



## **PROPERTY HIGHLIGHTS**

- Buildable Rural Homesite - Dunnigan, CA
  - Prime Class 1 and 2 gravelly / silty clay loams
  - Has District Water Outlet with Underground Main & Filtration
  - Cleared Level Site with Ag Zoning
  - Good Pride of Ownership Neighborhood
  - Build Custom Home - Farm Animals or Specialty Crops
  - 25 miles to SMF Airport; 30 miles to State Capitol
- Offered at \$320,000

# **SMALL BEGINNER FARM RURAL HOMESITE - DUNNIGAN, CA**

# Rural Homesite - Dunnigan, CA

## Location Details

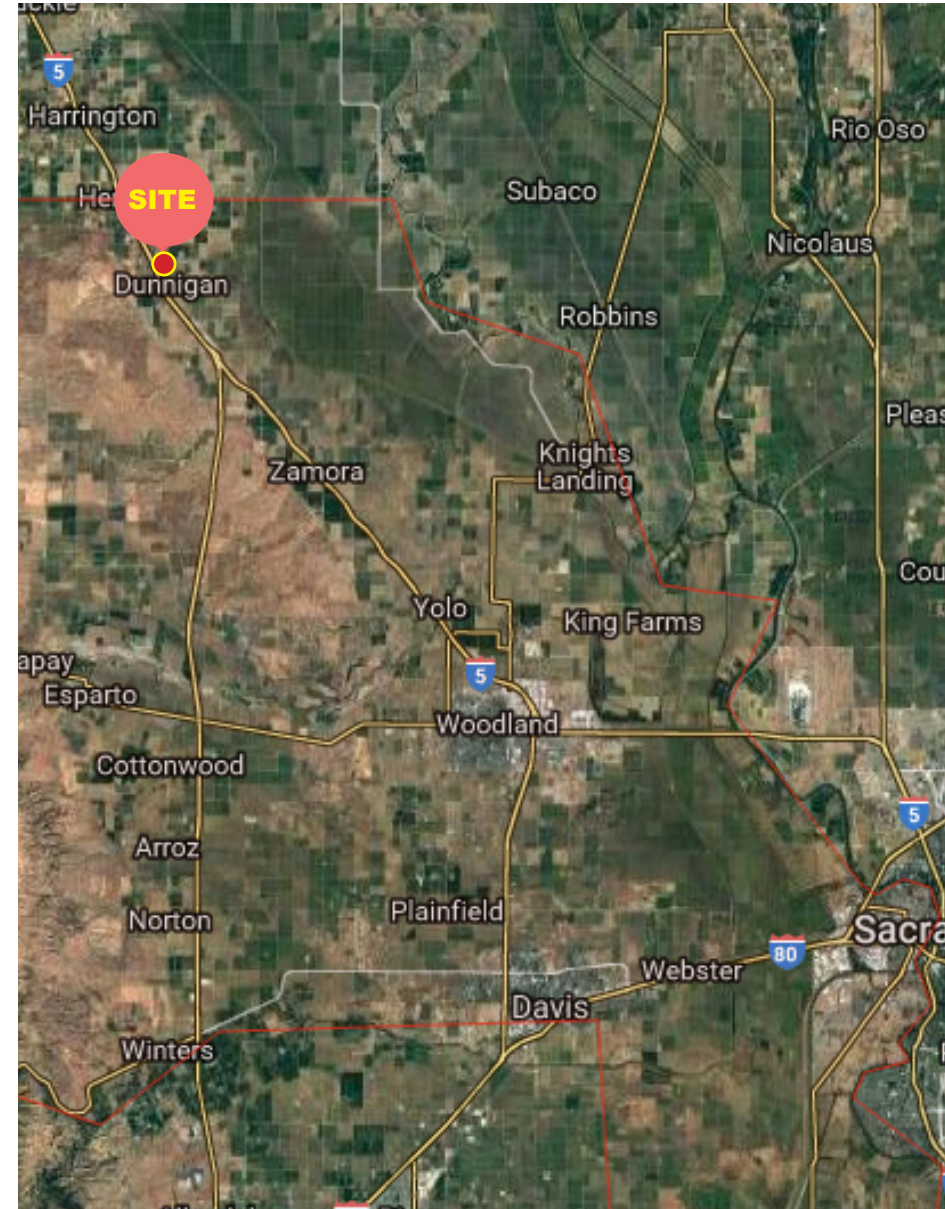


### Description:

A clean, vacant small farm containing excellent prime soils with existing irrigation resources. The parcel is perfect for a rural residential estate project with enough excess land for a micro specialty farm or pasture for your livestock.

### Location:

This parcel fronts the N. side of County Road 4 between CR 89 and CR 99W and is located on the NE edge of the small rural community of Dunnigan, CA in Yolo County. Dunnigan is situated on Interstate 5 and is 20 miles N. of Woodland (nearest shopping) and 40 miles N. of Vacaville, CA (via I-505).



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.

# Rural Homesite - Dunnigan, CA

## Land Summary

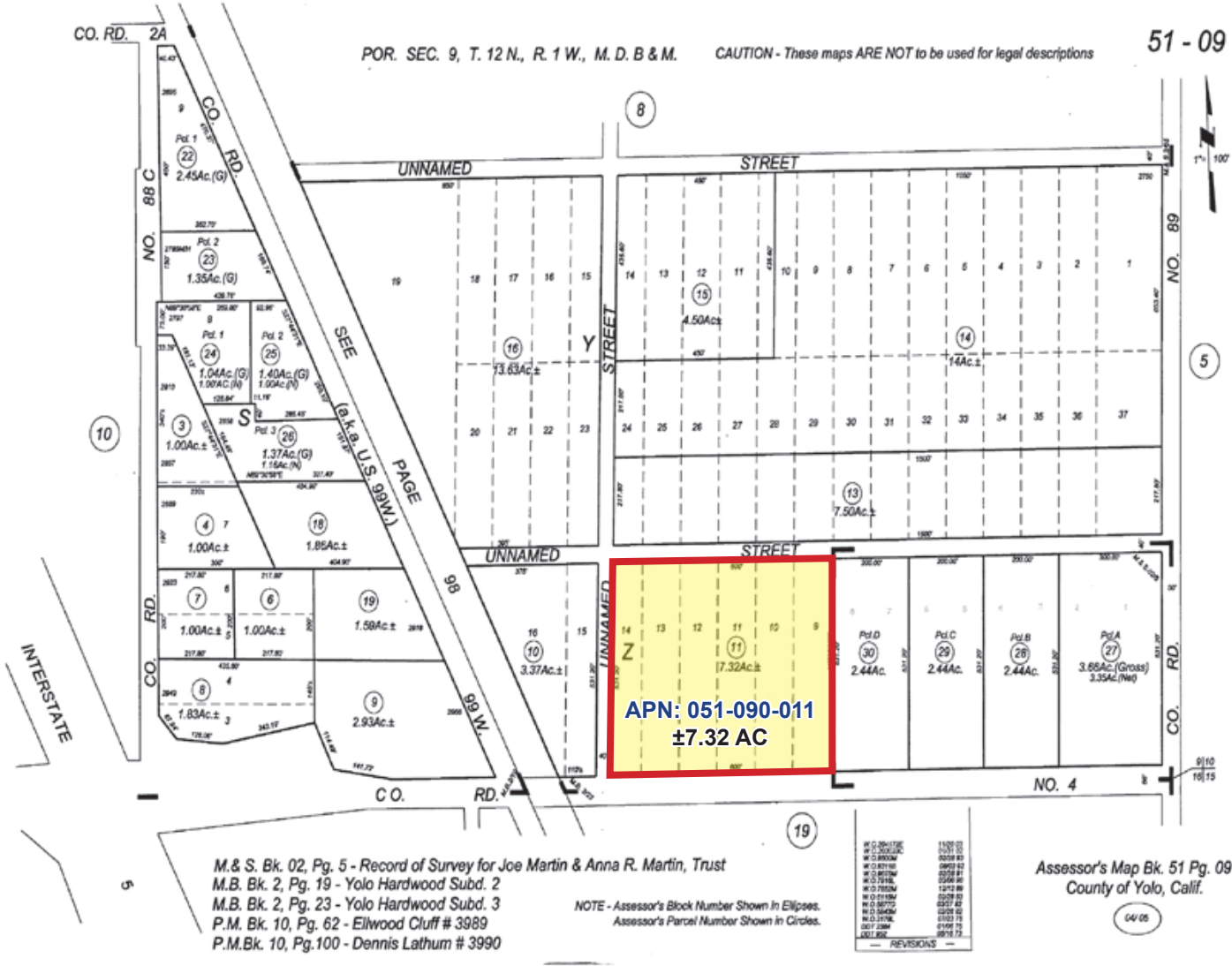


<b>ACREAGE:</b>	7.32 gross acres (per assessor's office).	<b>UTILITIES:</b>	The site is served by electrical power and phone service. On-site domestic well and sanitary septic systems are required for residential development.
<b>APN:</b>	051-090-011 (Yolo County)	<b>SOILS:</b>	About 5 acres consist of Arbuckle gravelly loam (Class 2) and just over 2 acres of Brentwood silty clay loam (Class 1). See Soil Map.
<b>PROPERTY TAXES:</b>	\$888 annually (would reassess higher under Prop. 13)	<b>WATER:</b>	Within Dunnigan Water District (DWD) with a water outlet at the SE corner. DWD is part of the Central Valley Project on the Tehama-Colusa Canal system and has a water contract with the BOR. Water rates are \$00/AF
<b>ZONING:</b>	A-N Agriculture Intensive Zone – allows most farm uses and a primary and ancillary residences are allowed. Consult Yolo Co. Planning Dept.	<b>OFFERING PRICE:</b>	\$320,000
<b>NEIGHBORHOOD:</b>	The neighborhood is distinctly rural with scattered homes on small parcels transitioning to larger farms and orchards. A railroad line is located west of the subject and a prominent eucalyptus grove is across CR 99W along Interstate 5.	<b>TERMS:</b>	All Cash to Seller at Closing
<b>TOPOGRAPHY:</b>	Flat, generally level, at or above road grade. The area is not prone to flooding. The land had been formerly planted to almonds but the land is now cleared.	<b>CONTACT:</b>	Jim Wirth, Exclusive Agent - (916) 677-8142 BRE: 00912648

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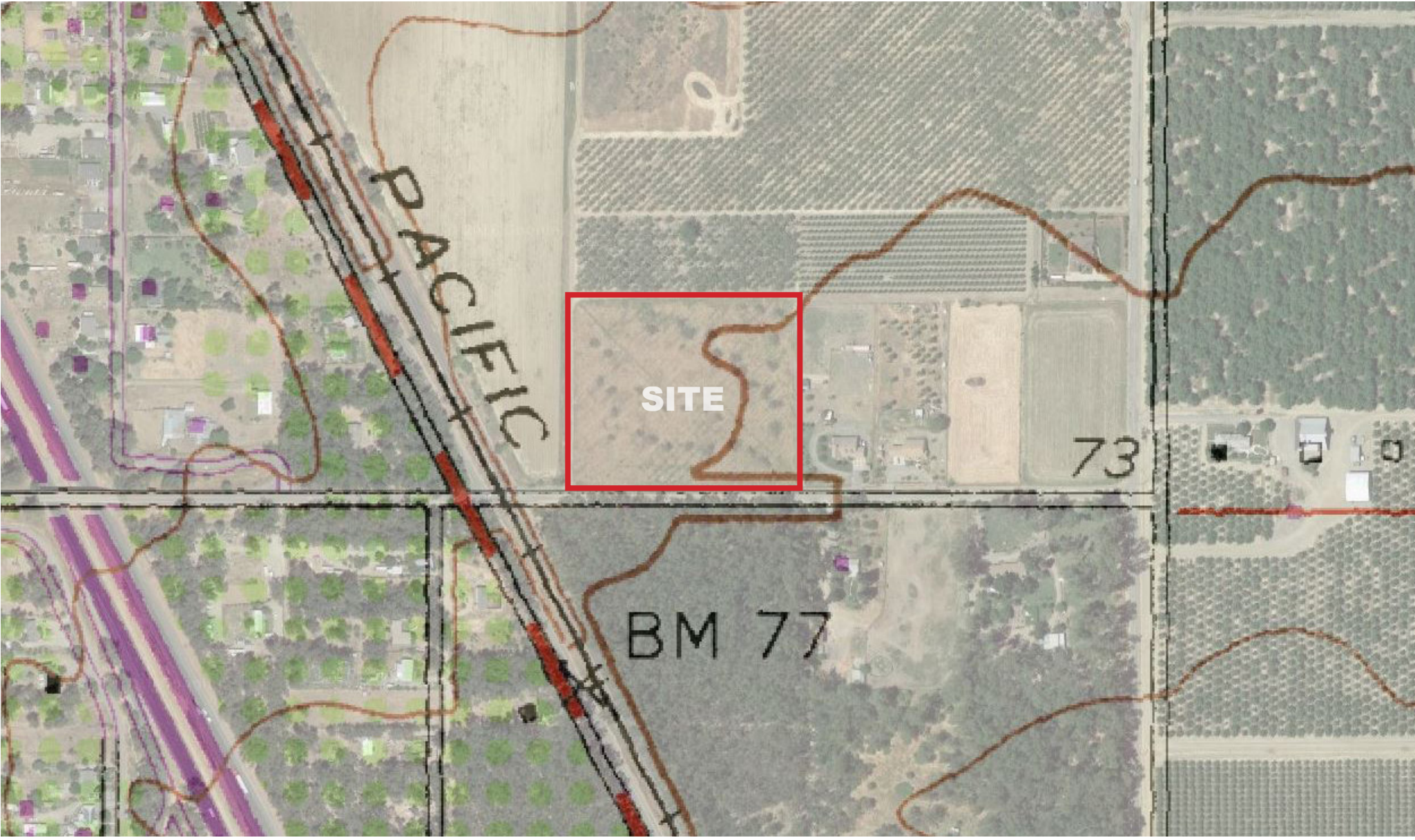
## Parcel Map



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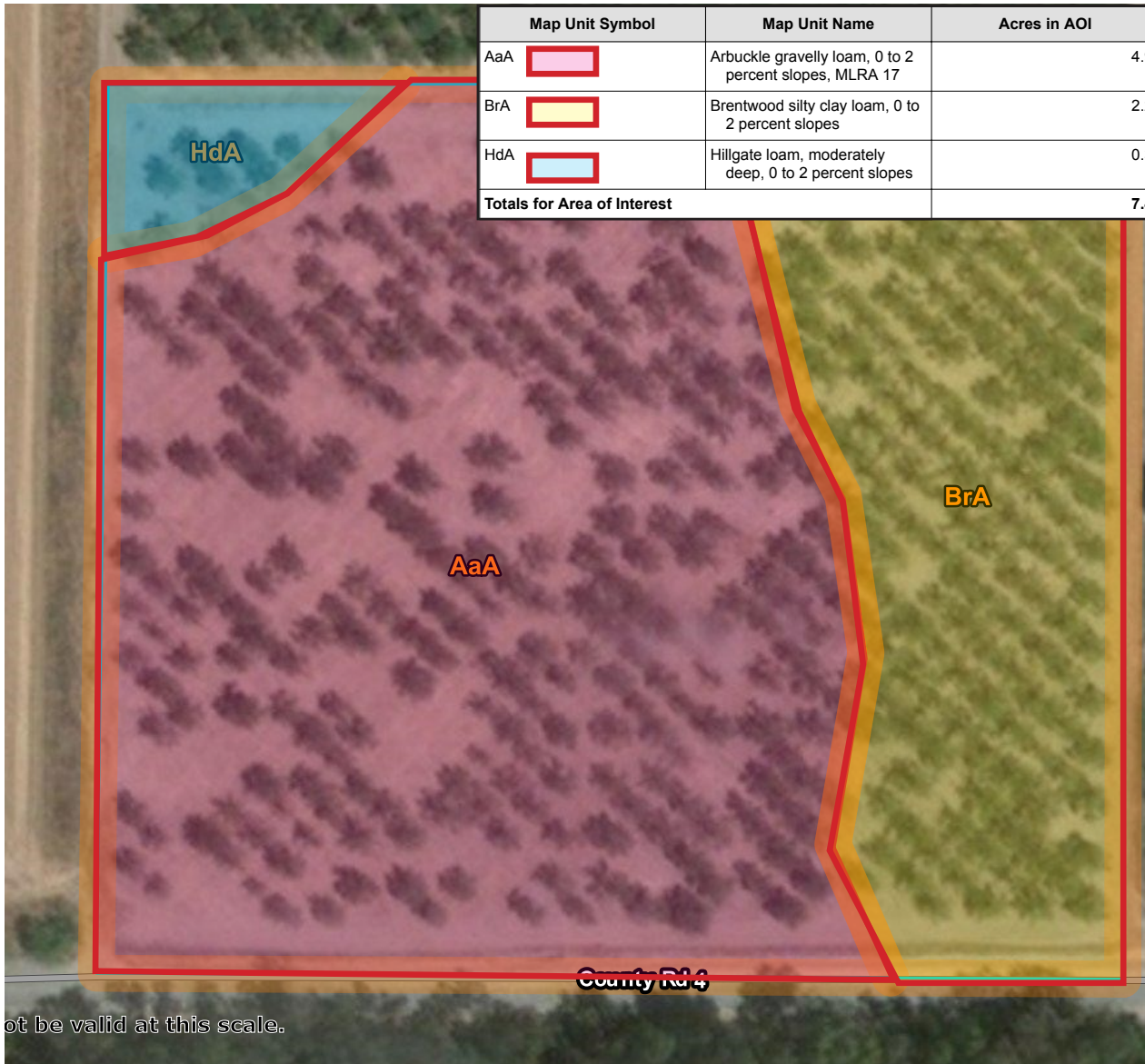
## Topographical Map



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## Soil Map



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