

FOR SALE | UPPER HOLLAND RANCH

Jefferson Boulevard, Clarksburg, CA 95612

PROPERTY HIGHLIGHTS

- First Time Offered in 150 Years
- Permanently Conserved Farmland
- North Delta Irrigated Farmland
- Has Reliable Surface Water for Irrigation
- Backed by North Delta Water Agency Agreement
- Fronts State Highway 84 (Jefferson Blvd) for 1.5 Miles
- Gateway to Delta Farm & Wine Trail
- Clarksburg Wine Country (Clarksburg AVA)
- Predominately Class 2 Soils – Silty Clay

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UPPER HOLLAND RANCH CLARKSBURG, CA

LOCATION DETAILS

Jefferson Boulevard,
Clarksburg, CA 95612



DESCRIPTION: Offered for the first time in 150 years, Upper Holland Ranch is a slice of the historic Glide Ranch that once spanned from the Sacramento River to the Coast Range. Upper Holland Ranch is a portion of the Eula Glide Elliott Memorial Conservation Easements, comprised of diversified, open agricultural landscape including prime irrigated farmland, summer-fallow dry farm/grazing land and a large drainage lagoon. While presently lease/managed for row & field crop production, there is an opportunity for upside value by improving the land to permanent crops in the future as the land lies within the Clarksburg AVA

LOCATION: Being situated at the Northern gateway into the rich Clarksburg Wine Country, one can't miss Upper Holland Ranch, which is located just beyond the City of West Sacramento along Jefferson Blvd. (State Hwy 84) in Yolo County. The property is within the North Delta Region and stretches for 1.5 miles along Jefferson Blvd. and lies between the Sacramento Deep Water Ship Channel on the west and a borrow-pit canal (Glide Lake) on the east.

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LAND SUMMARY

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- ACREAGE:** ±315.9 Gross Acres
±221.9 Irrigated Acres
±74.0 Dry Farmed Acres
- APN'S:** 044-020-009, 015, 018 & 019
- PROP. TAXES:** \$8,247 (all parcels combined) which would not be reassessed under Prop. 13
- WILLIAMSON ACT:** APN 044-020-009 has an active WA contract but all the land is basically treated the same with the existing permanent conservation easement.
- ZONING:** AN – Ag Intensive (Yolo Co.)
- BUILDINGS:** Presently there are no structures on the property.
- SOILS:** Primarily silty clay loams from the Sacramento soil series. Class 2
- FARM LEASE:** Commenced in November 2018 and extending to October 2023. Tenant pays landlord a share rent for each crop grown (15% for tomatoes; 25% all other crops). Lease can be terminated at end of crop season in the event of sale. The landlord has consented to a sublease allowing sweet corn production.
- MINERAL RIGHTS:** Intact and convey with property. Not under lease.

WATER: Reclamation District 999 supplies surface water for irrigation. RD 999 has senior water rights protected by North Delta Water Agency (NDWA) agreement. Lands along the Deep-Water Ship Channel are currently dry farmed but may be irrigated if groundwater was developed. Other than the annual assessments below, there is no additional consumption charge for irrigation water. NDWA does assess an annual fee which is collected through property taxes.

DRAINAGE: RD 999 maintains all levees and drainage canals and pumps. 2018 assessments were \$8,934.54 or \$40.26/irrigated acre.

EASEMENTS: In 2002, Upper Holland Ranch was placed under Conservation Easement (CE), by charitable donation to the Yolo Land Trust, that forever preserved the agricultural productive capacity and open space character of the property. While the CE places no restrictions on farming or types of crops, there are limitations where one may build. The CE reserves three defined, sensible building sites for future use. Please refer to the "Present Conditions Map" from 2002 for more insights on the CE. The primary impact of the CE is that Upper Holland Ranch shall never be subdivided further or converted to non-ag land uses. A copy of the easement and other utility and port easements on record are on file with the broker.

ASKING PRICE: \$2,750,000 or \$8,705/acre

CONTACT: For more information or to schedule a tour please contact,
Exclusive Agents:

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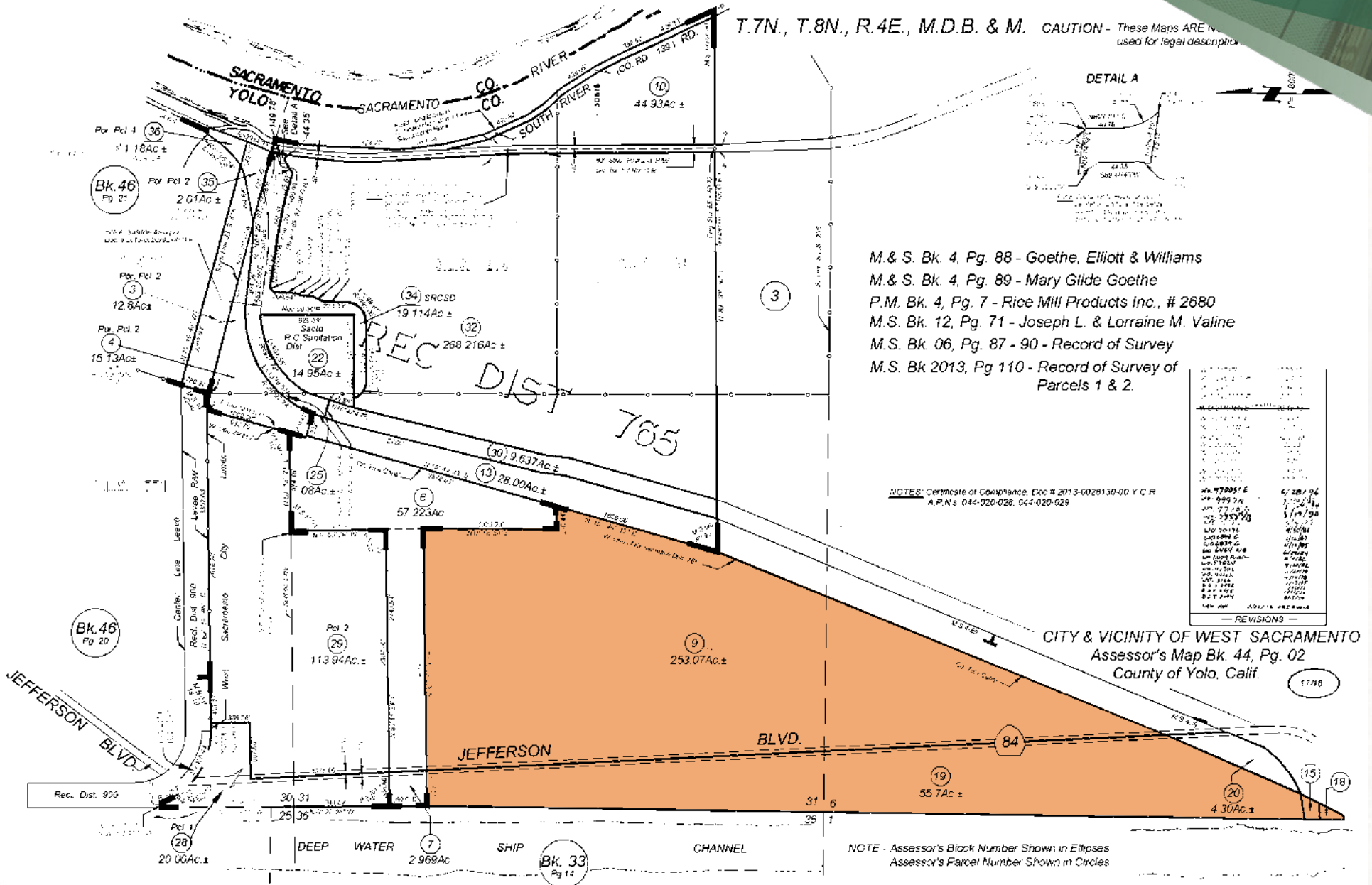
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UPPER HOLLAND RANCH CLARKSBURG, CA

PARCEL MAP





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UPPER HOLLAND RANCH CLARKSBURG, CA

SOIL MAP
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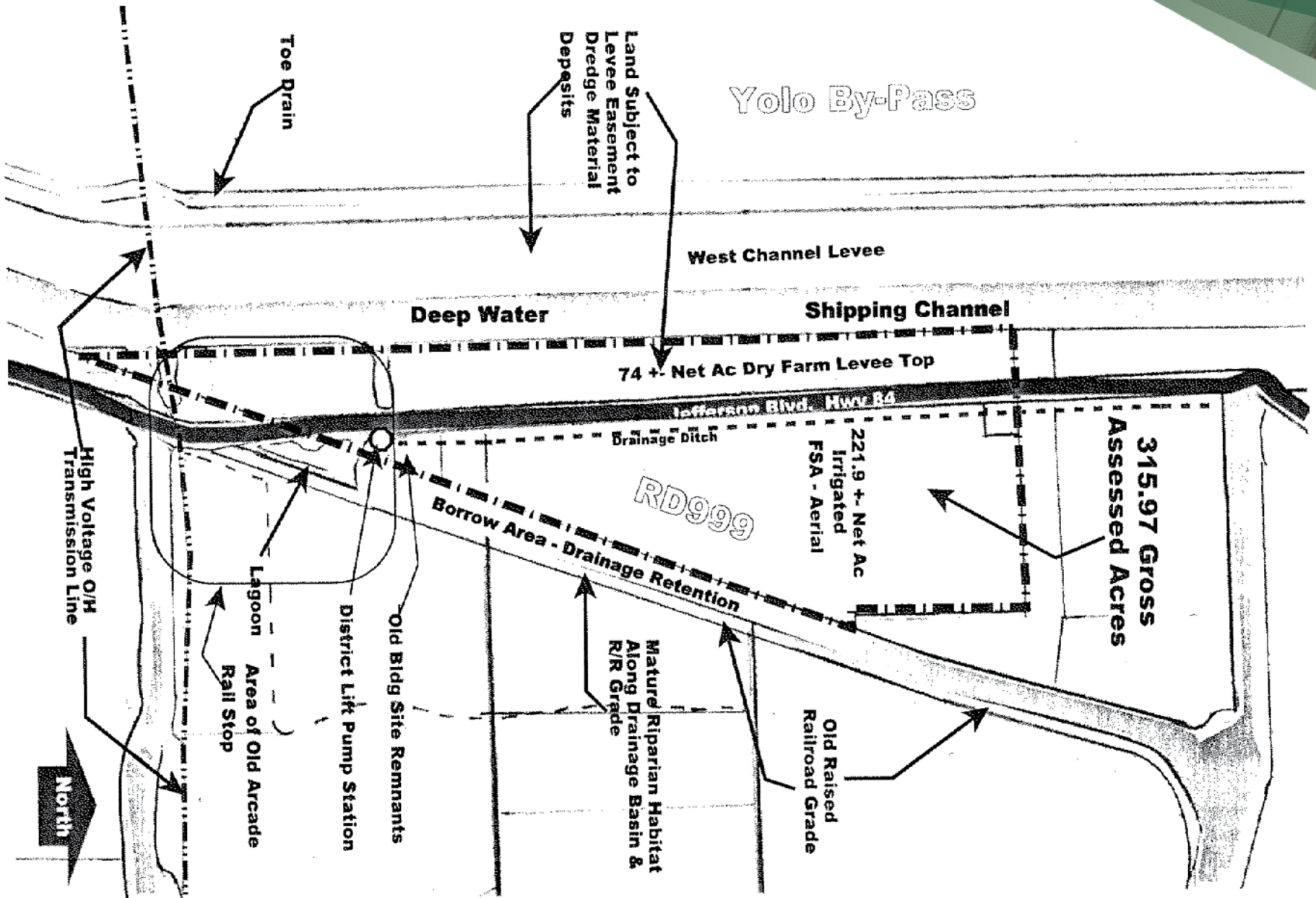


MAP SYMBOL	DESCRIPTION	ACRES	STORIE %
Ma 	Made land	117.3	33.5%
Sa2 	Sacramento silty clay loam, 0 to 2 percent slopes, dry, MLRA 16	182.8	52.2%
W 	Water	0.4	0.1%
Wa 	Willows silty clay loam, 0 percent slopes, MLRA 17	49.8	14.2%
Totals for Area of Interest		350.0	100%

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PRESENT CONDITIONS MAP

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UPPER HOLLAND RANCH CLARKSBURG, CA

PROPERTY PHOTOS

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