

FOR SALE | LANG ORCHARDS – RIVER RANCHES

Elkhorn Area, Yolo County, CA



PROPERTY HIGHLIGHTS

- Assemblage of Three Ranches – ±375 Ac (Combined)
- All Priced Separately
- Close to Sacramento, CA – State Capitol
- Developed to Permanent Plantings
- Prime Soils – Leveled to Grade
- Highway 16 Frontage (Old River Road)
- Developed Wells & Riparian Water Rights (Sacramento River)
- Mixed Bearing Walnuts & Non-Bearing Pecans
- Homes, Old Barns, Sheds, Shop
- Upgraded Walnut Huller & Dryer
- Levee Protected – Reclamation District 537
- Active Williamson Act Contracts

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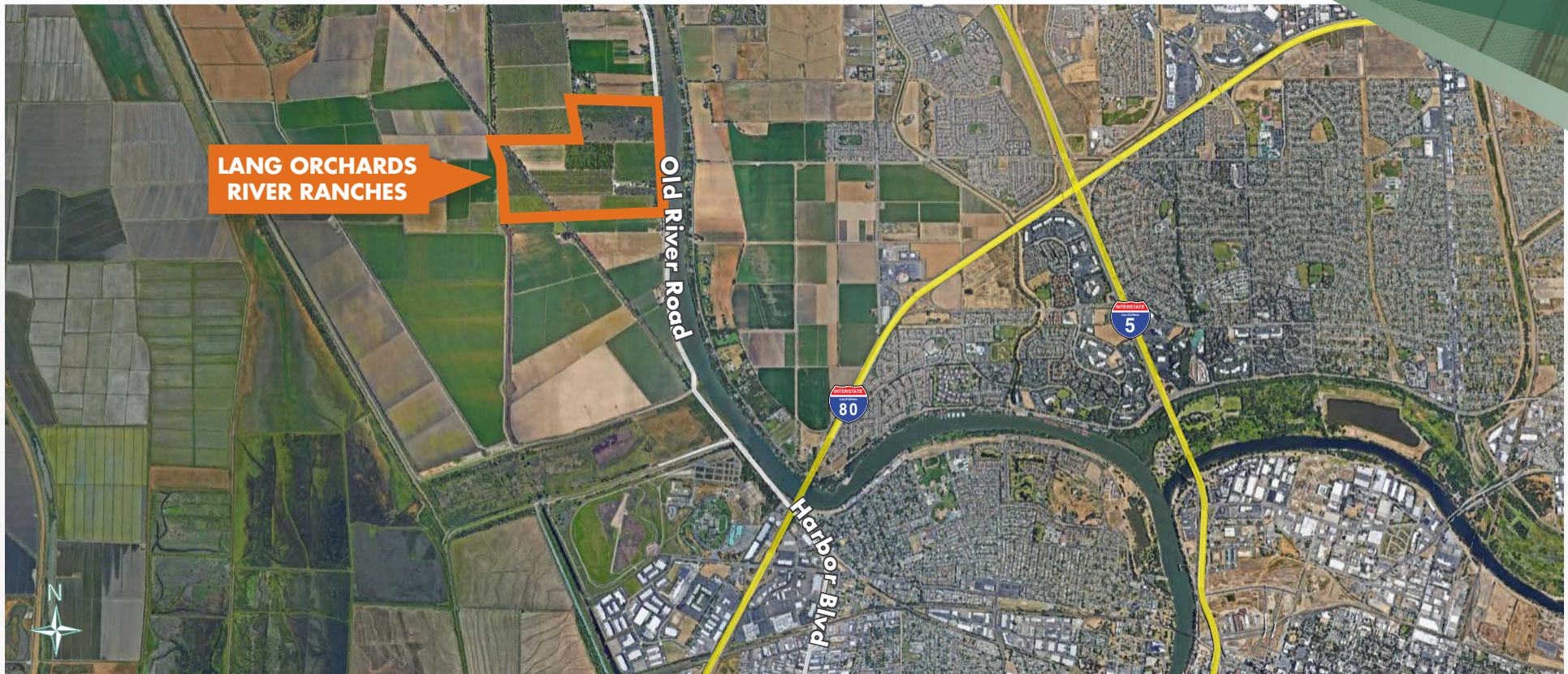
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LANG ORCHARDS – RIVER RANCHES

LOCATION DETAILS

Elkhorn Area
Yolo County, CA



DESCRIPTION: Lang Orchards – River Ranches is an assemblage of three parcels, totaling ± 375 acres in the Elkhorn District (along the Sacramento River and 5 miles from the State Capital) that contain excellent prime irrigated soil resources developed and fully-planted out to permanent tree crops...each ranch having established farmsteads and outbuildings in support of the current farming enterprise which provide a glimpse into their rich agricultural heritage.

LOCATION: Lang Orchards front the west bank of the Sacramento River in the Elkhorn District of Yolo County. They are all accessed from Old River Road (State Highway 16) and within about 5 miles of the State Capital. The ranches are well linked to local freeways and in the heart of excellent local cuisine (Sacramento is considered America's Farm to Fork Capital). The City of West Sacramento and Interstate 80 (Reed Exit 83) are about 3 miles to the SE from the ranches and Interstate 5 is about 5 miles NW (County Rd. 22 Exit 531) with easy access to shopping amenities in West Sacramento and Woodland. Sacramento International Airport is conveniently located off Interstate 5 (8 minutes from ranches).

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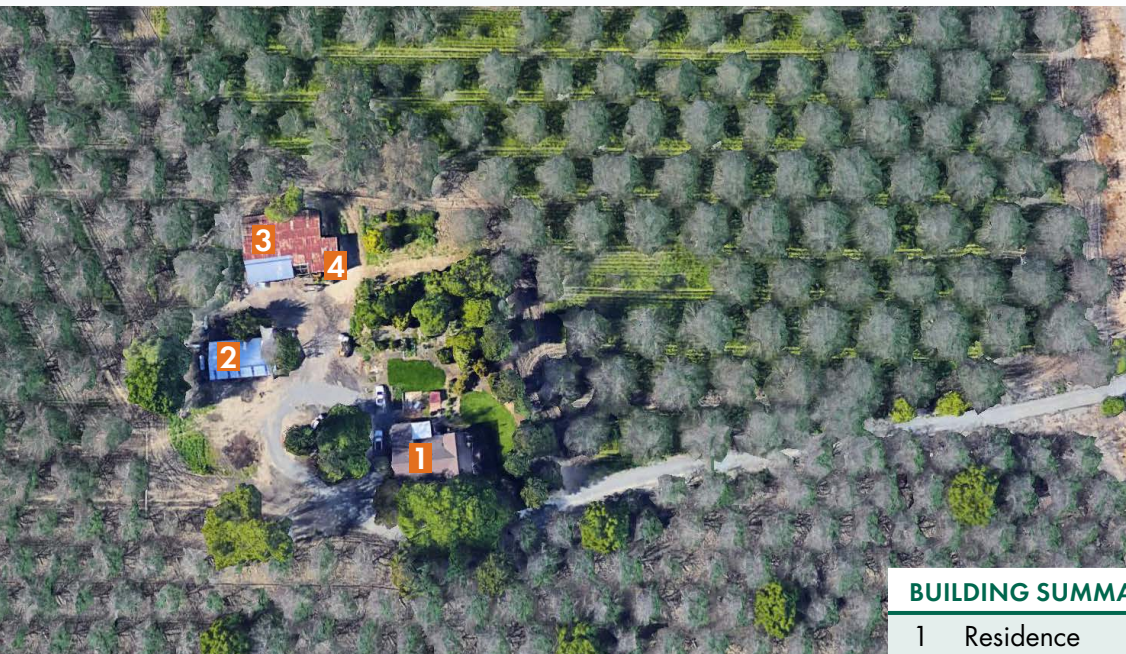
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LANG ORCHARDS – BANDY RANCH

LAND SUMMARY

Elkhorn Area
Yolo County, CA



APN: 042-320-021

PROPERTY TAXES: \$7,975 (Annual)

WILLIAMSON ACT:: Enrolled – Active Status

TOTAL LAND AREA: 90 Acres

LAND USE ZONING: AN – Ag Intensive (Yolo Co.)

TOPOGRAPHY: Riparian - Production Leveled; 10-20 Ft. Elevation
Primary Feature is Sacramento River & Orchards

SOILS: Predominately Class 2 silty clay loams mixed w/fine sandy loams

WATER: Ag Well w/Electric Motor

	BUILDING SUMMARY	Yr. Built	Construction	Sq. Ft.	Notes
1	Residence	Pre-1900	Wood/Comp rf	2,200	3 BR/1 BA -Rented
2	Detached Garage		Wood/Cl siding	1,600	Dirt Floor
3	Equipment Shed		Wood	2,400	Dirt Floor
4	Old Shop			140	No Value

FLOOD ZONE: Zone AE – Protected by 100 yr. Levees

DRAINAGE: Reclamation District 537

ORCHARD: 18 Ac Mature Walnuts (Chandler) Spacings – Rootstock - Age 64 Ac Non-Bearing Pecans (Pawnee) Spacings – Age

BUILDINGS: Dwelling 2,200 SF; 1,600 SF Detached Garage; Old Sheds

UTILITIES: Three-Phase Electrical Service

ASKING PRICE: **\$1,980,000** (2021 crops and all personal property excluded)



LANG ORCHARDS – HAMM'S RANCH

LAND SUMMARY

Elkhorn Area
Yolo County, CA



BUILDING SUMMARY		Yr. Built	Construction	Sq. Ft.	Notes
1	Residence	1939	Wood/Comp rf	3,000	3 BR/3 BA -Rented
2	Carriage House	1900	Wood	1,050	Dilapidated
3	Old Hop Barn	1910 (e)	Redwood/Cl	6,000	Two-Story
4	Tankhouses		Wood	-	Dilapidated
5	Huller & Dryer Shed		Steel	8,000	110-ton capacity
6	Att Rear Storage		Steel	2,400	Slab floor
7	Shop		Wood/Metal	840	Slab floor
8	Equipment Barn		Wood	1,400	Mostly dirt floor
9	Old Labor Camp		-	1,440	No Value

APN: 042-250-003, 004 & 005

PROPERTY TAXES: \$18,593 (Annual)

WILLIAMSON ACT:: Enrolled – Active Status

TOTAL LAND AREA: 212.35 Acres

LAND USE ZONING: AN – Ag Intensive (Yolo Co.)

TOPOGRAPHY: Riparian - Production Leveled; 10-20 Ft. Elevation
Features Include River, Orchards, Railroad, Bldgs.

SOILS: Predominately Class 2 Very Fine Sandy Loams

WATER: Five Ag Well Pumping Plants – Equipped w/Elec. Motors

DRAINAGE: Reclamation District 537

ORCHARD: 143 Ac – Older Walnut Blocks (Hartley, Serr, Tehema)
44 Ac – Non-Bearing Pecans (2018)

BUILDINGS: Dwelling (Built 1939) 2,865 SF; Huller & Dryer Shed 8,500 SF
Storage Barn 2,000 SF; Shop 900 SF; Old Hop Barn 5,000 SF
Wizard Mfg. Walnut Huller Line & Dryer (110-ton Capacity)

UTILITIES: Three-Phase Electrical Service
Propane Tanks (Dryers)

ASKING PRICE: \$5,700,000 (2021 crops and all personal property excluded)



LANG ORCHARDS – BELL RANCH

LAND SUMMARY

Elkhorn Area
Yolo County, CA



ADDRESS: 21548 Old River Road, West Sacramento, CA
APN: 042-250-006 & 007
PROPERTY TAXES: \$14,933 (Annual)
WILLIAMSON ACT: Enrolled – Active Status
TOTAL LAND AREA: 72 Acres
LAND USE ZONING: AN – Ag Intensive (Yolo Co.)
TOPOGRAPHY: Riparian - Production Levelled; 15-30 Ft. Elevation
 Features Include Sacramento River, Orchards & Railroad
SOILS: Predominately Class 2 Very Fine Sandy Loams
WATER: Developed Riparian Right – Lift Pump Installation in River
 Yields estimated 2,000 GPM – Sprinklers/Flood Irrigation

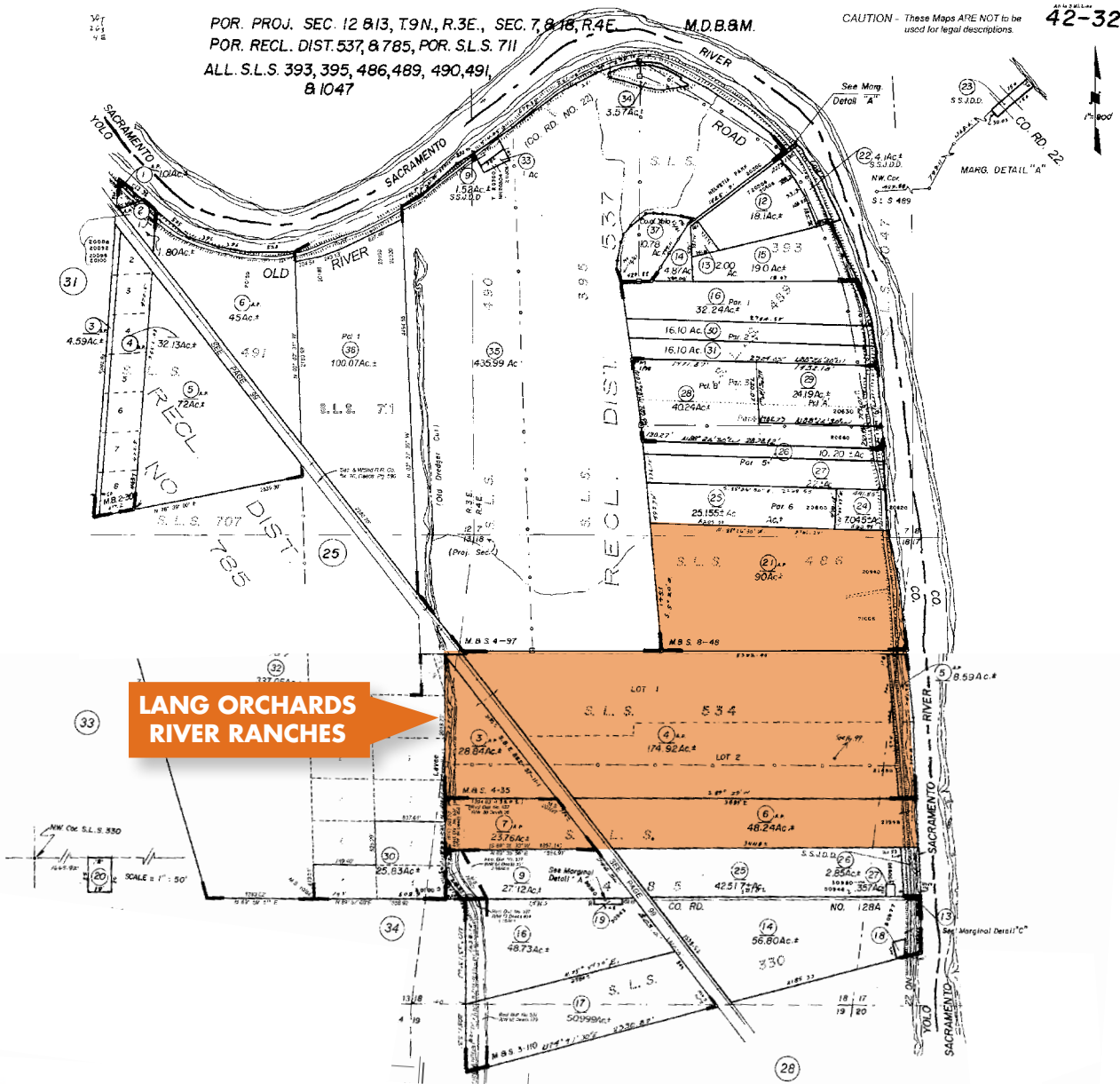
	BUILDING SUMMARY	Yr. Built	Construction	Sq. Ft.	Notes
1	Main Residence	1982	Wood 2-Story	4,000	5 BR/3 BA - Vacant
2	Detached Garage		Wood	1,500	Partial slab
3	Old Hop Barn	1900 (e)	Redwood/CI	3,000	Two-Story
4	Old Cottage		Wood	-	No Value

FLOOD ZONE: Zone AE – Protected by 100 yr. Levees
DRAINAGE: Reclamation District 537
ORCHARD: 36 Ac Pecan Blocks ('18 & '19);
 12 Ac Chandler ('09); 19 Ac Tulare ('06)
BUILDINGS: 4,000 SF Main Residence; Det. Garage; Old Hop Barn;
 Dilapidated Cottage
UTILITIES: Three-Phase Electrical Service
ASKING PRICE: **\$2,500,000** (2021 crops and all personal property excluded)



LANG ORCHARDS – RIVER RANCHES

PARCEL MAP
Elkhorn Area
Yolo County, CA



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LANG ORCHARDS – RIVER RANCHES

SOIL MAP

Elkhorn Area
Yolo County, CA

MAP SYMBOL	DESCRIPTION	ACRES	%
Ss	Sycamore silty clay loam, 0 to 1 percent slopes, MLRA 17	107.1	28.4%
Sv	Sycamore complex, drained	3.3	0.9%
Te	Tyndall very fine sandy loam, deep	262.7	69.6%
W	Water	4.6	1.2%
Totals for Area of Interest		15	100%



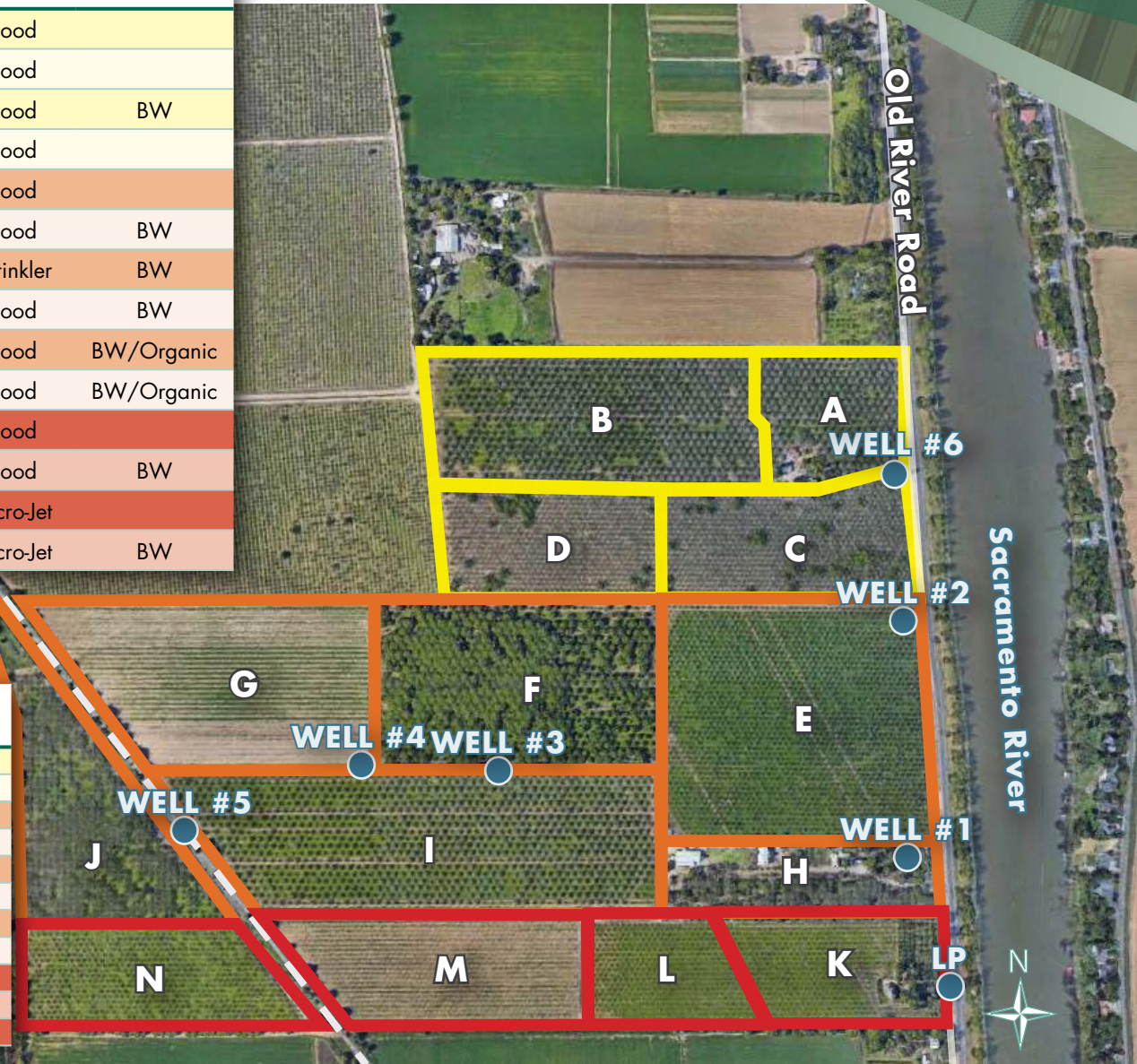
ORCHARD BLOCK MAP

Elkhorn Area
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LANG ORCHARDS – RIVER RANCHES

BLOCK	ACRES	CROP	YEAR	SPACING	IRRIG	NOTES
A	9	Pecan - Pawnee	2019	30 x 35	Flood	
B	32	Pecan - "	2018	30 x 35	Flood	
C	18	Walnut - Chandler	1998	27 x 30	Flood	BW
D	23	Pecan - Pawnee	2019	30 x 35	Flood	
E	44	Pecan - "	2018	30 x 35	Flood	
F	32	Walnut - Serr	1969	40 x 40	Flood	BW
G	32	Walnut - Solano/Ser	2013	27 x 32	Sprinkler	BW
H	7	Walnut - Tehama	1985	30 x 35	Flood	BW
I	50	Walnut - Hartley	1996	40 x 40	Flood	BW/Organic
J	22	Walnut - Tehama	1972	30 x 30	Flood	BW/Organic
K	12	Pecan - Pawnee	2018	30 x 35	Flood	
L	12	Walnut - Chandler	2008	27 x 32	Flood	BW
M	22	Pecan - Pawnee	2018	30 x 35	Micro-Jet	
N	19	Walnut - Tulare	2006	27 x 30	Micro-Jet	BW

WALNUT PRODUCTION – TOTAL LBS.						
RANCH WALNUT BLOCKS	2018	2019	2020	3 YR AVG.	AVG LBS/AC	
BANDY RANCH						
C Chandler – 18 Ac	65,200	68,820	76,900	70,306	3,906	
HAMM'S RANCH						
F Old Serrs – 32 Ac	38,500	30,060	49,800	39,453	1,233	
G Serr/Solano – 32 Ac	51,980	39,980	39,000	43,653	1,364	
H Old Tehama – 7 Ac	24,900	26,120	25,600	25,540	3,649	
I Hartley – 50 Ac	167,720	105,860	119,220	130,933	2,619	
J Old Tehama – 22 Ac	68,740	34,618	45,860	49,739	2,261	
BELL RANCH						
L Chandler – 12 Ac	41,160	51,040	39,340	43,847	3,654	
N Tulare – 19 Ac	35,740	46,480	39,480	40,567	2,135	



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WATER CONDITIONS

Elkhorn Area
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WELL #	MOTOR	CASING	DEPTH	COLUMN	BOWL	YIELD (GPM)
1	10 HP	12" Steel	137'	UNAVIALABLE	Flood	800
2	15 HP	12" Steel	140'	80'	Flood	1,000
3	20 HP	12" Steel	135'	80'	Flood	1,000
4	30 HP	12' Steel	140'	60'	Pressure	500
5	50 HP	12" Steel	140'	80'	Pressure	1,000
6	15 HP	12" Steel	135' est	UNAVIALABLE	Flood	1,000 est
River LP	25 HP	8" Steel	120'	N.A.	Direct	1,200



WELL #1



WELL #6

LANG ORCHARDS – RIVER RANCHES

PUMP PHOTOS

Elkhorn Area
Yolo County, CA



WELL #3



WELL #4



WELL #5



RIVER PUMP