



LAND MANAGEMENT  
BROKERAGE & APPRAISAL

[www.landmba.org](http://www.landmba.org)

# ALMONDS & PECANS YOLO COUNTY

# FOR SALE



## **SHEN 1 – 160.72 Assessed Acres**

### **LOCATION**

Located along the west side of County Road 91B, one half mile north of County Road 19, seven miles northwest of Woodland in Yolo County.

### **APN(s):**

049-020-009 (57.37 acres) & 049-020-010 (103.38 acres)

### **ORCHARDS:**

**Almonds**  
**Pecans**

92 m/l Planted Acres  
52 m/l Planted Acres

### **IRRIGATION:**

#### **DUAL WATER SOURCE**

Yolo County Flood Control & One Irrigation Well

### **ASKING PRICE:**

~~\$3,500,000~~

**REDUCED PRICE \$2,975,000**  
**or \$18,507 per acre**

# PROPERTY INFORMATION

## **PROPERTY DESCRIPTION**

**Almond Orchard:** The property is improved with 92 net acres of almonds planted in two blocks. The north block (37 m/l acres) was planted in 2016 to the independence variety on a Lovell rootstock. The south block (55 m/l acres) was planted in 2015 to the independence variety on a Nemaguard rootstock. Approximately 5 acres of the southern block was replanted in 2018 on berms and a Viking rootstock.

**Pecan Orchard:** The property is also improved with 52 m/l acres of Pecans in two blocks. The Pecans were planted in 2018. Wichita is the primary variety, while Pawnee is the pollinator.

**Open Land:** There are 5 m/l acres of open land within the southern almond orchard.

**Irrigation:** Provided by one well in addition to two surface district (YCFCWCD) outlets improved with Lakos Filters. The irrigation sites are propane fired. The orchards are on microjet sprinklers and drip irrigation.

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

**Soils:** 56% Sehorn Cobbly Clay Class 3, 32% Sehorn Clay Class 3 & 12% Willows Clay, marly variant saline alkali Class 4 (see attached soils map and description for more detail).

**Topography:** Level to gently undulating.

**Other improvements:** 1,600± s.f. modular residence, 3,000± s.f. Barn, onsite domestic well and pressure system, septic, gravel base and electrical improved at a one acre building site.

**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. The building site is occupied by the farm manager under a separate agreement.

**PLEASE NO  
TRESPASSING**

**RESPECT THE CURRENT FARMING OPERATION BY  
SCHEDULING A PRIVATE SHOWING WITH US.  
DO NOT DISTURB OCCUPANTS**

\*\* 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.

## **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](mailto:john@landmba.org)



**MARKUS HACKETT**  
**BROKER ASSOCIATE**

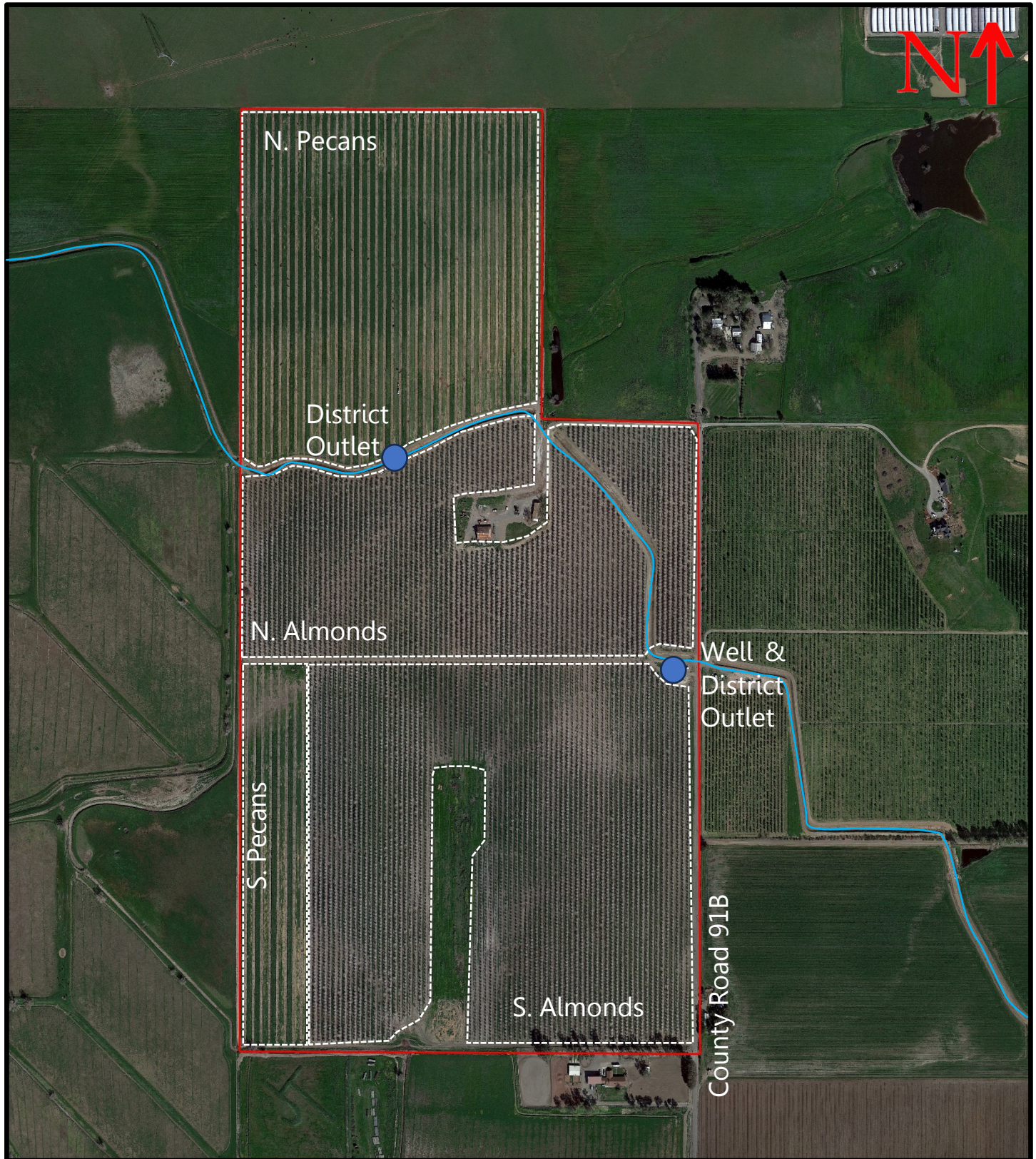
DRE License No. 02020460  
1059 Court Street, Suite 120  
Woodland, CA 95695

**(530) 301-0329**

[markus@landmba.org](mailto:markus@landmba.org)



# PROPERTY LAYOUT



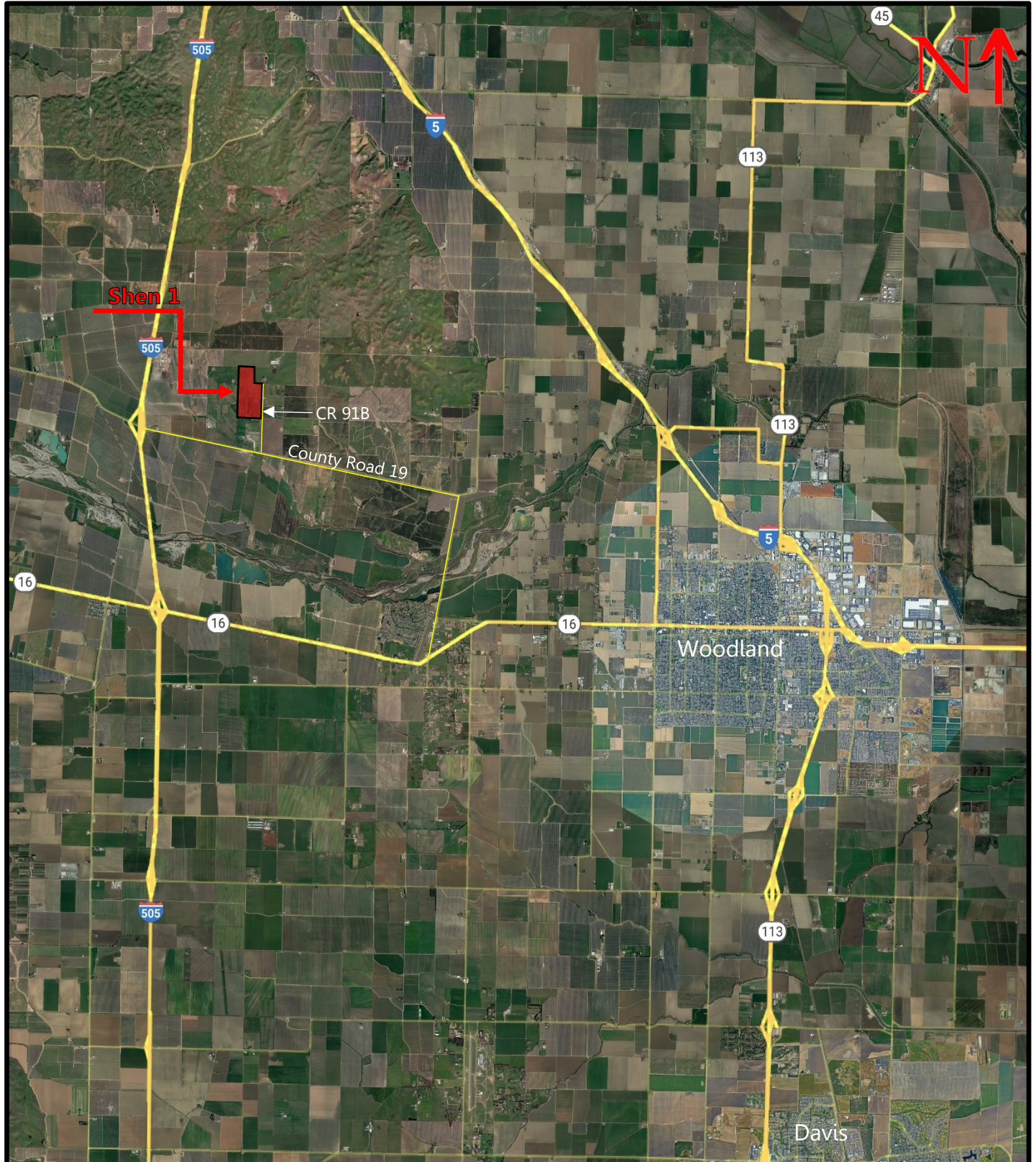
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# PROPERTY LOCATION



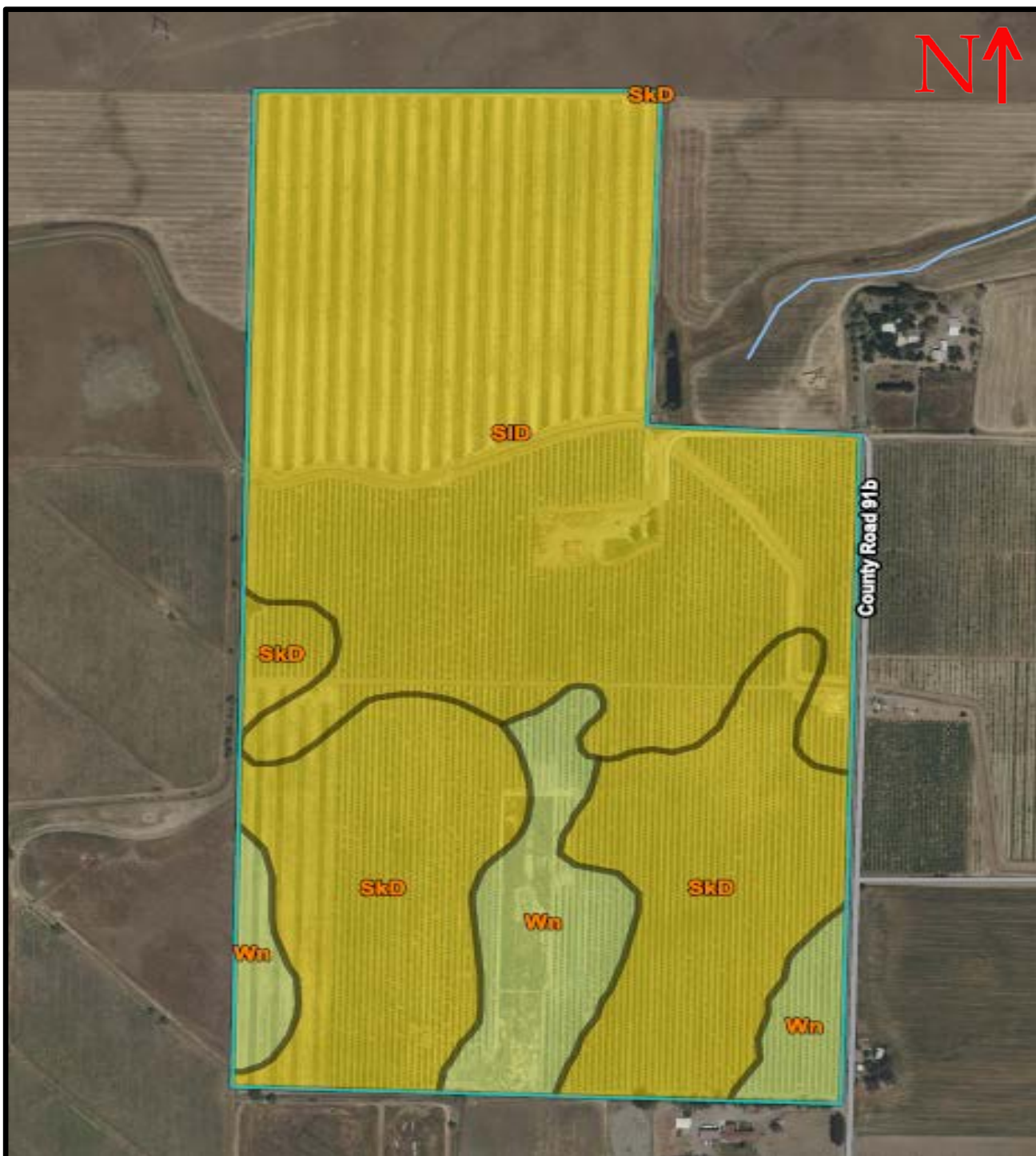
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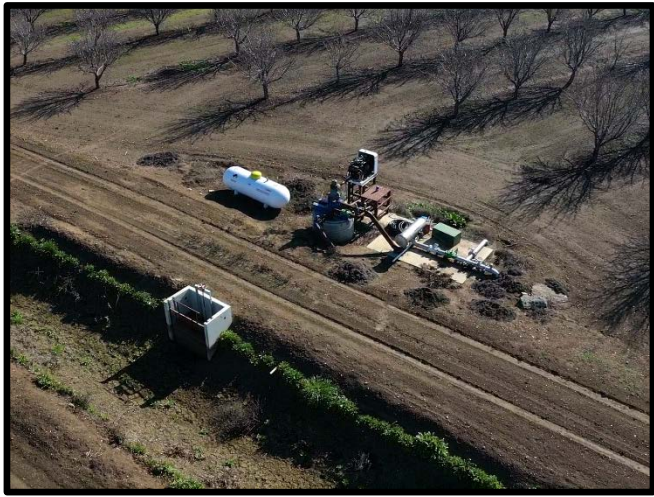
# PROPERTY SOILS MAP



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
SkD	Sehorn clay, 2 to 15 percent slopes	3	51.8	31.8%
SID	Sehorn cobbly clay, 2 to 15 percent slopes	3	91.3	56.1%
Wn	Willows clay, marly variant, saline-alkali	4	19.6	12.1%
<b>Totals for Area of Interest</b>			<b>162.8</b>	<b>100.0%</b>



# PROPERTY PHOTOS





# PROPERTY PHOTOS

