



PROPERTY HIGHLIGHTS

- Fully Permitted Trailer/Ag Equip. Mfg. Facility
- ±26,000 sq. ft. Under Roof
- Over 5 Acre Chain-Link Fenced/Graveled Yard
- Includes 34 Acre Walnut Orchard – Howards (3rd Leaf)
- Newer Ag Well + Older Ag Well – Ample Groundwater
- Great Water Quality
- Prime Class 1 Soils
- Asking Price \$2,570,000 (For Real Property)
- All Orchard & Fabrication Mfg. Equip. Available Separately

WELCO MFG / WALNUT ORCHARD

6686 SIEVERS RD., DIXON, CA 95620



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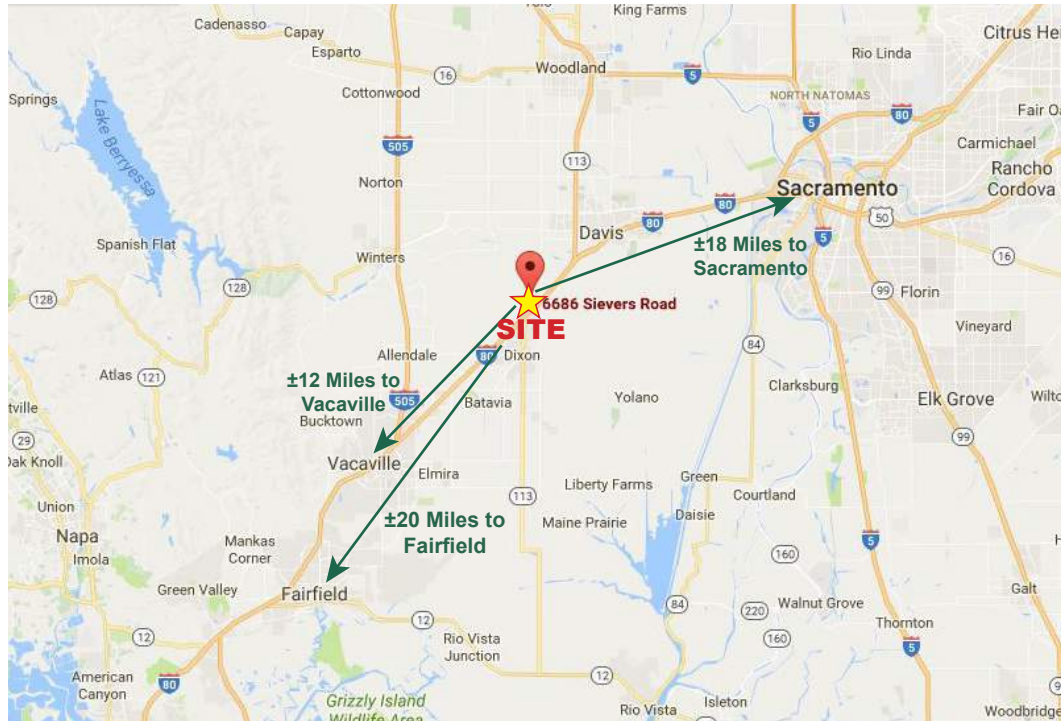
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WELLCO MFG / WALNUT ORCHARD

Location Details



Description:

Unique farm equipment mfg. facility and service yard with young non-bearing walnut orchard.

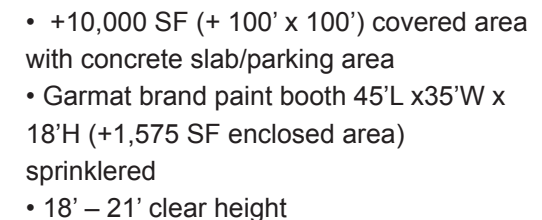
Location:

6686 Sievers Road, Dixon, CA 95620 -
From Interstate 80, just N. of the iconic Milk Farm signage at Dixon; use Pedrick Road exit and proceed W .70 miles on Sievers Road. Property is also conveniently accessed via Currey Road exit at the Milk Farm.



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Ag Industrial Details



TRI Commercial Real Estate Services, 532 Gibson Drive, Suite 200, Roseville, CA 95678

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Summary



ACREAGE: ±39.86 Gross Acres (per assessor's office)
±34 Net Planted Acres (per owner)
±5 Acre Building Site and Pave Yard

APN: 0111-010-060, Solano County

PROPERTY TAXES: \$8,914 annually
(the property is actively enrolled within the Williamson Act).

ZONING: A-40 (Ag w/40-acre minimum parcel size)

SOILS: Consisting of excellent Class 1 deep silty-clay loams w/excellent natural drainage (see following Soil Map).

WATER: A new irrigation well was completed in 2014 (well completion report on file). The completed well depth is 900 feet with 16' steel casing. The pumping plant is equipped with a turbine pump and a 40 H.P. electric motor and the well has a free flow of 2,000 gpm, which is an ample yield for the orchard. The trees are surface irrigated utilizing micro-sprinklers with full coverage. In addition, there is an older back-up ag well that is equipped w/100 hp motor and operational.

MINERAL RIGHTS: Intact – included w/offering. Not under lease.

LAND UTILIZATION: The site has long been established in the trailer mfg. and custom fabrication industry including farm equipment mfg. by use permit issued from the County of Solano (on file) and was expanded to allow for equipment sales and parts distribution for equipment mfg. on-site.

IMPROVEMENTS:

Bldg. A	±6,150	Wood barn/shop on slab
Bldg. B	±9,600	Steel shop on slab
Bldg. C	±10,000	Steel shop on slab
Total Under Roof	±25,750	Sq. Ft.

ORCHARD: In 2013, the owner commenced plantation of the open farmland to a walnut orchard. The orchard was laid out with N/S rows with a treespacing of 12' x 24' (151 trees/acre). Tree variety are Howard on paradox rootstock. Howard's are the perfect choice for a high-density plantation. The orchard is operated by the owner and well established with a long, productive economic life in its future.

SITE IMPROVEMENTS: The site is served by private domestic well and septic systems. The yard contains about 5 acres and contained within chain link security fencing and graveled yard.

OFFERING PRICE: \$2,499,000 (\$88/SF including walnuts)

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Building Site Aerial



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Property Aerial



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Soil Map



Solano County, California (CA095)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrA	Brentwood clay loam, 0 to 2 percent slopes	14.4	36.3%
Ca	Capay silty clay loam	1.3	3.4%
Ys	Yolo silty clay loam, 0 to 2 percent slopes, MLRA 17	23.9	60.3%
Totals for Area of Interest		39.6	100.0%

WELLCO MFG / WALNUT ORCHARD

Property Pictures



Graveled Yard



Well

WELLCO MFG / WALNUT ORCHARD

Property Pictures



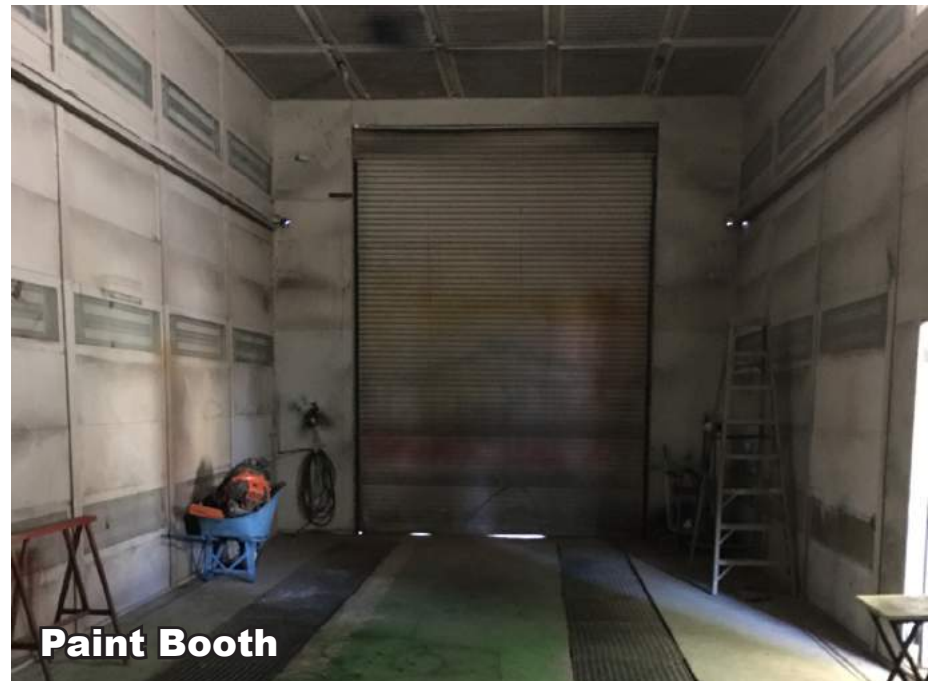
Building B



Building B - Interior



Building C



Paint Booth