



LAND MANAGEMENT
BROKERAGE & APPRAISAL

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ALMOND ORCHARD YOLO COUNTY

FOR SALE



SHEN 3 – 346.08 Assessed Acres

LOCATION	Located at the southeast corner of County Road 92D and County Road 28, Six miles northwest of Davis in Yolo County.
APN(s):	040-150-001 (186.08 acres) & 040-150-003 (160 acres)
ORCHARD:	330 m/l Planted Acres
Year Planted	Summer of 2019
Varieties	50% Non Pareil 16.7% Aldrich 16.7% Carmel 8.3% Shasta 8.3% Sonora
Rootstock	Viking and Krymsk
IRRIGATION:	DUAL WATER SOURCE Yolo County Flood Control & One Irrigation Well
ASKING PRICE	\$10,500,000

PROPERTY INFORMATION

PROPERTY DESCRIPTION

Orchard Improvements: The property is improved with 330 net acres of almonds planted in the summer of 2019. Varieties include NP, Aldrich, Carmel, Shasta and Sonora on a Viking Rootstock. The east 1/6 of the orchard is planted on a Krysmk rootstock.

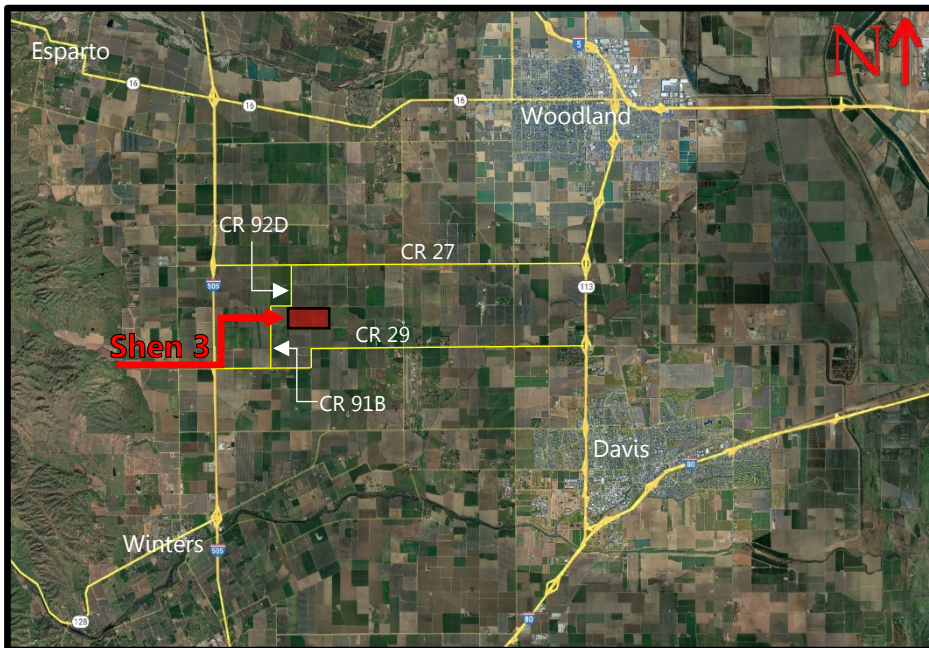
Irrigation: Provided by one well in addition to two surface district (YFCWCD) outlets improved with Lakos Filters. The irrigation sites are propane fired. The orchard is on single drip irrigation.

Zoning: AN-40 (Intensive Agriculture) with Williamson Act Contract; taxes will remain low at the close of escrow.

Soils: 94% Capay Silty Clay Class 2 and 6% Marvin Silty Clay Loam Class 2 (See attached soils map)

Topography: Level to grade.

Comments: The orchard is custom farmed by a local grower under an annual management agreement; the grower would be interested in continuing farming the property for the new buyer. This is a great opportunity to purchase an income producing orchard with a long remaining economic life.



**PLEASE NO
TRESPASSING**

**RESPECT THE
CURRENT FARMING
OPERATION BY
SCHEDULING A
PRIVATE SHOWING
WITH US**

ADDITIONAL INFO

please call or email us for additional information.

JOHN BRENNAN

BROKER OWNER

DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 870-6625

john@landmba.org

**BRENNAN
&
JEWETT**
ASSOCIATES

LAND MANAGEMENT
BROKERAGE & APPRAISAL

MARKUS HACKETT

BROKER ASSOCIATE

DRE License No. 02020460
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 301-0329

markus@landmba.org

PROPERTY LAYOUT



** The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.

PROPERTY SOIL MAP



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ca	Capy silty clay, 0 percent slopes, MLRA 17	2	326.0	93.9%
Mf	Marvin silty clay loam	2	21.1	6.1%
Totals for Area of Interest			347.1	100.0%

PROPERTY PHOTOS



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