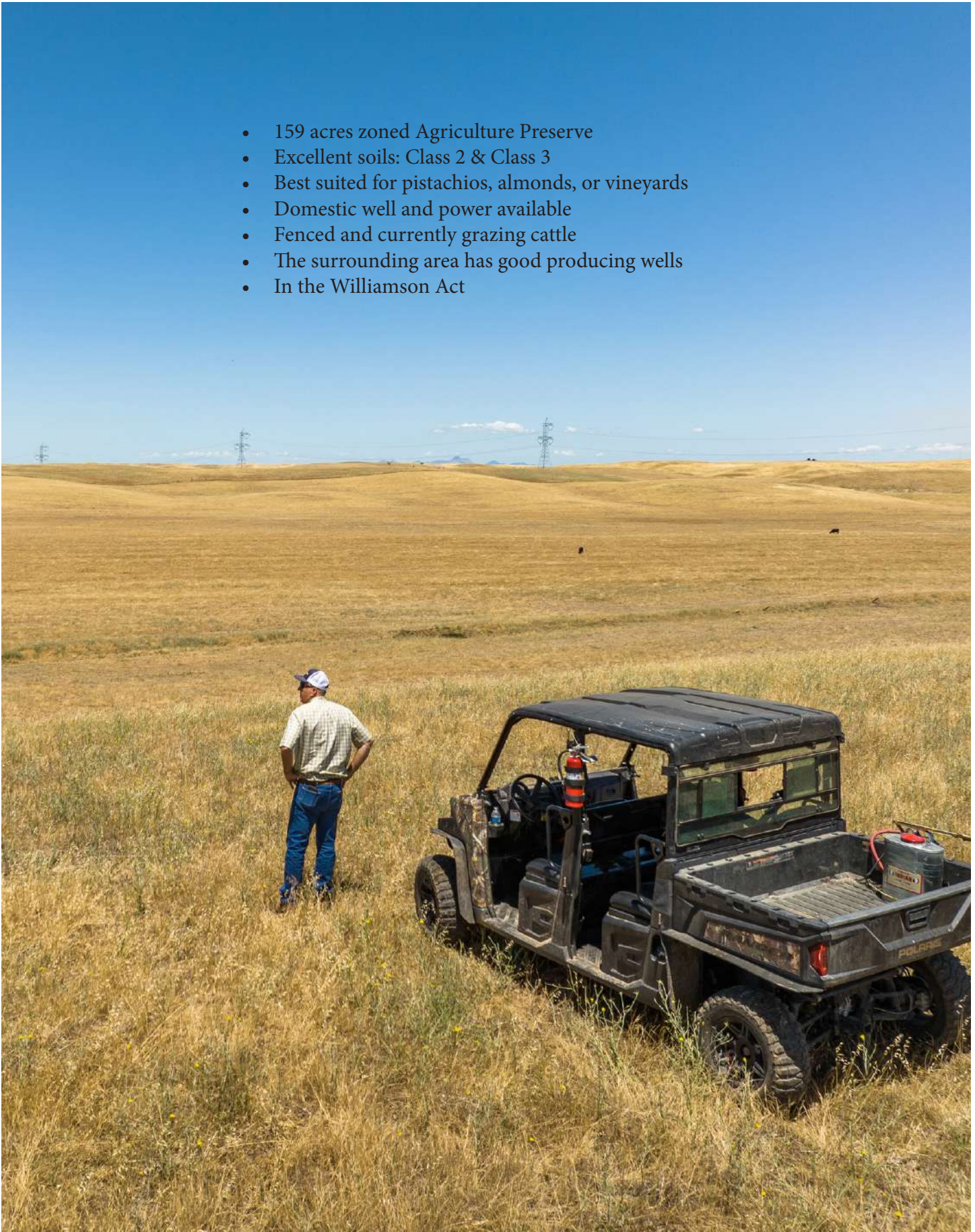


Hermley Ranch has great orchard/vineyard opportunities! 159± acres located in Esparto, CA in Yolo County, zoned Agriculture Preserve and in the Williamson Act. The property has excellent Class 2 and 3 soils and is best suited for pistachios, almonds, or vineyards. There is a domestic well and power available. 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
TOTAL	159.84 acres			\$1,773



“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:

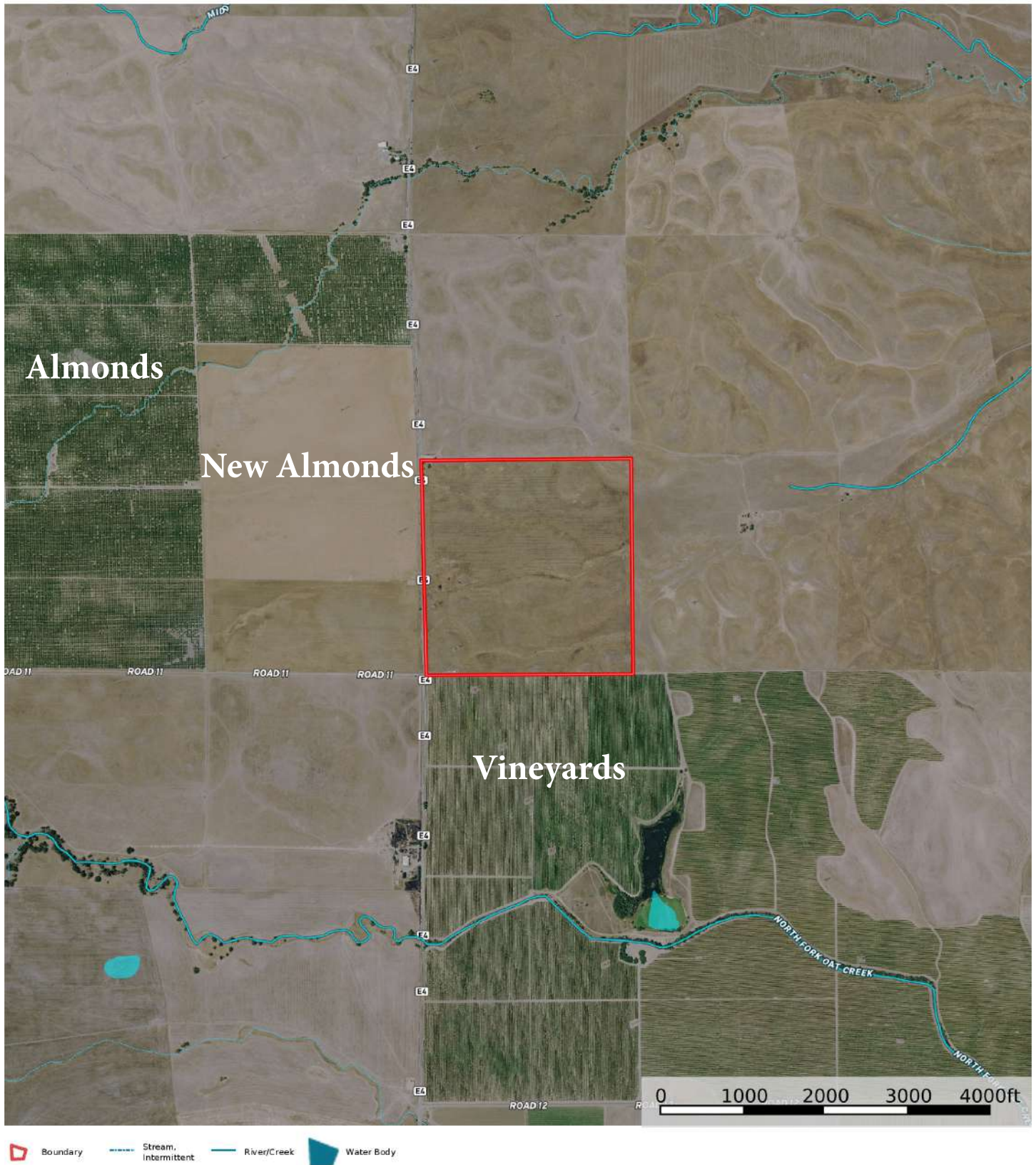
The town of Esparto is located in Yolo County, CA. According to the 2010 US Census, the population was 3,108. It is part of the Sacramento-Arden-Arcade-Roseville Metropolitan Statistical Area. It is 13 miles from Woodland and about 36 miles from Sacramento.

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:

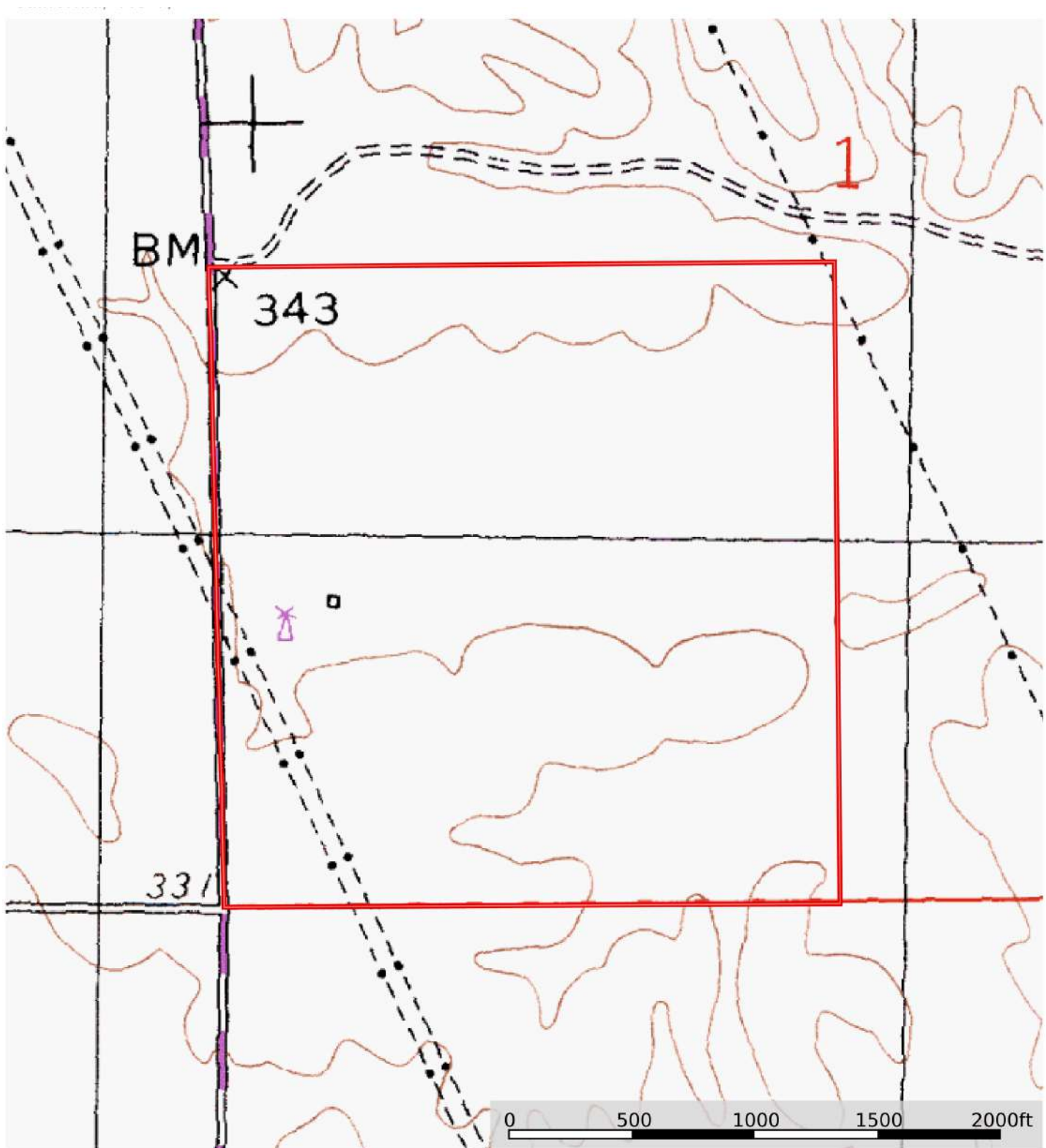
Located in Northern California, Yolo County is included in the Greater Sacramento Metropolitan Area and is located in Sacramento Valley. Much of Yolo County is rural agricultural as evidenced by the multi-billion-dollar California tomato industry where Yolo County is a major contributor. Home to the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



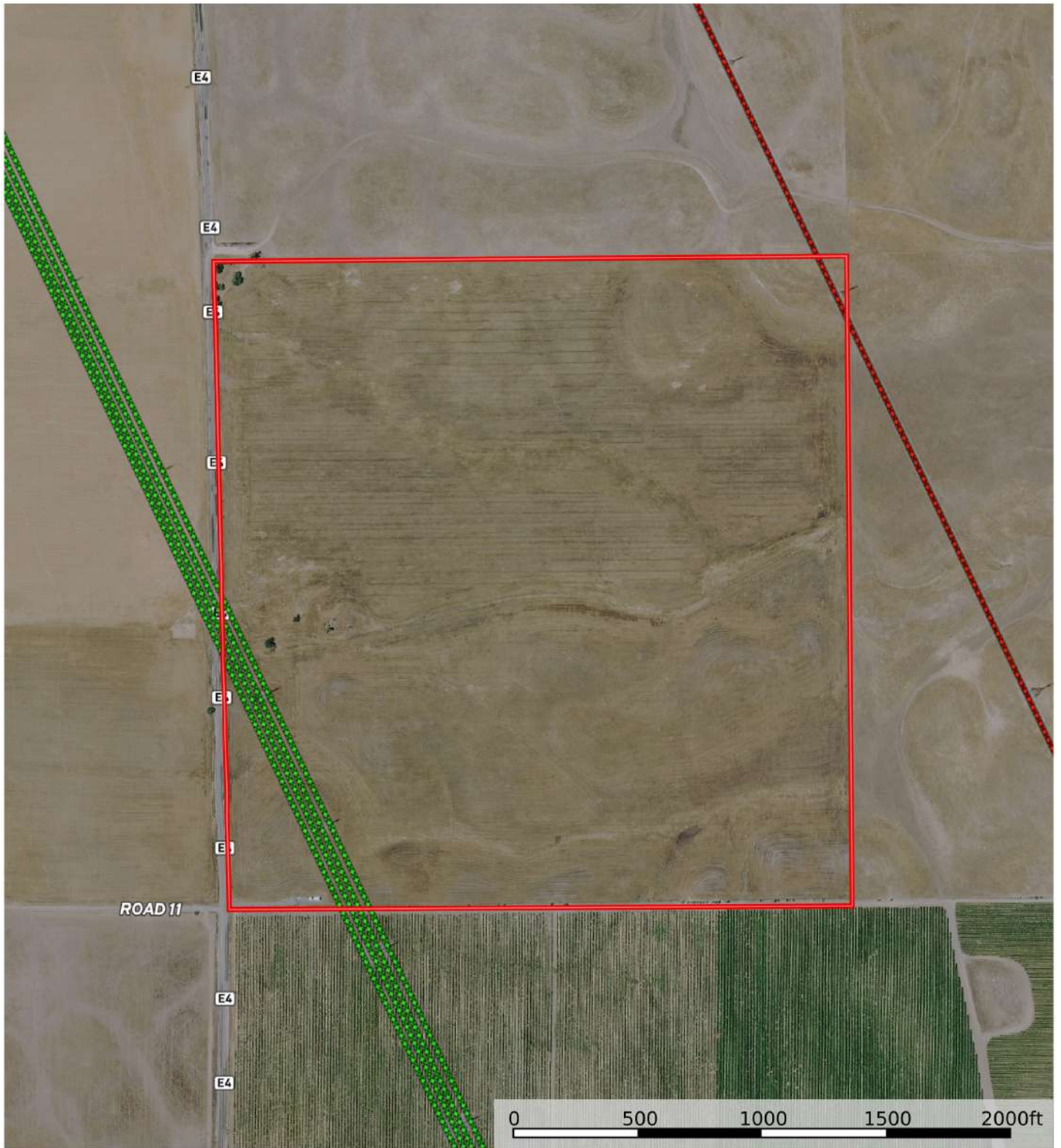




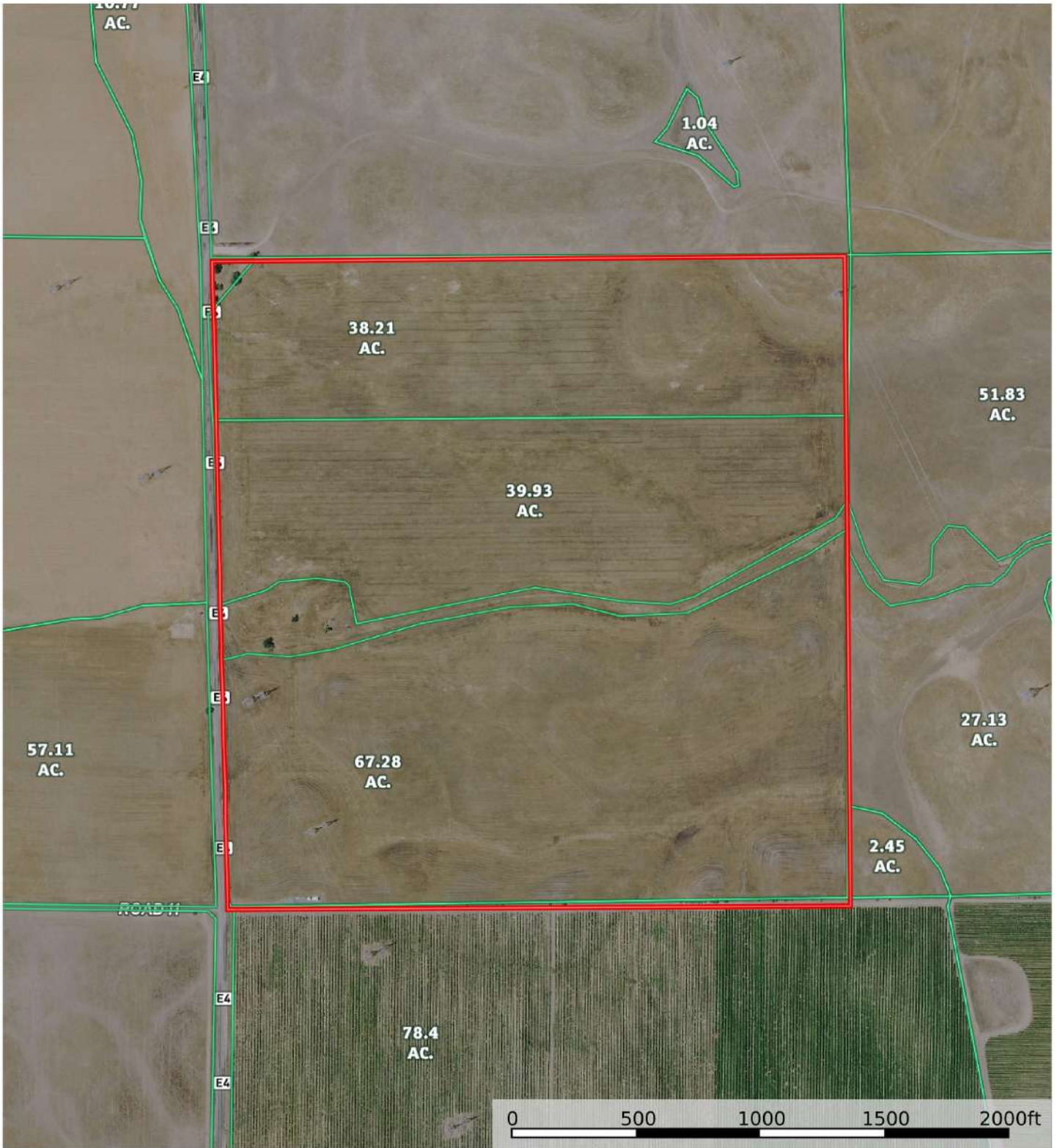
 Boundary

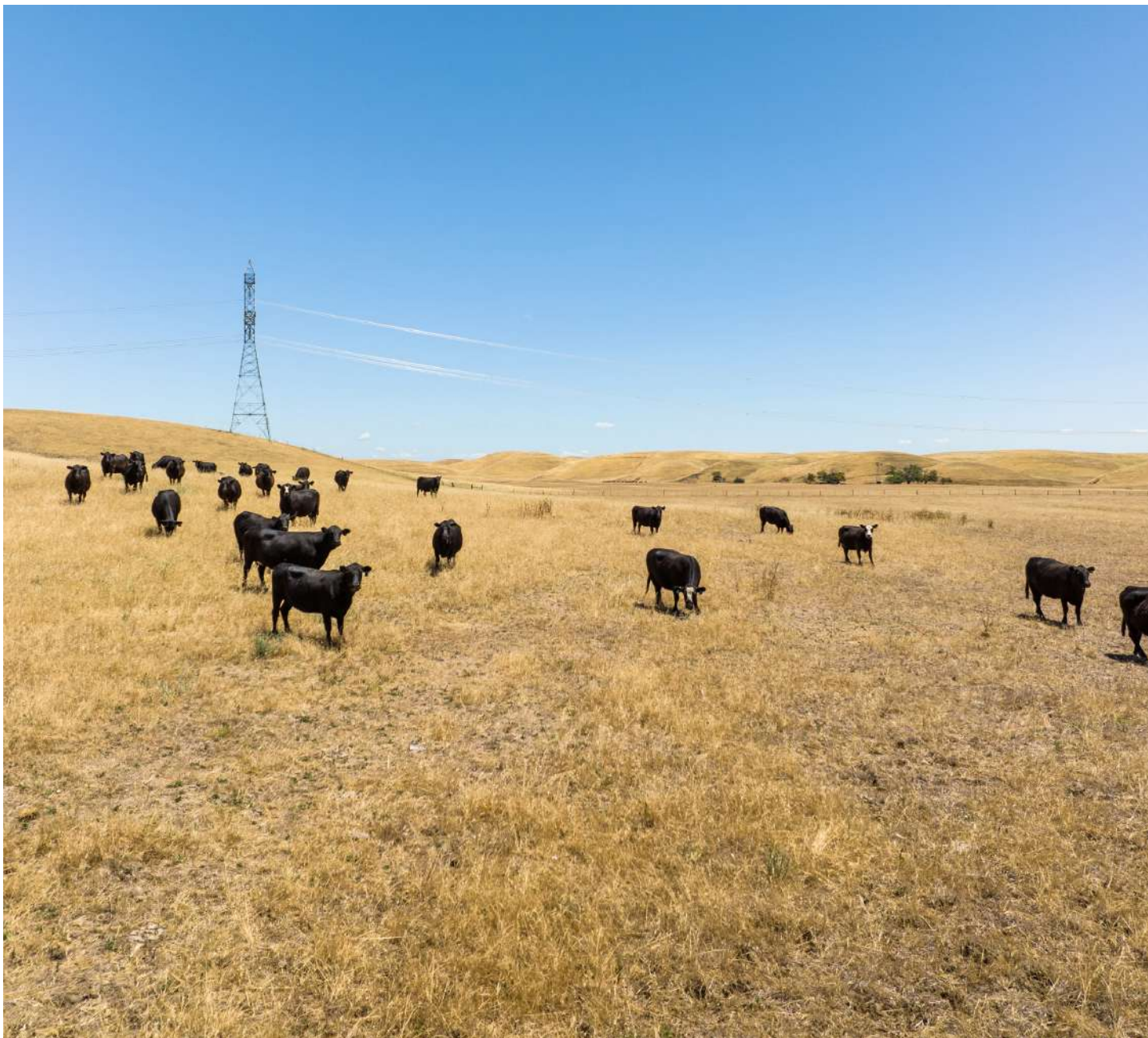


Boundary



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





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