

LAND FOR SALE

FARMING/ HOMESITES/ EXISTING OLIVE ORCHARD

<u>Proposed Parcel #</u>	<u>Size</u>	<u>Proposed Use</u>
1	80.0 +/- Acres	Row Crops/Orchard
2	80.0 +/- Acres	Row Crops/Orchard
3	80.0 +/- Acre	Row Crops/Orchard
4	80.0 +/- Acres	Olive Orchard
5	95.8 +/- Acres	Row Crops/Orchard
6	480.05 +/- Acres	Row Crops/Orchard
	<u>895.85 +/- Total</u>	

\$11,500,000 (\$12,837 +/- Acres)

PRICE: REDUCED ~~\$15,000,000 (\$16,744 +/- Acres)~~

LOCATION: 895.85 +/- Acres in Clarksburg, area of Yolo County, located between Jefferson Blvd and deep water channel, adjacent and North of Willow Point Road.

EXISTING ZONING: A-P- Agriculture Preserve. The following principal uses shall be reviewed over the Counter by Planning and Public Works Dept. and their authorization shall be subject to Site Plan Review and approval of facilities, infrastructure, health and safety issues and issuance of any requisite Building Permit, agriculture and agriculture buildings or structures. One single family dwelling on lots of eighty (80) acres or less.

APN's: 044-110-021, 034, 036, 037, 038, 039 & 044-100-030, 031 & 032

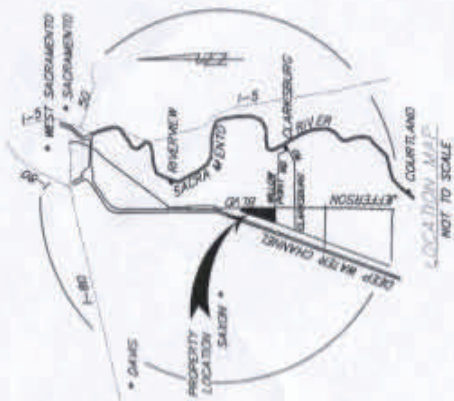
Chuck L. Krouse, Broker

125 North Lincoln, Suite J, Dixon, CA 95620

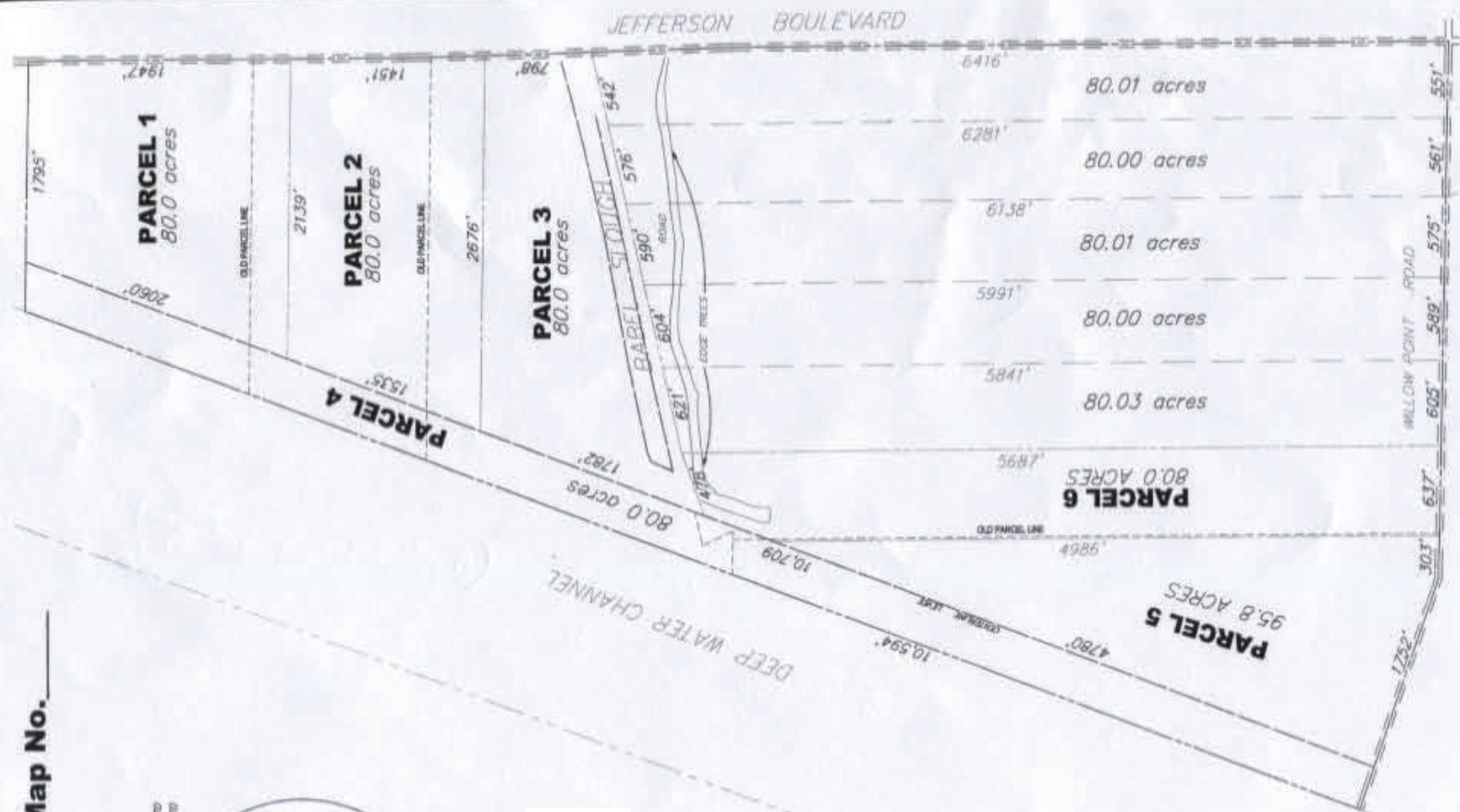
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Tentative Parcel Map No. _____



- EXISTING ZONING**
A-P
- EXISTING & PROPOSED LAND USE**
Agriculture
- WATER**
Well
- SEWER**
Septic Tank w/ Leach Field



Proposed Parcel Map
Jefferson Blvd
Yuba County
California

Butte Surveying
LAND SURVEYORS

P.O. Box 330
Sutter, CA 95992
(916) 200-6992
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Butte Map 201
Scale: 1" = 500'
Sheet 1 of 1
Revised:
Blank
(October) No. 194

Soil Map Legend - Willow Point Ranch

Yolo County, California				
Map Unit Symbol	Map Unit Name	Class	Acres in AOI	Percent of AOI
Ma	Made Land	II	95.65	10.7%
Sa	Sacramento silt loam	III	48.80	5.5%
Sc	Sacramento clay	III	595.60	66.6%
Su	Sycamore complex	III	61.20	6.8%
Va	Valdez silt loam	II	56.00	6.3%
Vb	Valdez silt loam, deep	III	30.00	3.3%
W	Water		8.60	0.9%
Totals for Area of Interest			895.85 +/-	100.0%



WILLOW POINT, CLARKSBURG

Parcel 4: 80 +/- acres, which 65 +/- acres planted in Olives (Frantoio & Leccino varieties) drip irrigation from well. Olive Oil sold under the “Delta Gold brand” and trees are from 5 years old to new (Avg. 2 +/- years old).

Parcel A-F: Each 80 +/- acres with access Easement to Jefferson Blvd (Road 84).



