

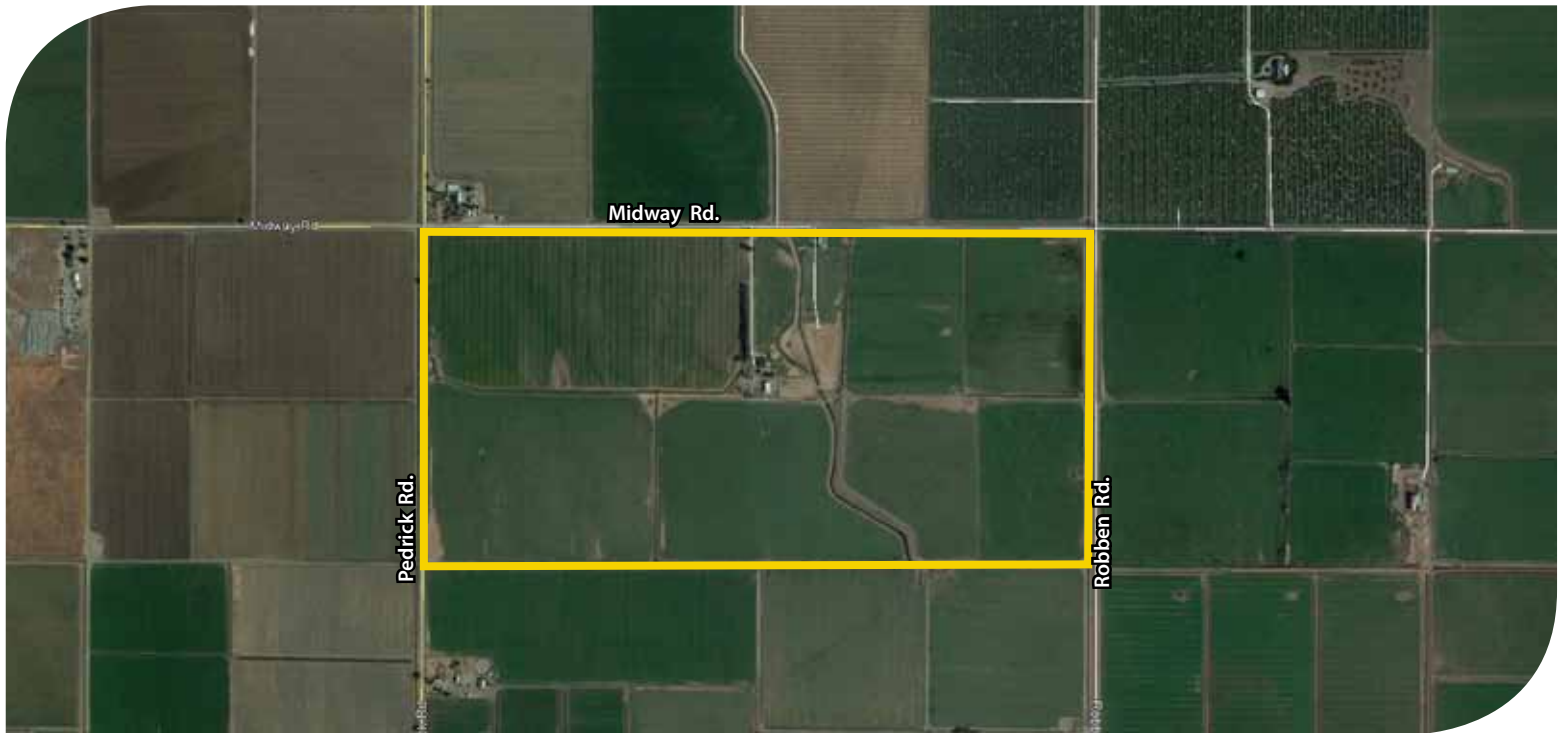
FOR SALE



**PEARSON
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AGRICULTURAL PROPERTIES
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Dixon Open Ground



311.85± Acres
Solano County, California

- Surrounded by almonds & pistachios
- Includes two residences
- Pumps and wells

Exclusively Presented By:
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CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA DRE #00020875



Dixon Open Ground

311.85± Acres

\$6,081,075
(\$19,500/acre)

LOCATION:

6972 Midway Road, Dixon, CA 95620.
The property is located on the southeast corner of Pedrick Road and Midway Road in Dixon, CA.

DESCRIPTION:

Open ground. Potentially qualified for permanent plantings. The surrounding properties are almonds and pistachios.

LEGAL:

Solano County APN: 112-090-010. Located in a portion of Section 31, T7N, R2E, M.D.B.&M. The property lies within the Williamson Act.

ZONING:

A-40 (Agricultural Exclusive).

WATER:

Pumps and wells only that provide water to the irrigated pasture land which may be used for future permanent plantings. Property has a license for diversion and use of water. License information shall be provided upon request.

SOILS:

BrA - Brentwood clay loam, 0-2% slopes
Ca - Capay silty clay loam, 0% slopes, MLRA 17
Cc - Capay clay, 0% slopes, MLRA 17
Ys - Yolo silty clay loam, 0-2% slopes, MLRA 17

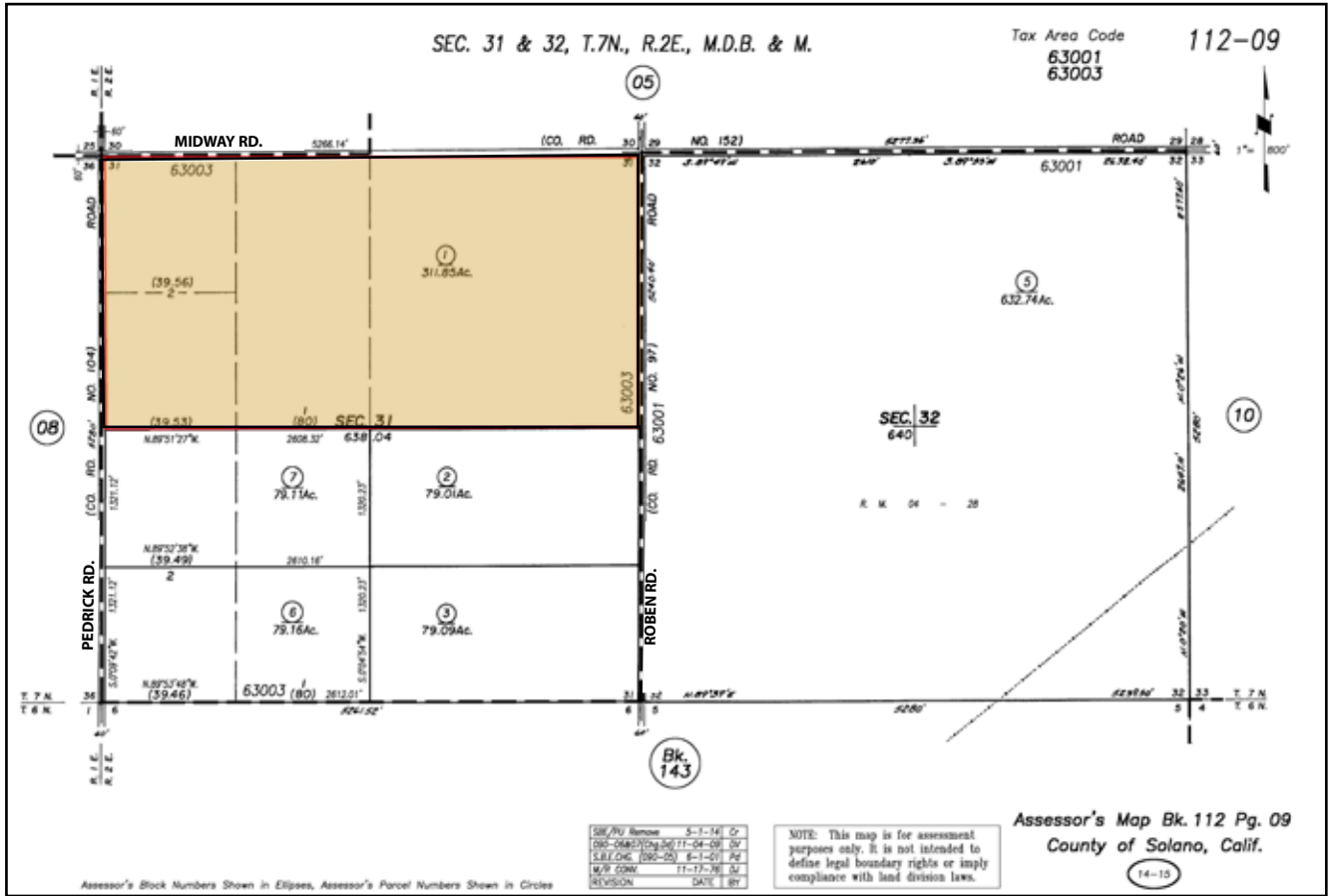
**BUILDINGS/
IMPROVEMENTS:**

Two houses.

PRICE/TERMS:

\$6,081,075 all cash at close of escrow. Seller will consider financing.

ASSESSOR'S PARCEL MAP



SOILS MAP

SOILS MAP LEGEND

**Cc = Capay clay, 0% slopes
MLRA 17, Grade 3**

**Ca = Capay silty clay, 0% slopes
MLRA 17, Grade 2**

**BrA = Brentwood clay, 0-2% slopes
Grade 1**

**Ys - Yolo silty clay loam,
0-2% slopes
MLRA 17
Grade 2**



LOCATION MAP



Water Disclosure: 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

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