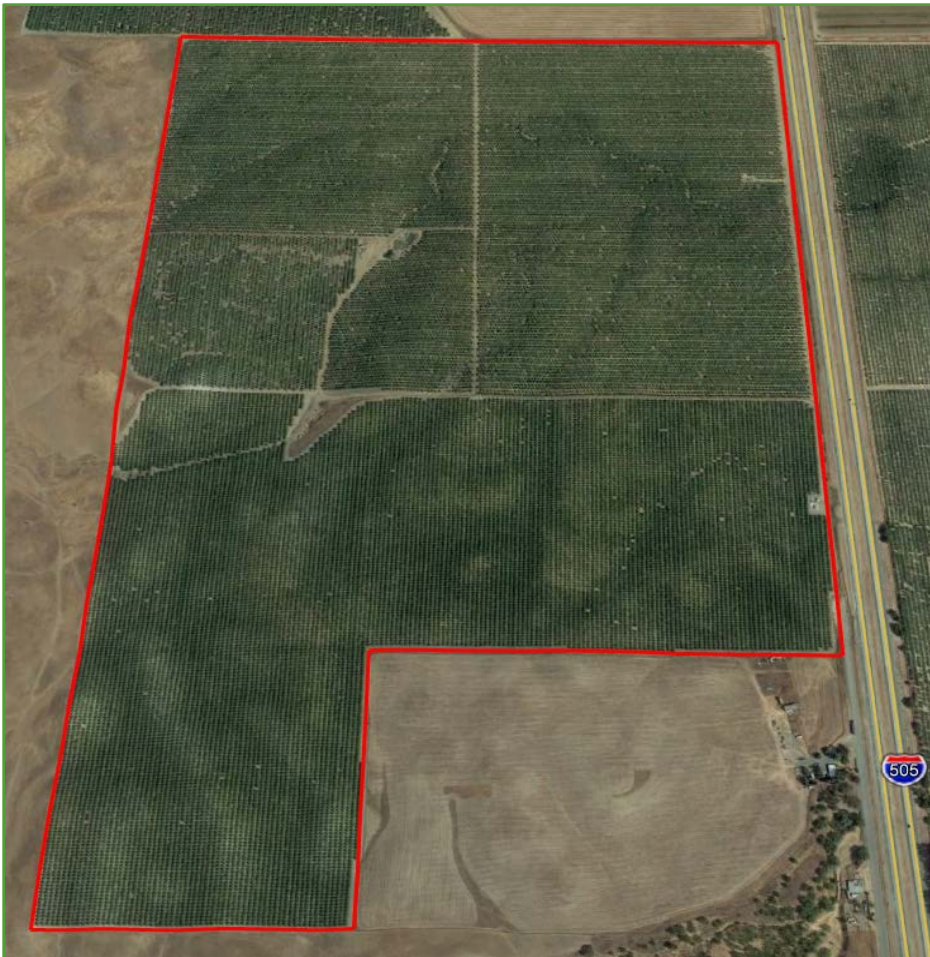


FOR SALE

DUNNIGAN 505

ALMOND ORCHARDS



DUNNIGAN HILLS, YOLO COUNTY

ASSESSOR'S PARCEL: 054-020-014

**BRENNAN
& JEWETT**
ASSOCIATES

LAND MANAGEMENT
BROKERAGE & APPRAISAL

www.landmba.org

PRICE
REDUCTION
\$5,990,000

\$17,027/Ac.

ACREAGE

Orchards	
2004 trees	190.4 +/-
2014 trees	148.0 +/-
Roads, etc.	13.4 +/-
TOTAL	351.8 Ac.

WATER

Two Deep Wells
Annexed into Dunnigan
Water District

SOILS

Class 2 – 16 %
Class 3 – 75%
Other – 9 %

CROP

2023 crop not included.

ZONING

AGRICULTURAL EXTENSIVE
160-acre minimum lot
Not in Williamson Act, but
Yolo County is accepting
applications.

PARCEL INFORMATION

DESCRIPTION

352 acre orchard property developed in two blocks. 148 acres of 2014 trees. 50% Nonpareil, 25% Sonora, & 25% Wood Colony. 190.4 acres of 2004 trees to be removed 2023/2024. Irrigation from two wells (3,000+/- GPM total). Application by inline drip. Property has been annexed into Dunnigan Water District as Class 2 lands and surface water connection is being engineered. Soils are primarily Class II and III types and topography ranges from gently undulating to rolling. Redevelop the 190 acres to almonds, pistachios or olives. Potential for enrollment in Williamson Act.

LOCATION

On the west side of Interstate 505 and the north terminus of County Road 90, one mile south of Dunnigan, Yolo County, California.

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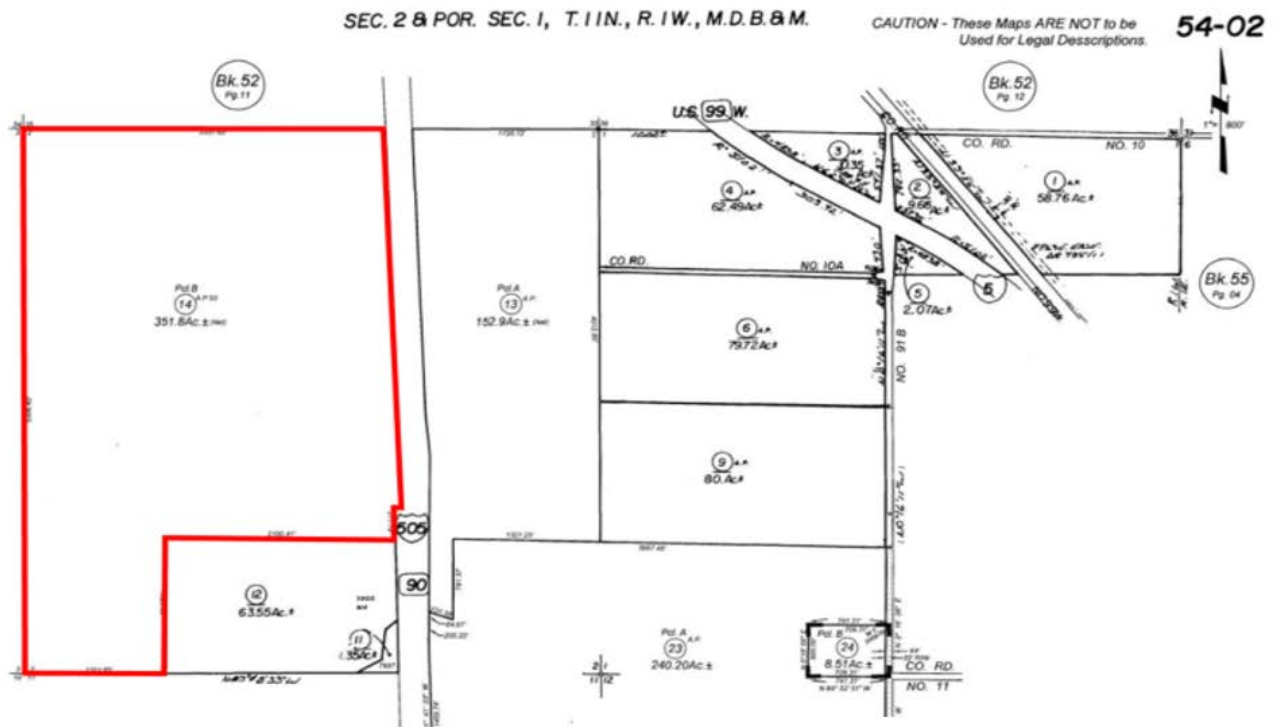
CLINT JEWETT
BROKER ASSOCIATE

DRE License No. 01789662
642 5th Street, No. 8
Colusa, CA 95932

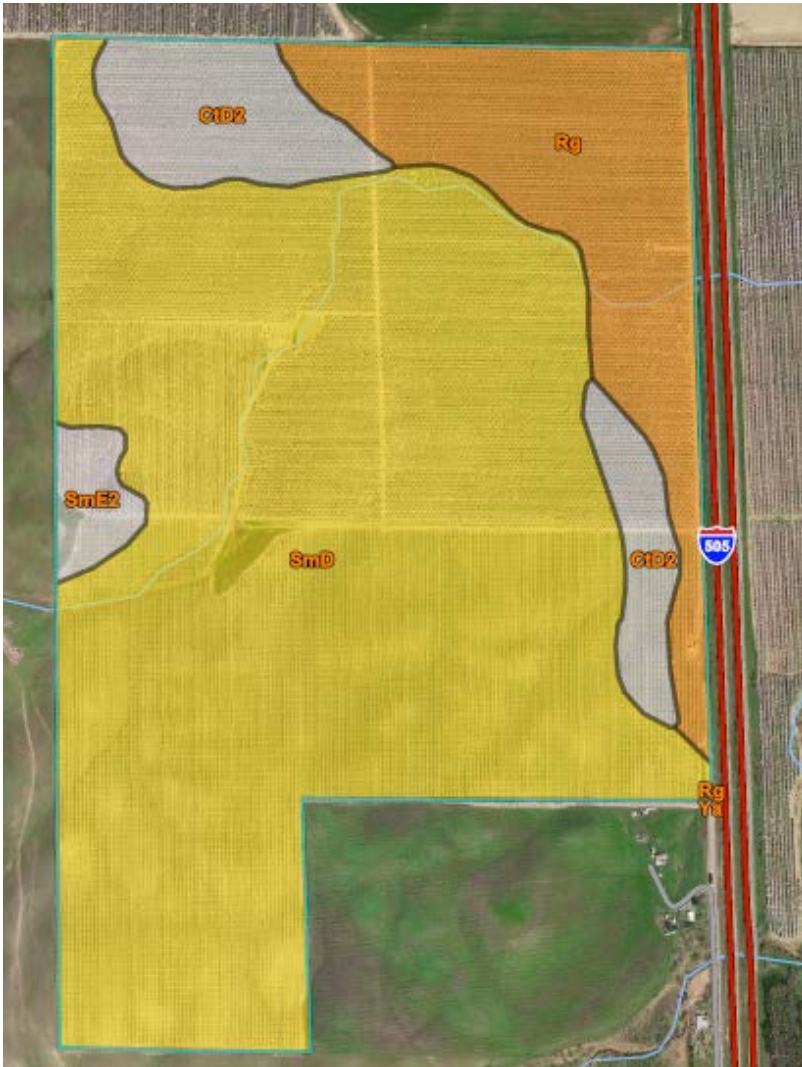
(530) 945-5519

clint@landmba.org

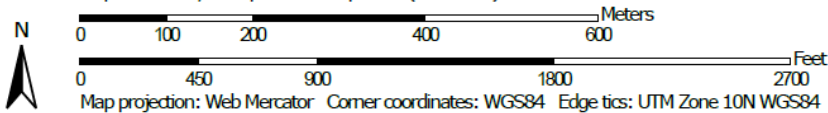
Broker: Peter F. Brennan, Inc.
DRE License No. 01944663



SOIL MAP



Map Scale: 1:9,510 if printed on A portrait (8.5" x 11") sheet.



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CTD2	Corning gravelly loam, 0 to 12 percent slopes, MLRA 17		30.7	8.8%
Rg	Rincon silty clay loam	2	56.2	16.1%
SmD	Sehorn-Balcom complex, 2 to 15 percent slopes	3	256.2	73.2%
SmE2	Sehorn-Balcom complex, 15 to 30 percent slopes, eroded		6.6	1.9%
Ya	Yolo silt loam, 0 to 2 percent slopes, MLRA 17	1	0.0	0.0%
Totals for Area of Interest			349.8	100.0%

MAP LEGEND

Area of Interest (AOI)	Area of Interest (AOI)	Capability Class - III	Capability Class - IV
Soils	Capability Class - I	Capability Class - V	Capability Class - VI
Soil Rating Polygons	Capability Class - II	Capability Class - VII	Capability Class - VIII
Capability Class - III	Capability Class - IV	Not rated or not available	Streams and Canals
Capability Class - V	Capability Class - VI	Rails	Interstate Highways
Capability Class - VII	Capability Class - VIII	US Routes	Major Roads
Not rated or not available	Not rated or not available	Local Roads	Aerial Photography
Soil Rating Lines	Capability Class - I	Capability Class - II	Capability Class - III
Capability Class - IV	Capability Class - V	Capability Class - VI	Capability Class - VII
Capability Class - VII	Capability Class - VIII	Not rated or not available	Capability Class - I
Not rated or not available	Capability Class - II		

MARKETING INFO

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APPOINTMENTS

Please call or email to schedule a private inspection or for additional information.

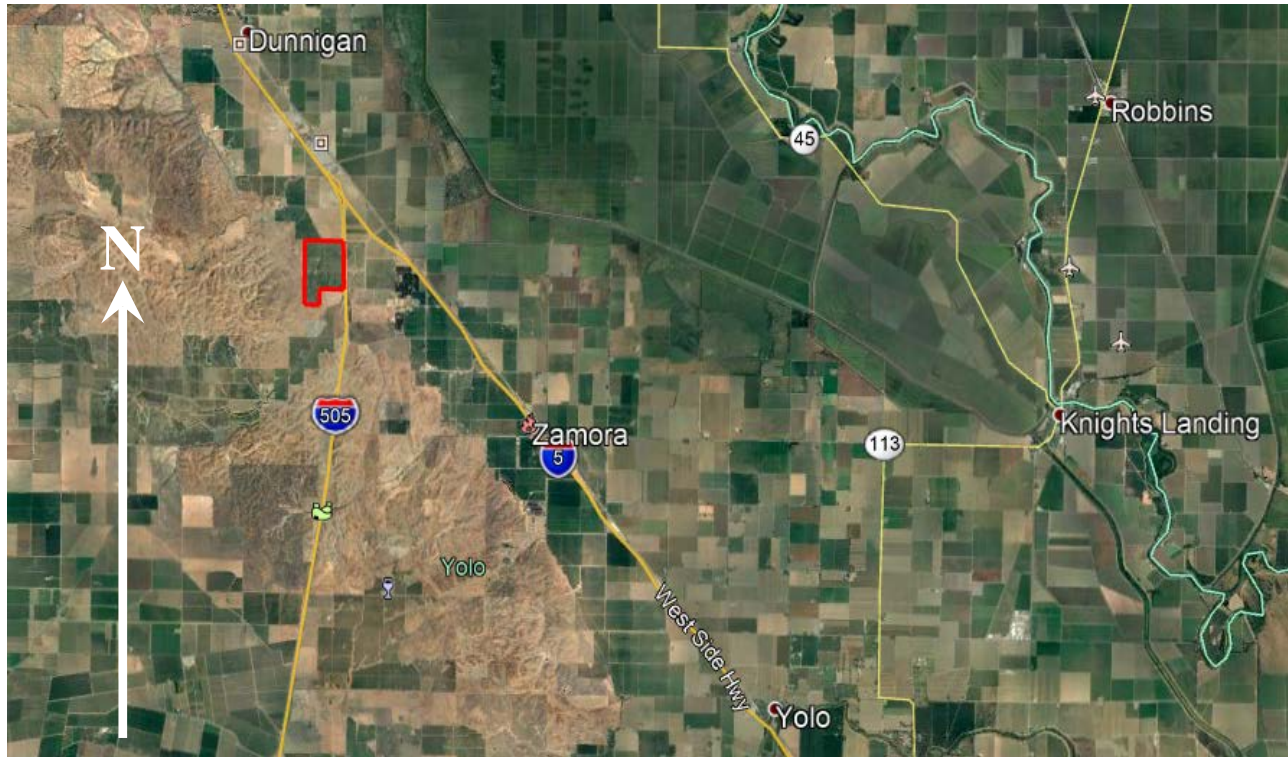
Clint Jewett (530) 945-5519

clint@landmba.org

PROPERTY MAP



AREA MAP



PLEASE NO TRESPASSING

** 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.

