



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



County Road II Farm

240 ± Acres | Yolo County, CA



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DRE# 01838294



Introduction

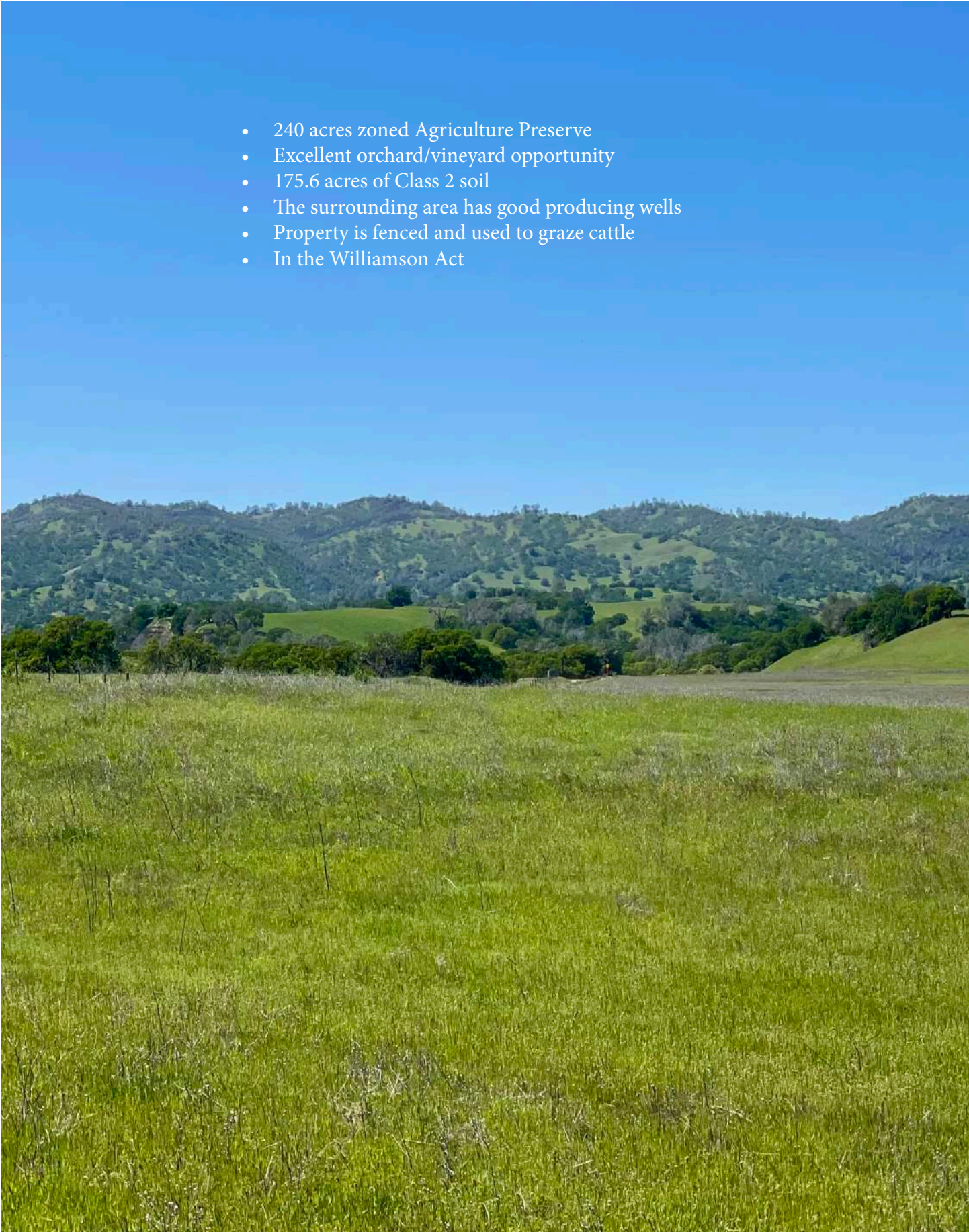


Excellent orchard/vineyard opportunity! Located in Esparto, CA in Yolo County, the County Road 11 Farm totals 240 acres. It is zoned Agriculture Preserve and is in the Williamson Act. The property has 175.6 acres of Class 2 soil and is best suited for pistachios, almonds, or vineyards. The property is fenced and currently used to graze cattle. The water trough is fed from the neighbor. In the surrounding area, there are good producing wells. To the east of the property, there is an almond orchard.



Highlights

- 240 acres zoned Agriculture Preserve
- Excellent orchard/vineyard opportunity
- 175.6 acres of Class 2 soil
- The surrounding area has good producing wells
- Property is fenced and used to graze cattle
- In the Williamson Act



Size & Zoning

The County Road 11 Farm consists of one parcel totaling 240-acres. It is zoned AP and is in the Williamson Act.

APN	ACRES	ZONING	WILLIAMSON ACT	TAX AMOUNT (2021)
061-020-005	240	AP	YES	\$2,670.00
TOTAL	240 acres			\$2,670.00



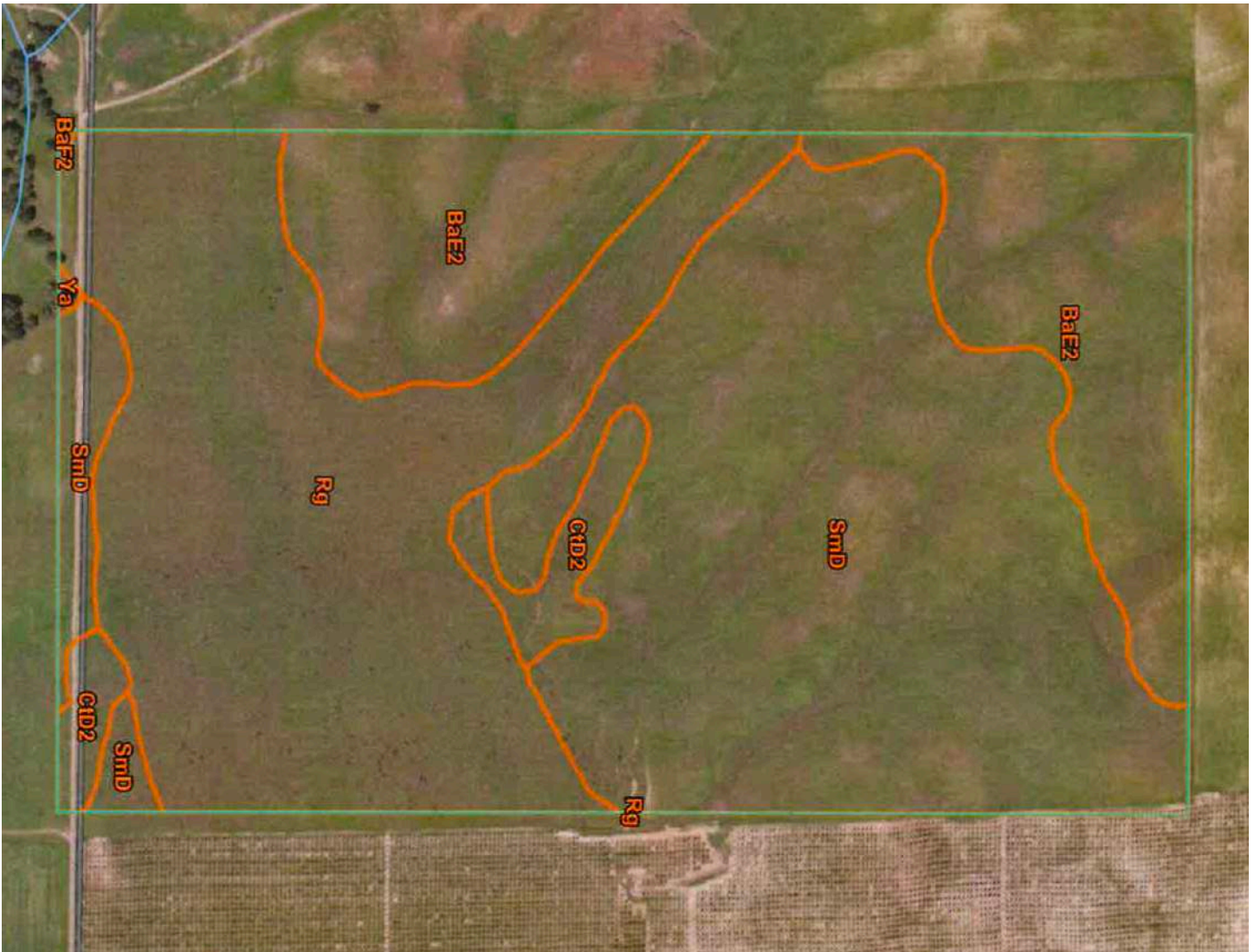
“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments 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
BaE2	50.6	Class 6
BaF2	0.1	Class 7
CtD2	7.6	Class 4
Rg	78	Class 2
SmD	97.6	Class 2
Ya	0.2	1 / 4c



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

SmD—Sehorn-Balcom complex, 2 to 15 percent slopes

Map Unit Setting

National map unit symbol: hdx f

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

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

Location



About Esparto, CA:

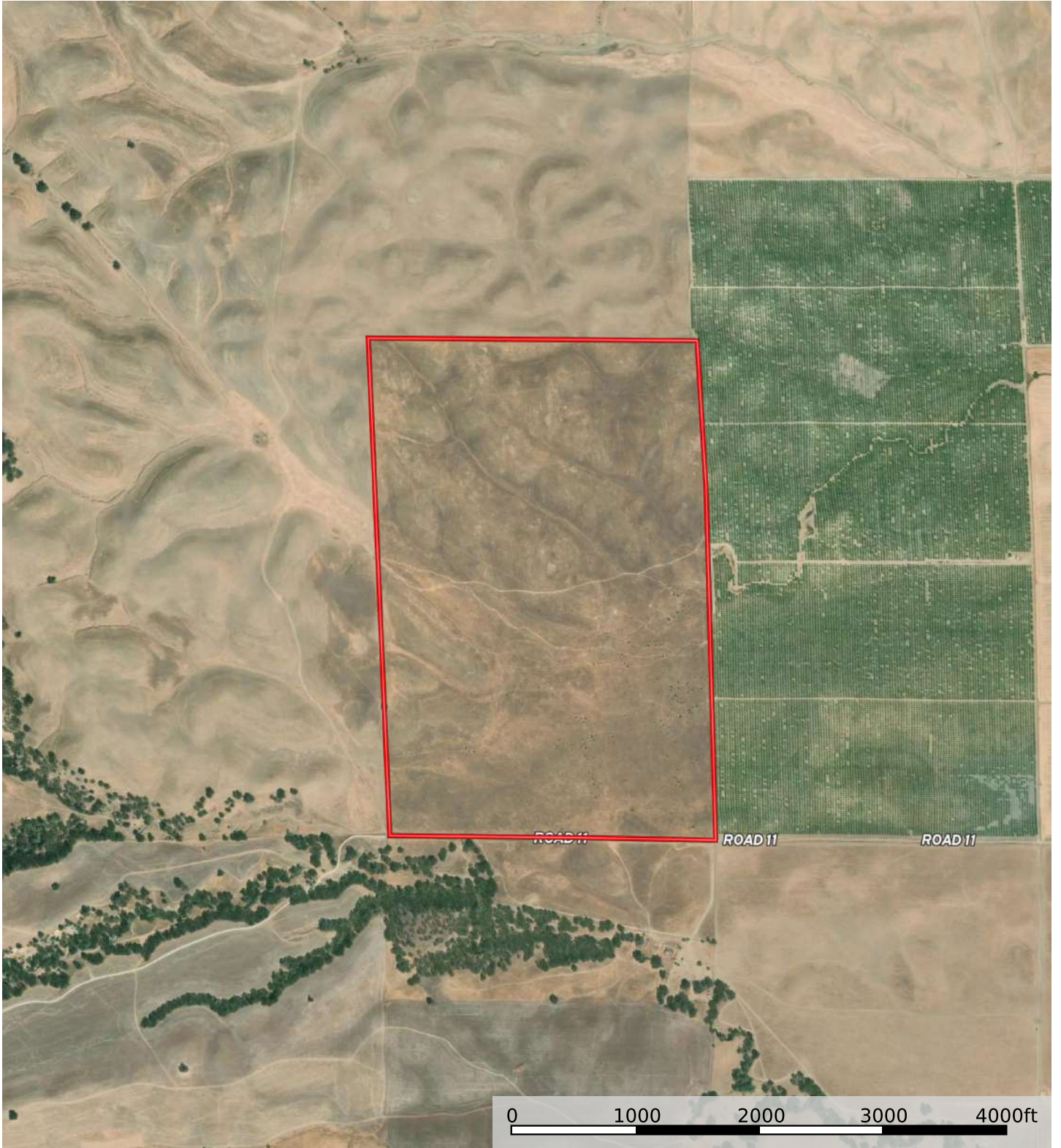
The town of Esparto is located in Yolo County, CA. According to the 2010 US Census, the population was 3,108. It is part of the Sacramento-Arden-Arcade-Roseville Metropolitan Statistical Area. It is 13 miles from Woodland and about 36 miles from Sacramento.


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.

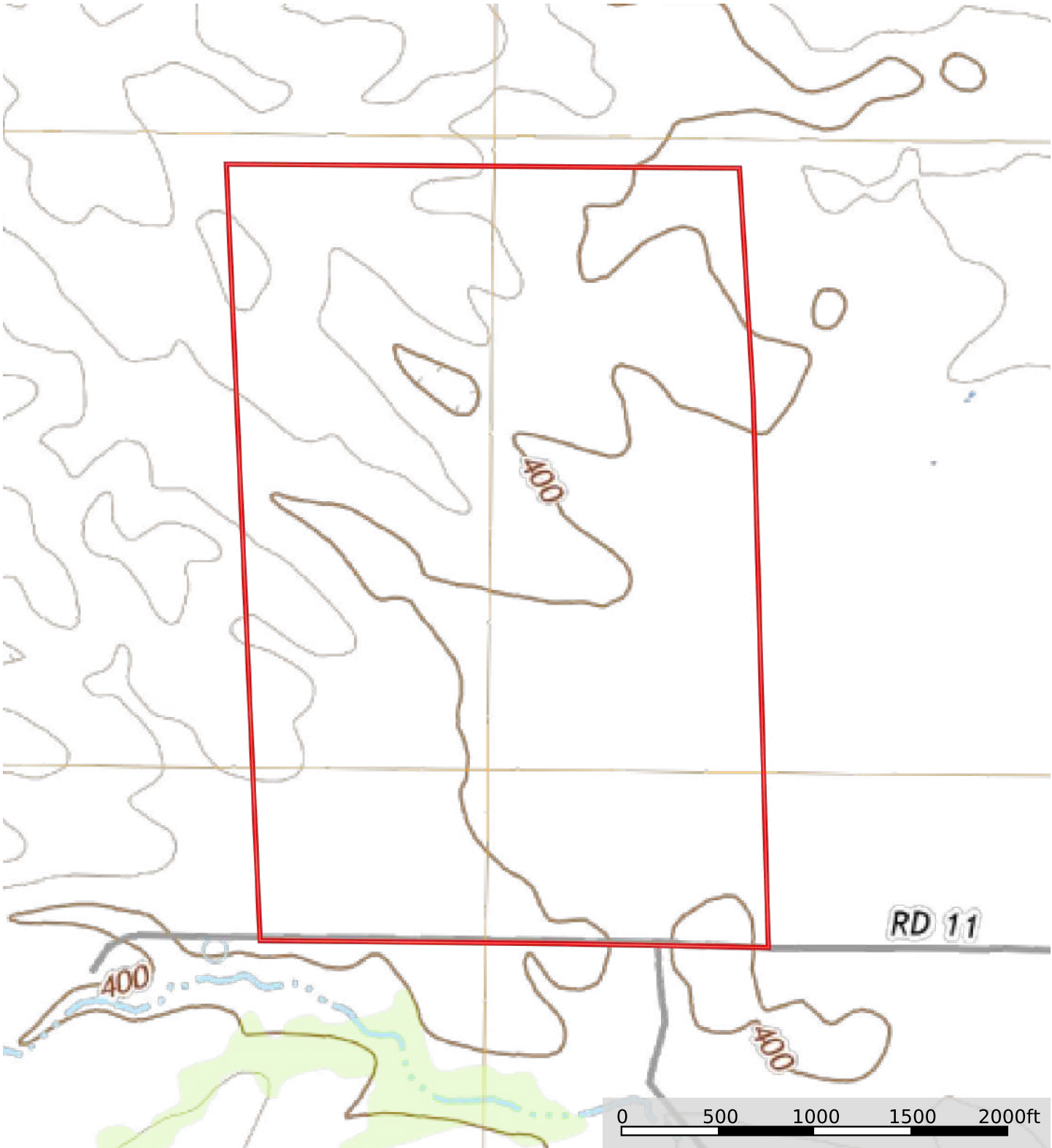
About Yolo County:


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.

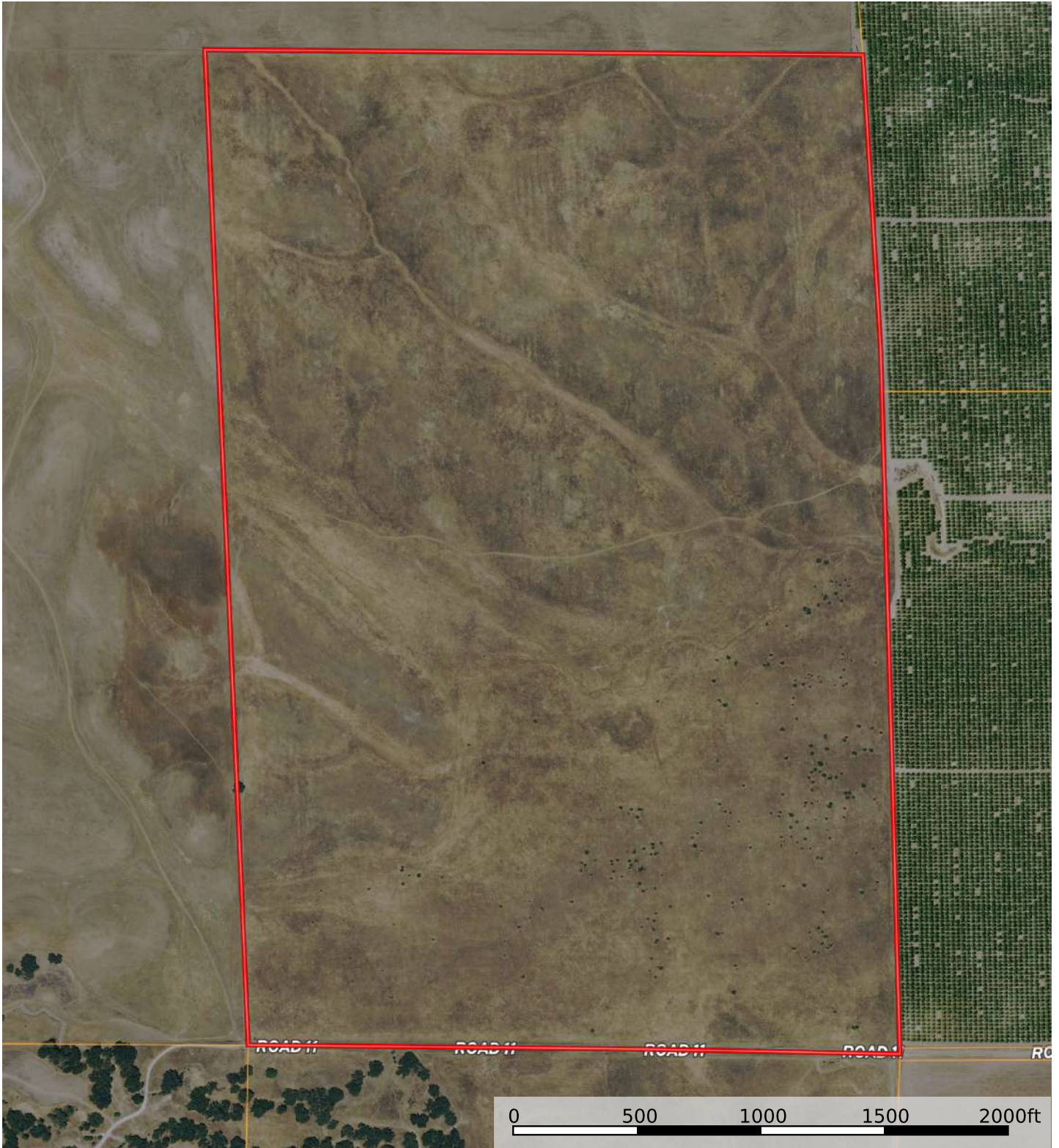





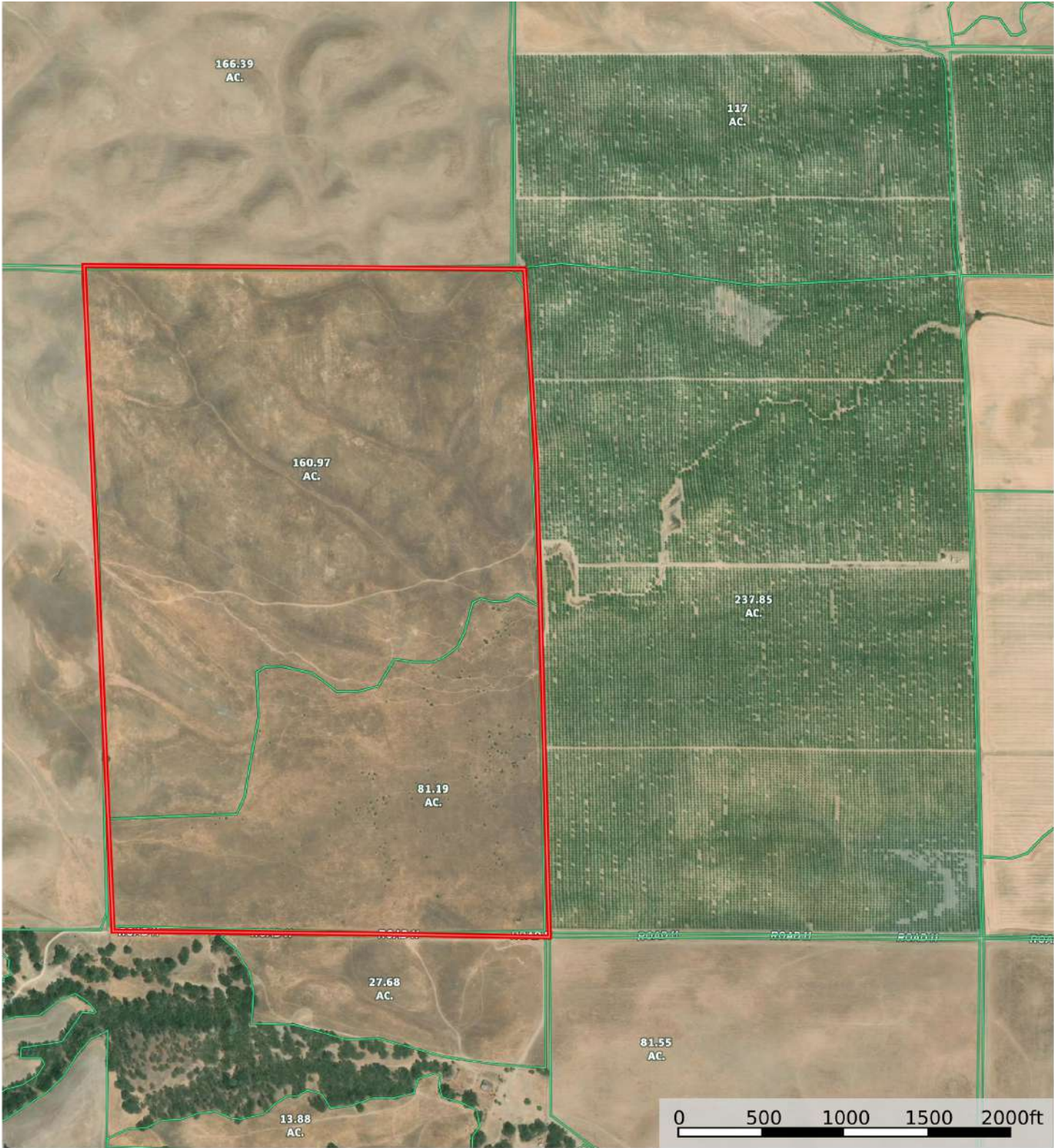
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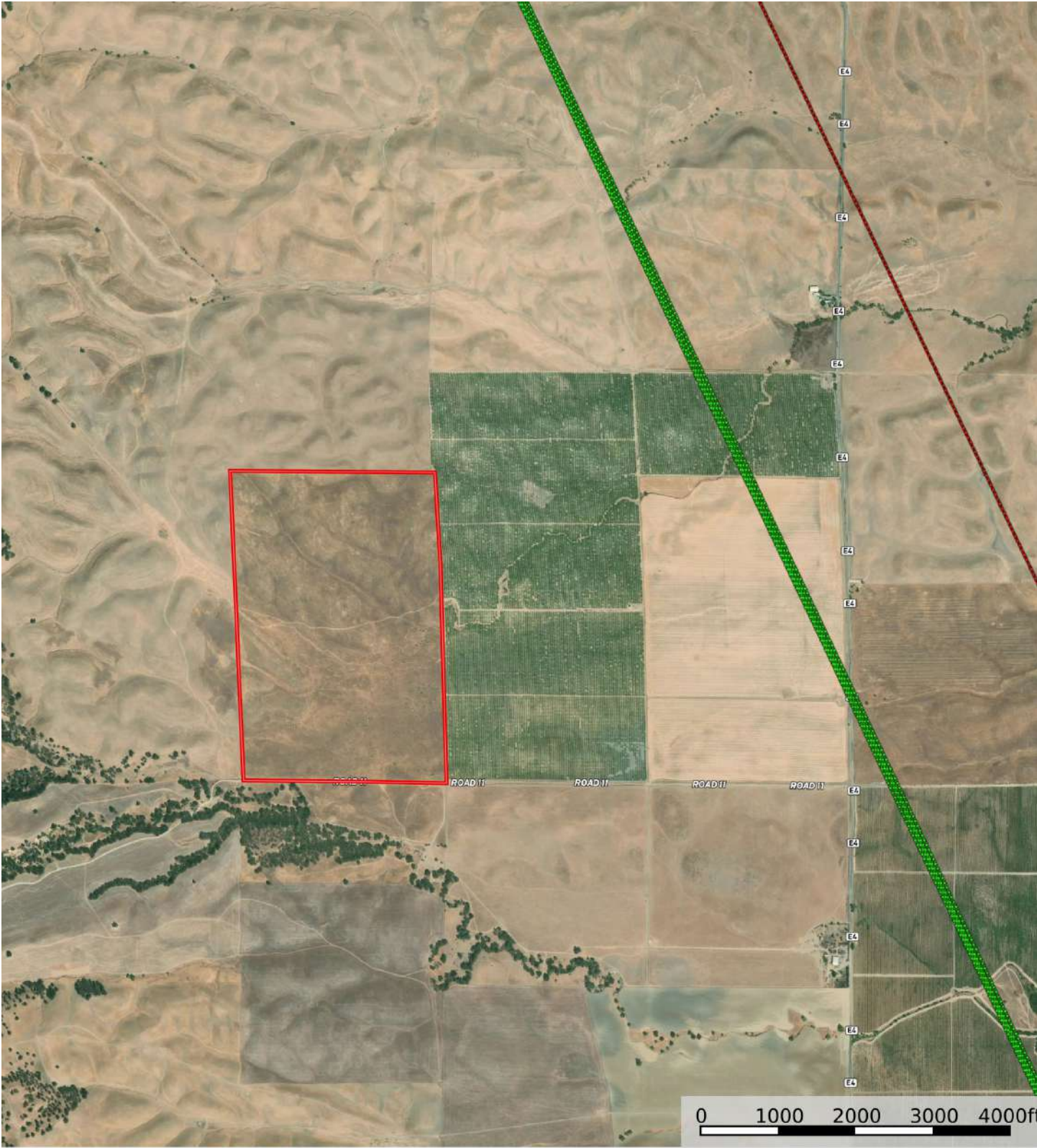
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 Boundary



 Boundary





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