

FOR SALE | ESPARTO FARMS – YOLO COUNTY

±507.75 Acres - Esparto, CA 95620

PROPERTY HIGHLIGHTS

- ±507 Acres
- Partially Conserved Irrigated Farmland
- Mature Bearing Almond Orchard - ±100 Acres
- Four Existing Ag Wells
- Class 1 and 2 Soils
- Adjacent to Esparto Community & Wastewater Ponds
- Cache Creek Frontage
- Paved County Road Frontage
- Has Electrical Service to Three Wells

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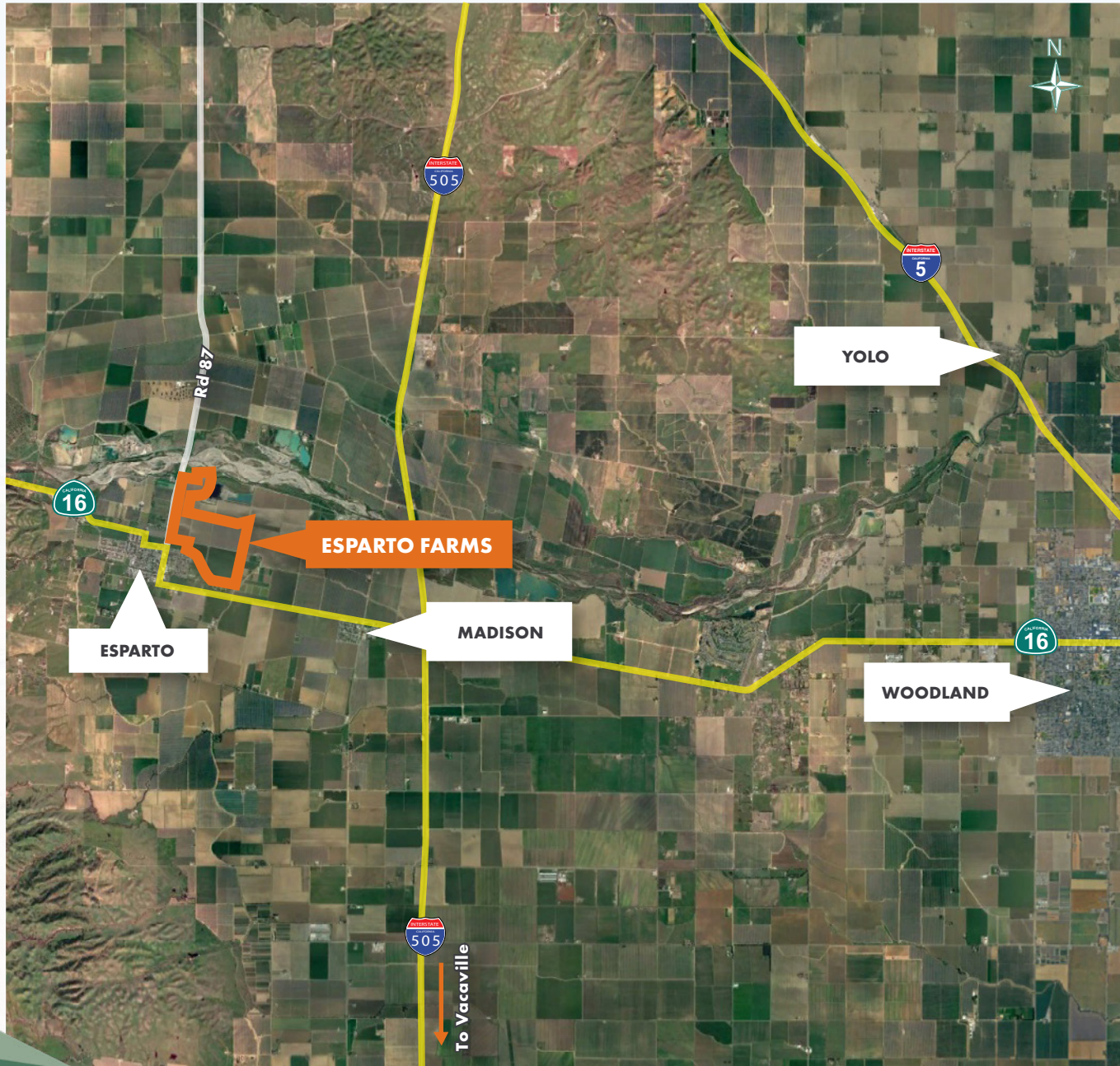
TRI Commercial Real Estate Services 3400 Douglas Blvd, Suite 190, Roseville, CA 95661 Visit Us at: www.trifarmandranch.com



ESPARTO FARMS YOLO COUNTY

LOCATION DETAILS

±507.75 Acres
Esparto, CA



LOCATION:

Esparto Farms is situated on the northern edge of the quaint farming community of Esparto, CA, which is the gateway community into the Capay Valley. Esparto has a rich history that was established in the 1880's with a railway station and service community to the expanding agricultural industry. The community is within Yolo County and located on State Highway 16 about 10 miles W. of Woodland, the county seat; 36 miles to Sacramento (state capitol); 28 miles N. of Vacaville along Interstate 80 (via Interstate 505); and 81 miles to San Francisco; Esparto has a population of over 3,000 residents and good schools and an economy that has benefitted from it's proximity to Cache Creek Casino & Resort and the tourism drawn to the area for recreation and a town center core that is redeveloping and gaining a very cool vibe.

DIRECTIONS:

From Interstate 505 - Proceed westerly from I-505 on Hwy 16 (CA-16) about 3 miles; Turn R on Yolo Ave (CA-16) exit and proceed North about 1 mile towards Cache Creek and property is on your right (look for sign). Esparto Farms fronts E. side of CR 87

ESPARTO FARMS YOLO COUNTY

LAND SUMMARY

±507.75 Acres
Esparto, CA

REGION:	Western Yolo County – Central Valley - Northern California		
NEAREST COMMUNITY:	Esparto, CA		
ASSESSMENT DATA:	APN:	049-130-045 049-130-041	Total:
	Acres:	467.25 40.50	507.75
	Property Taxes:	\$45,063.18 \$1,735.88	\$46,799
	Note - Property is not enrolled in Williamson Act and will be subject to reassessment upon transfer (Prop. 13).		
LAND USE ZONING:	A-N (Agriculture Intensive). Portions of Esparto Farms have been conserved under deed restrictions, including about 90 acres of protected Swainson Hawk foraging habitat (no permanent crops). See below for more information.		
FLOOD ZONE:	Minimal threat from flooding but a portion of the property is within Flood Zone A (perhaps 50 acres) that does experience some winter/spring ponding in an area just N and NW of the wastewater ponds. Zone A is identified as a 100-yr. flood plain or a 1% chance of annual flooding.		
TOPOGRAPHY:	Mostly open, flat, cultivated and leveled farmland at 181 feet above mean sea level at the NW corner along CR 87 and transitioning to about 170 feet on the SE corner near the wastewater ponds. The primary topographic features include Cache Creek on the extreme N. edge of farm and the orchard in the northeasterly corner is another landmark. The farm wraps around a neighboring off-channel aggregate mine which is beyond the earth embankment.		
SOILS:	Mixed prime Class 1 and 2 soils. The primary soil consists of Class 2 Capay silty clay which is a deep soil (Please refer to Soil Map).		
WATER:	Relies solely on groundwater sourced from 4 ground wells. The existing wells provide adequate production and more details are being researched. Contact the listing agents to obtain more data on the water conditions for the farm.		
IRRIGATION:	The current tenant utilizes both furrow and buried drip tape methods. Filtration and booster pump equipment on the old well is the personal property of the tenant and not included in this offering.		
DRAINAGE:	The property drains by historically out to the SE and into Cache Creek. A tailwater recycling system was installed on the E boundary. Canal maintenance is a landowner responsibility.		

SGMA:	In Sacramento Valley – Yolo GSA The farm is situated in the Central Yolo subbasin and benefits from the recharge from the local water district but water tables have been dropping and were impacted from groundwater drawdowns and were stressed during drought. The Yolo GSA has adopted a Groundwater Sustainability Plan which is pending CA DWR approval. Said Plan is available at the GSA website yologroundwater.org
ORCHARD:	The almond block, totaling 104 acres, was planted in 2016 with N/S row orientation with 16' x 20' spacing on Krymsk root. The varietal mix is 50% Nonpareil; 25% Monterey; 12.5% Aldrich and 12.5% Wood Colony. Production in 2022 was off due to inclement weather, yielding 1,474 meat lbs./acre. In 2020, the orchard had it's best year in it's young life yielding 2,014 lbs./acre. Full production history is available upon request.
MINERAL RIGHTS:	There is no active mineral leasing or production activity. All appurtenant mineral rights would convey with the property.
CONSERVATION RIGHTS:	The owner has used portions of the property to mitigate and off-set the impacts from their off-channel mining operation. The farmland under the orchard has been conserved and then another 90-acre portion W of the almonds prohibits permanent crops. These land-use restrictions were created by recorded deed restrictions. Copies of said deeds available upon request.
MANAGEMENT:	Presently leased to a local diversified farming company on a year-to-year basis. The almonds are farmed by the current owner and the farm tenant provides labor and materials and bills the landowner. Contact the listing broker to learn more about the 2023 cropping plan and potential landlord income.
CROP HISTORY:	Tenant grows a variety of row crops including tomatoes and sunflowers and production history is available upon request.
PRICE:	\$8,400,000 Cash to Seller (price excludes 2023 almond crop)
CONTACT:	Exclusive Agents: Jim Wirth, ALC Dir: 916.677.8142 jim.wirth@tricommercial.com CalDRE #00912648 Isaac Rainwater Dir: 916.677.8174 isaac.rainwater@tricommercial.com CalDRE #02076541 Visit Us at: www.trifarmandranch.com



The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>
Telephone Number: (916) 653-5791

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

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AERIAL MAP

±507.75 Acres
Esparto, CA



ESPARTO FARMS YOLO COUNTY

SOIL MAP

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ESPARTO FARMS YOLO COUNTY

PROPERTY PHOTOS

±507.75 Acres
Esparto, CA

