



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

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- 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.

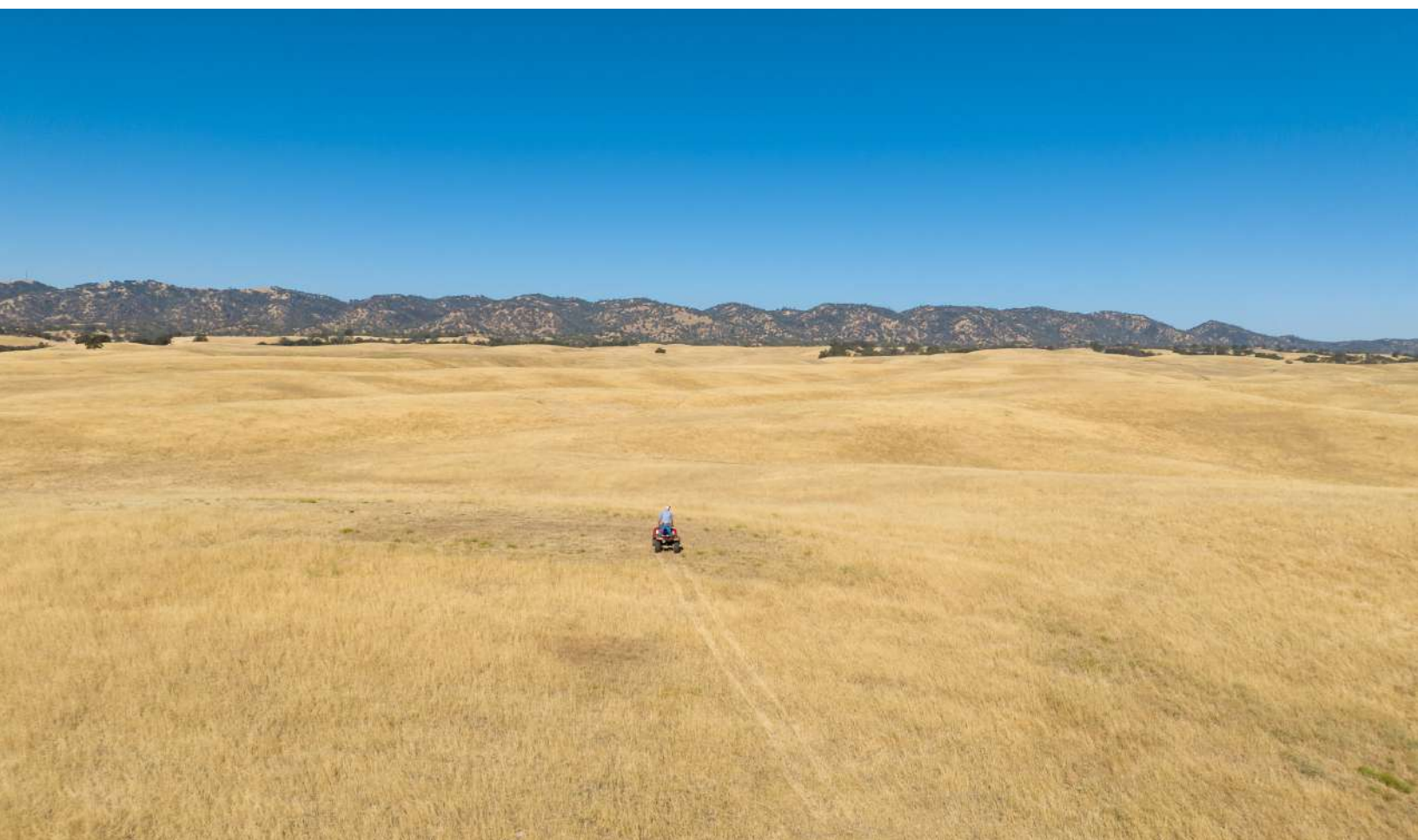
APN	ACRES	ZONING	WILLIAMSON ACT	TAX AMOUNT (2021)
061-020-005	240	AP	YES	\$2,670.00
<b>TOTAL</b>	<b>240 acres</b>			<b>\$2,670.00</b>



*“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

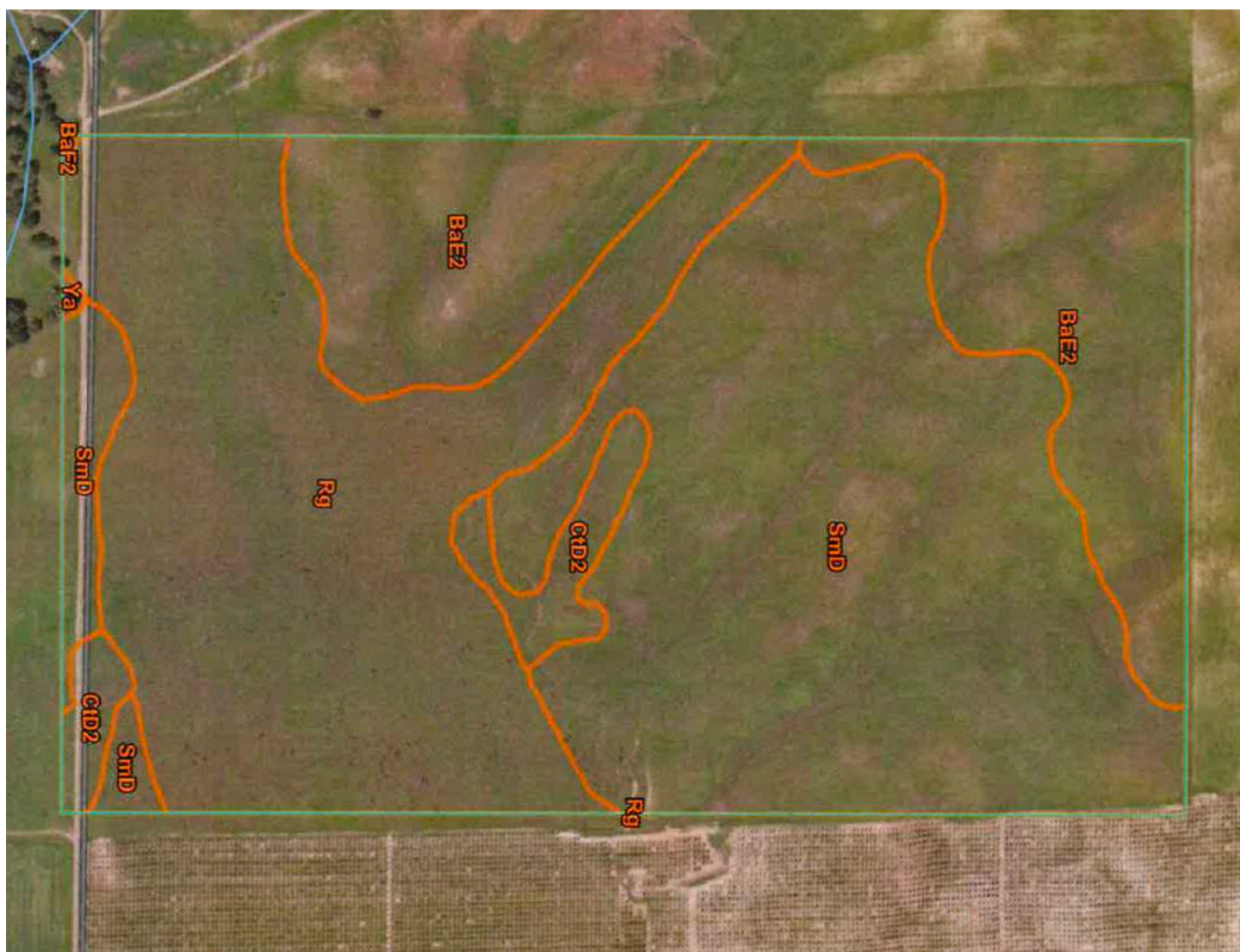






# Soils

Map Unit Symbol	Acres in AOI	Classification
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*

*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

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## 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.

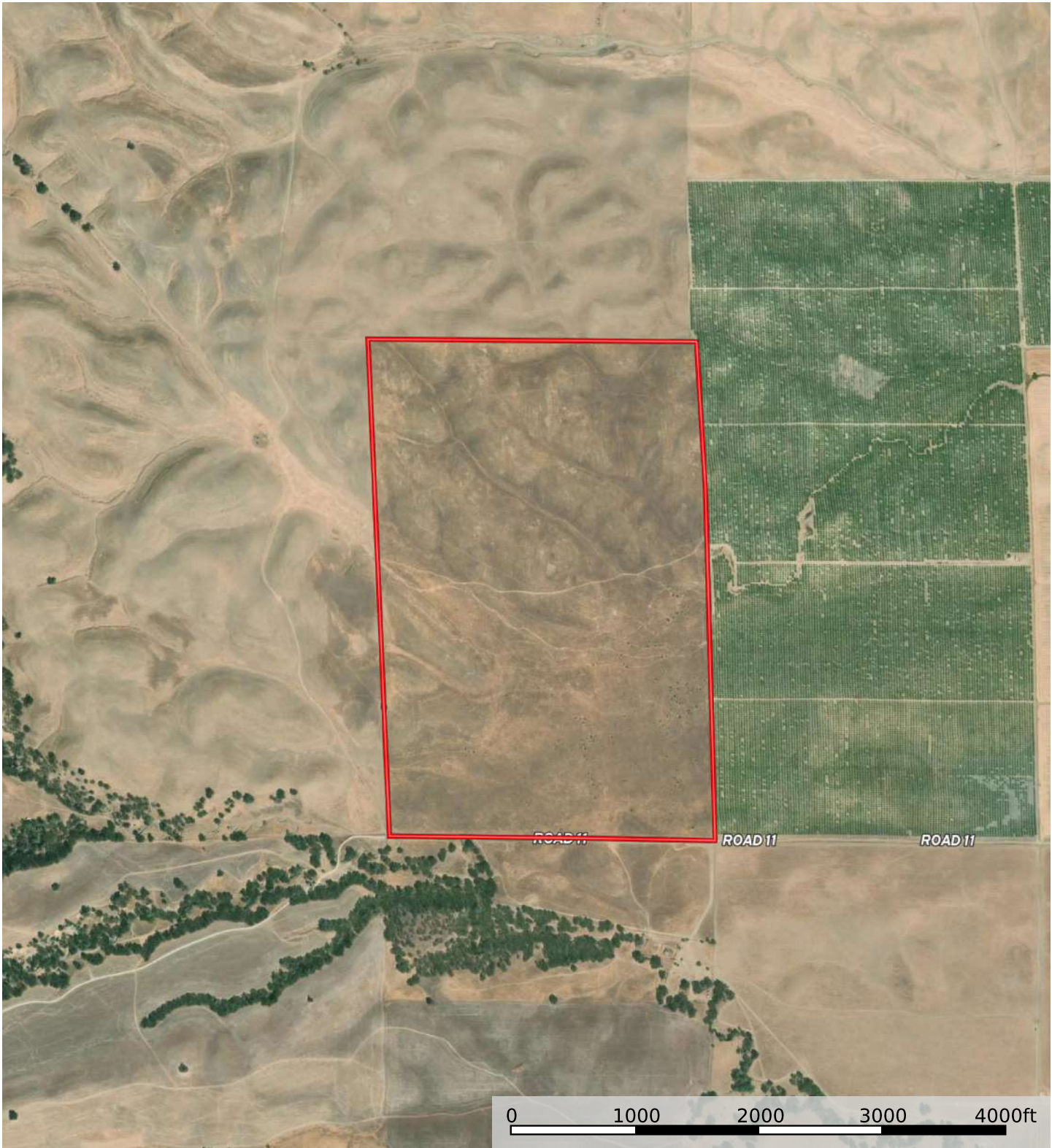
**Nearby airports:** *Local Airports include* - Watts-Woodland Airport; 3,700 foot paved, lighted runway with WAAS and VOR instrument approaches. Yolo County Airport; a 6,000 foot paved runway, FBO services, and aircraft hangar space. *Domestic and International airport:* Sacramento International Airport.


## About Yolo County:

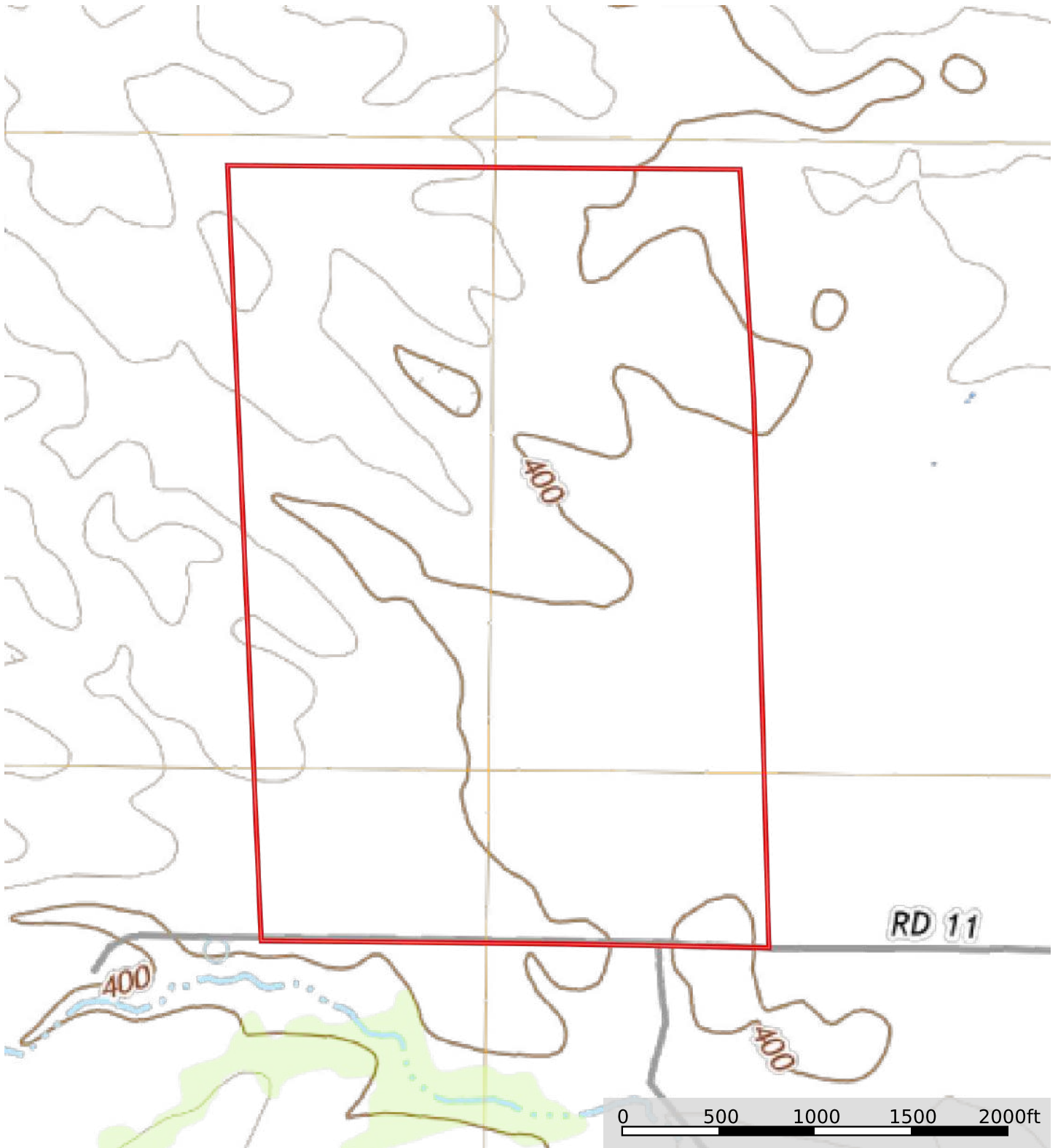
Located in Northern California, Yolo County is included in the Greater Sacramento Metropolitan Area and is located in Sacramento Valley. Much of Yolo County is rural agricultural as evidenced by the multi-billion-dollar California tomato industry where Yolo County is a major contributor. Home to the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





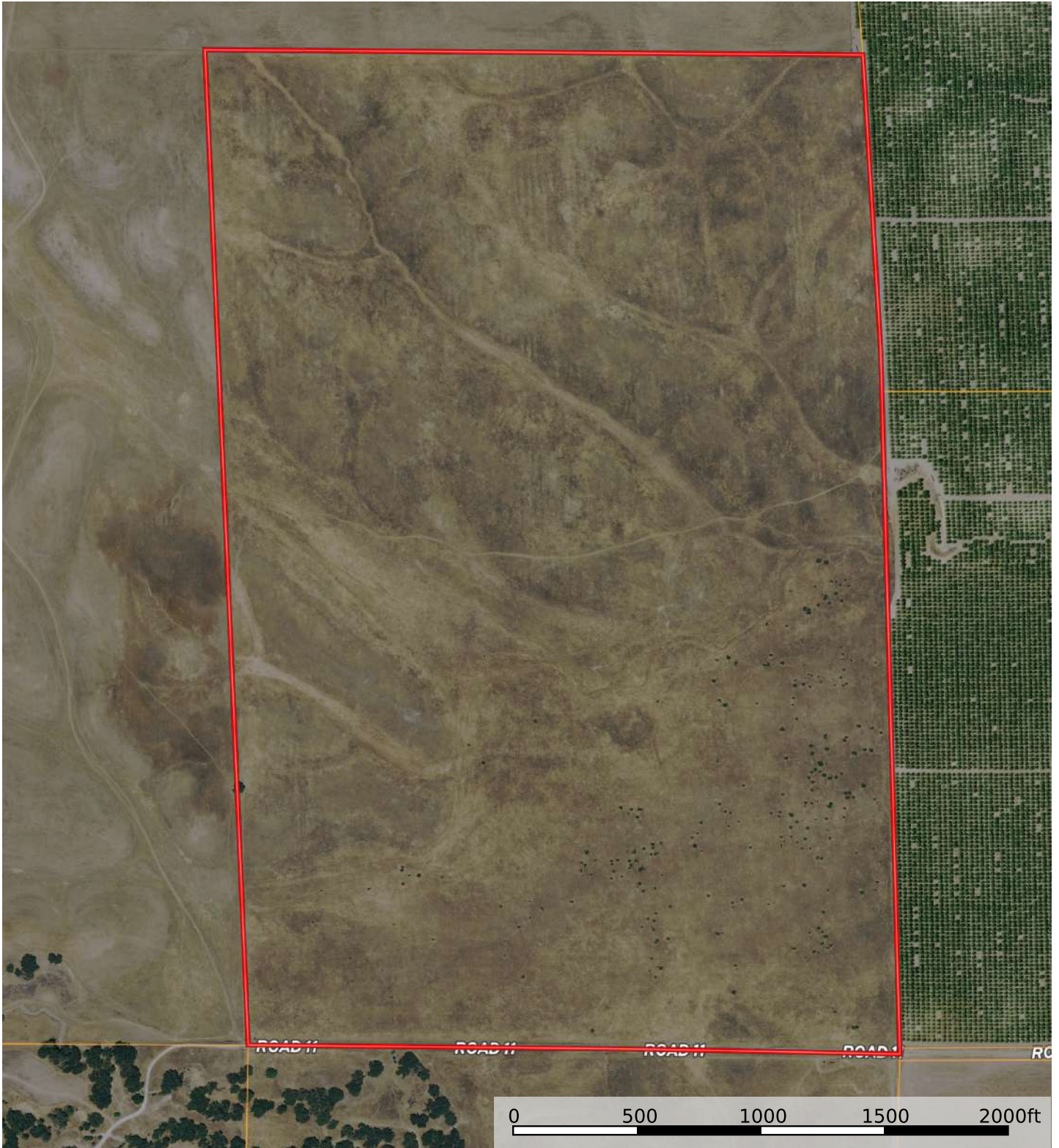


 Boundary



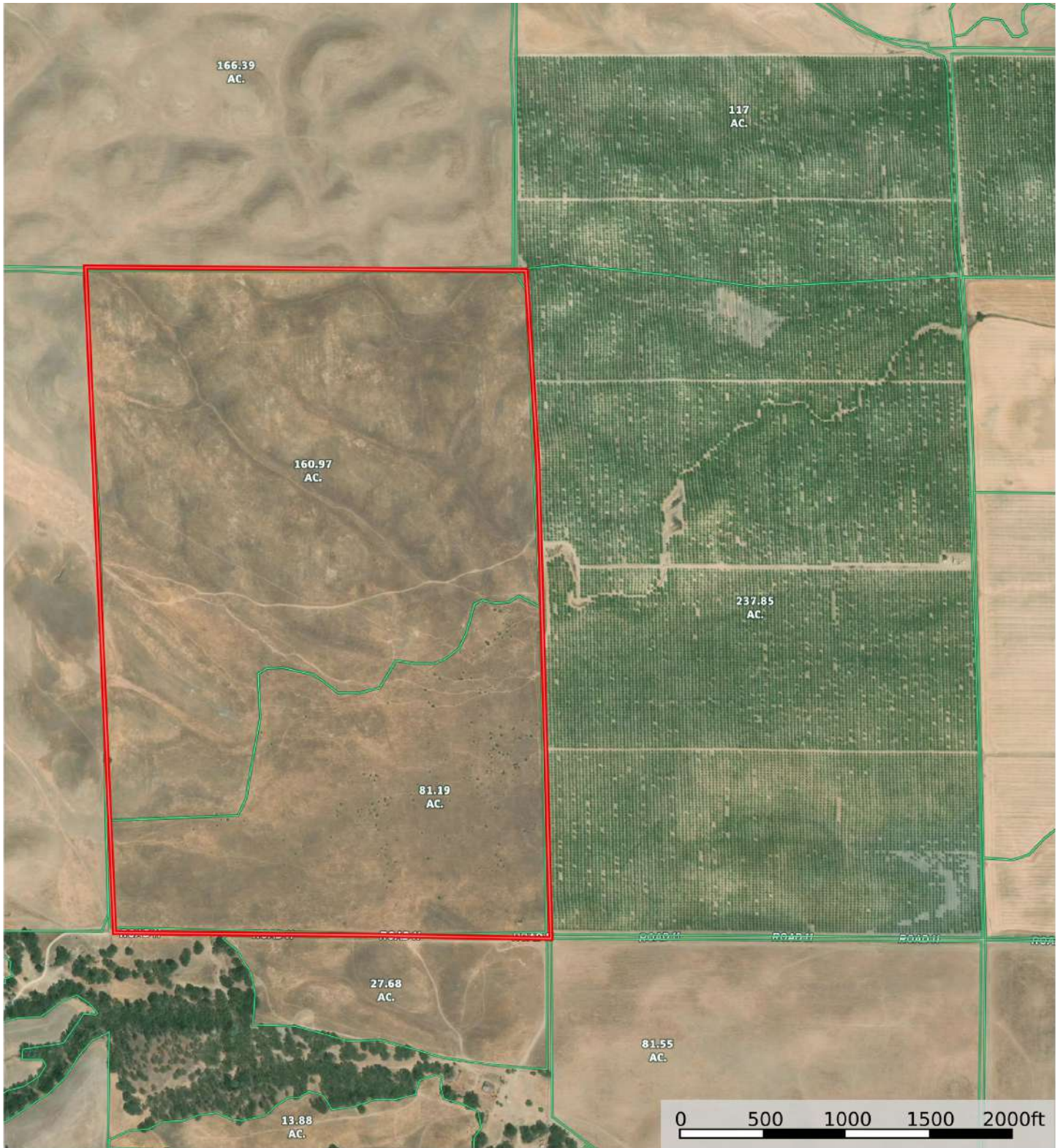
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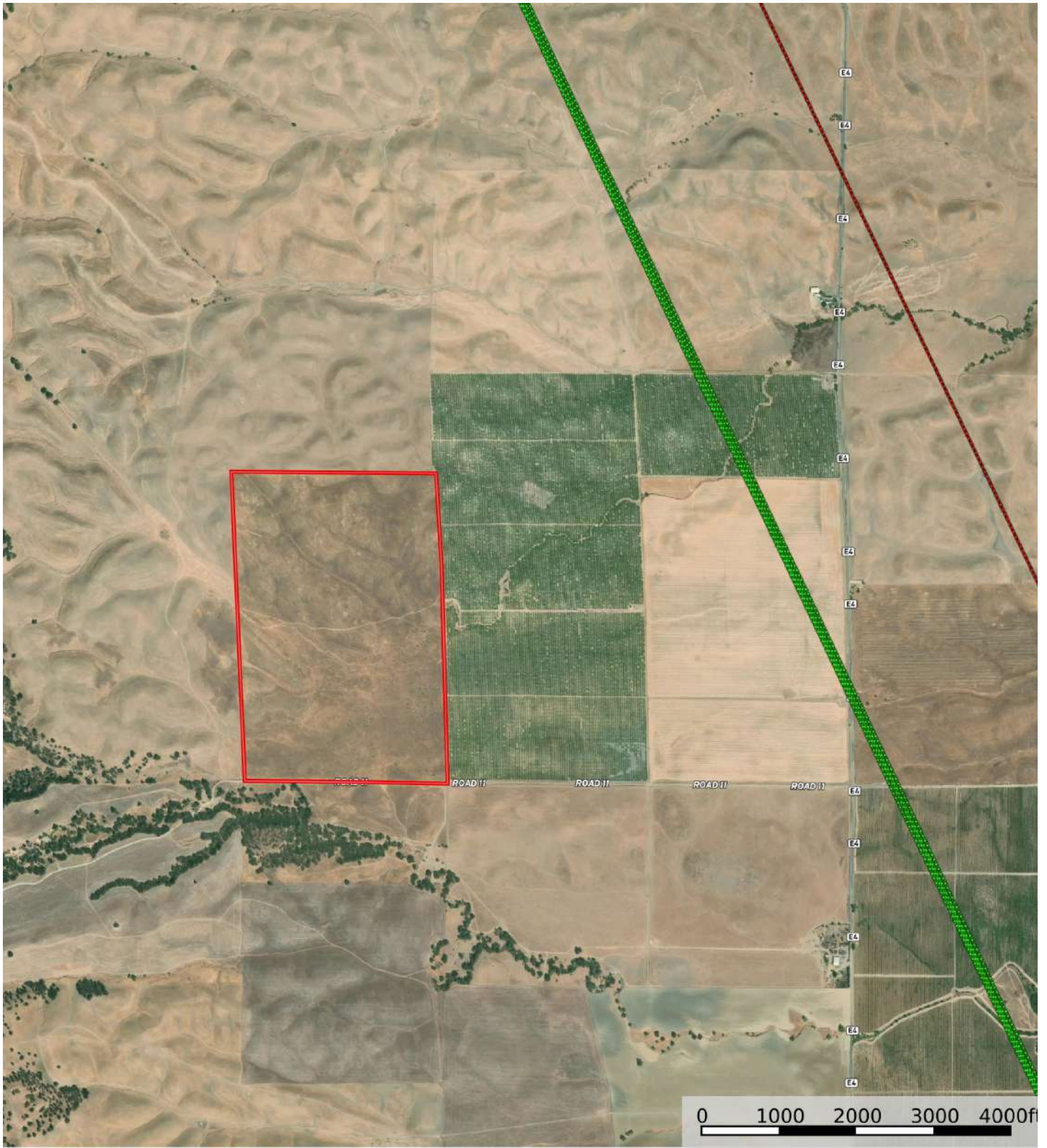
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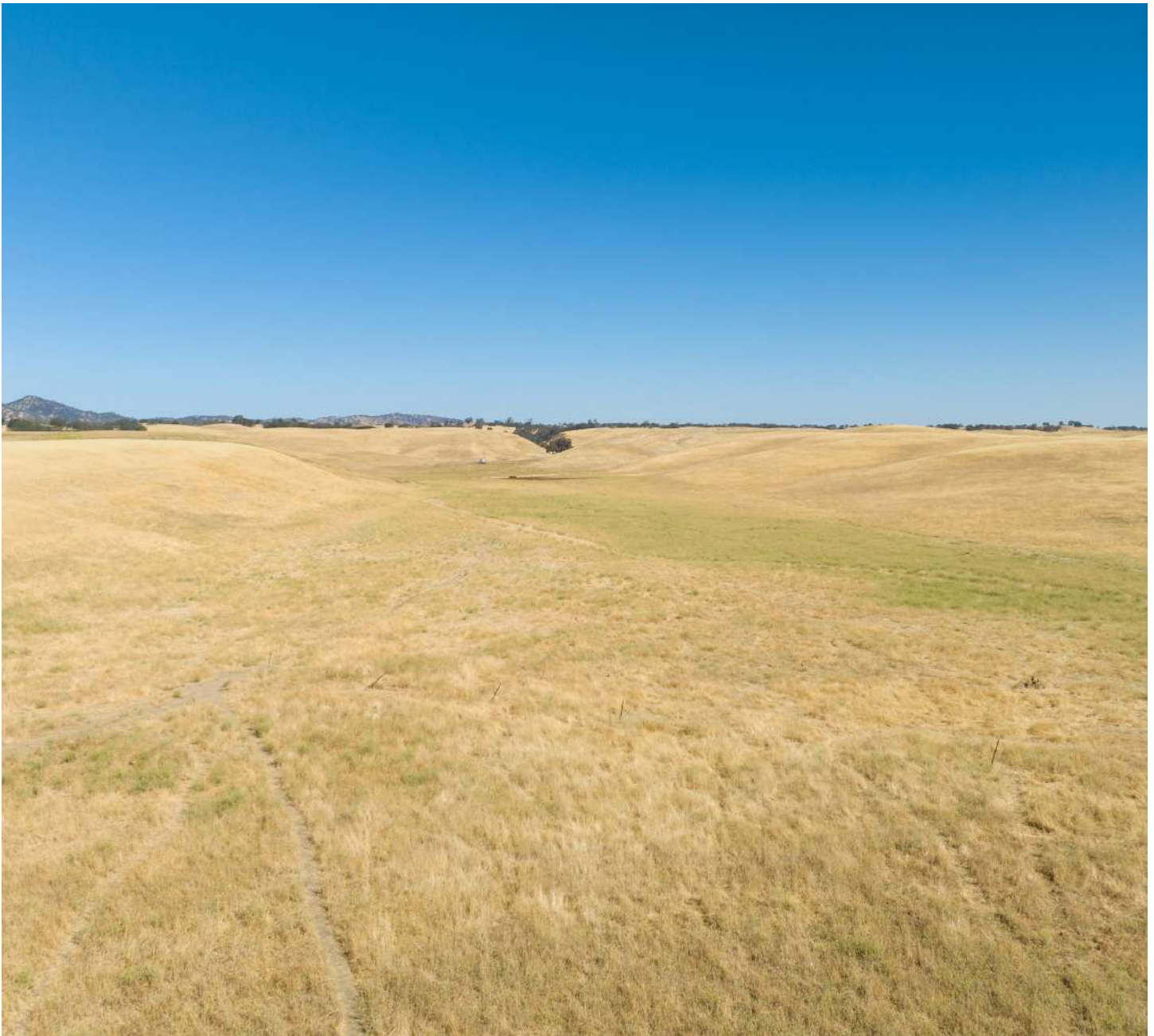


 Boundary









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