

FOR SALE



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Pleasants Valley Open & Potential Home Sites



**303.46± Acres
Solano County, California**

- Good soils for permanent plantings
- Beautiful home sites
- Potential income from cattle grazing

**Exclusively Presented By:
Pearson Realty**



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Pleasants Valley Open & Potential Home Sites

303.46± Acres

\$3,500,000

LOCATION:

The subject property is located in Solano County at 6079 Pleasants Valley Road, Vacaville, CA 95688. Directions include: South of Vacaville, CA to Cherry Glen Road. Take the Cherry Glen Road Exit west to Pleasants Valley Road. Continue north on Pleasants Valley Road to the subject property which is on the west side of the road.

DESCRIPTION:

The subject property is blended with native dry pasture and good farming open ground. There is an opportunity for permanent plantings to be planted on the property. There are great looking young walnuts to the south and east of the location as well as some vines and wine varietals in the area. The balance has great views and adequate access from a paved county road for a beautiful home(s) to be built on top of the mountains as well as taking advantage of cattle grazing potential income. The location of the property is relatively close to the City of Vacaville.

LEGAL:

Solano County APN's: 122-030-010 (238.48± acs.) and 122-030-030 (64.98± acs.)

WATER:

One domestic pump and well. APN# 122-030-030, 64.98± acres, is within the Solano Irrigation District. Ground water developed in the area has been recognized as very good and adequate, per the land owners in the area. (Buyer shall test the ground water.)

SOILS:

APN: 122-030-010: Milsholm loam, 15-65% slopes, eroded
Dibble-Los Osos clay loams, 30-50% slopes, eroded
Brentwood clay loam, 0-2% slopes
Brentwood clay loam, 2-9% slopes
APN: 122-030-030: Brentwood clay loam, 0-2% slopes
Dibble-Los Osos clay loams, 30-50% slopes

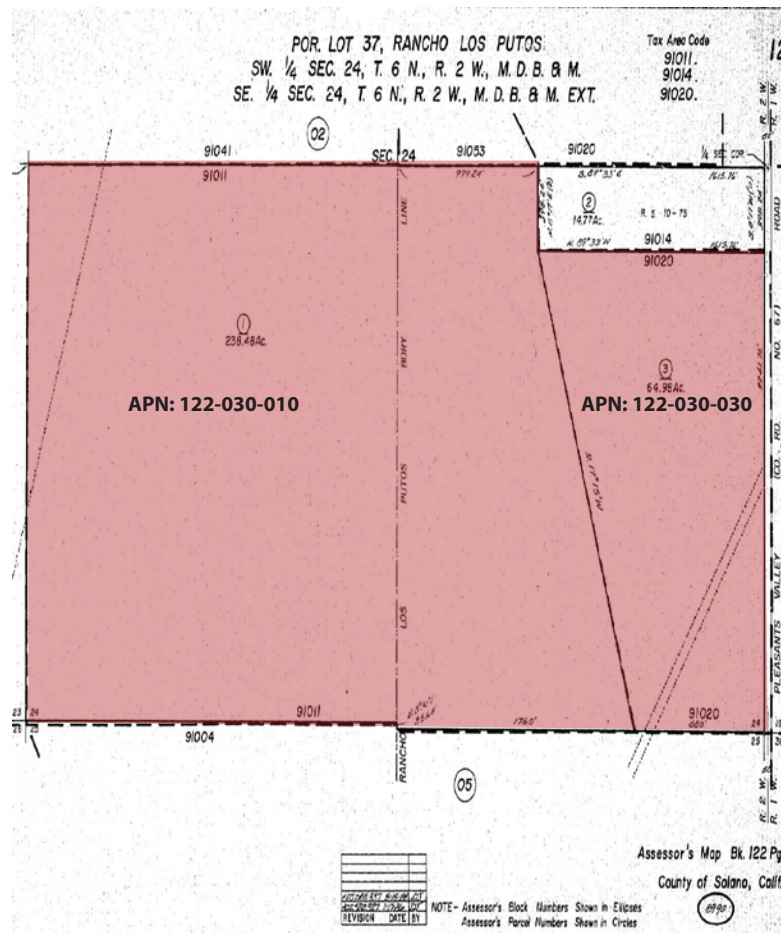
**BUILDINGS/
IMPROVEMENTS:**

One older wooden corral.

PRICE/TERMS:

\$3,500,000 all cash at the close of escrow.

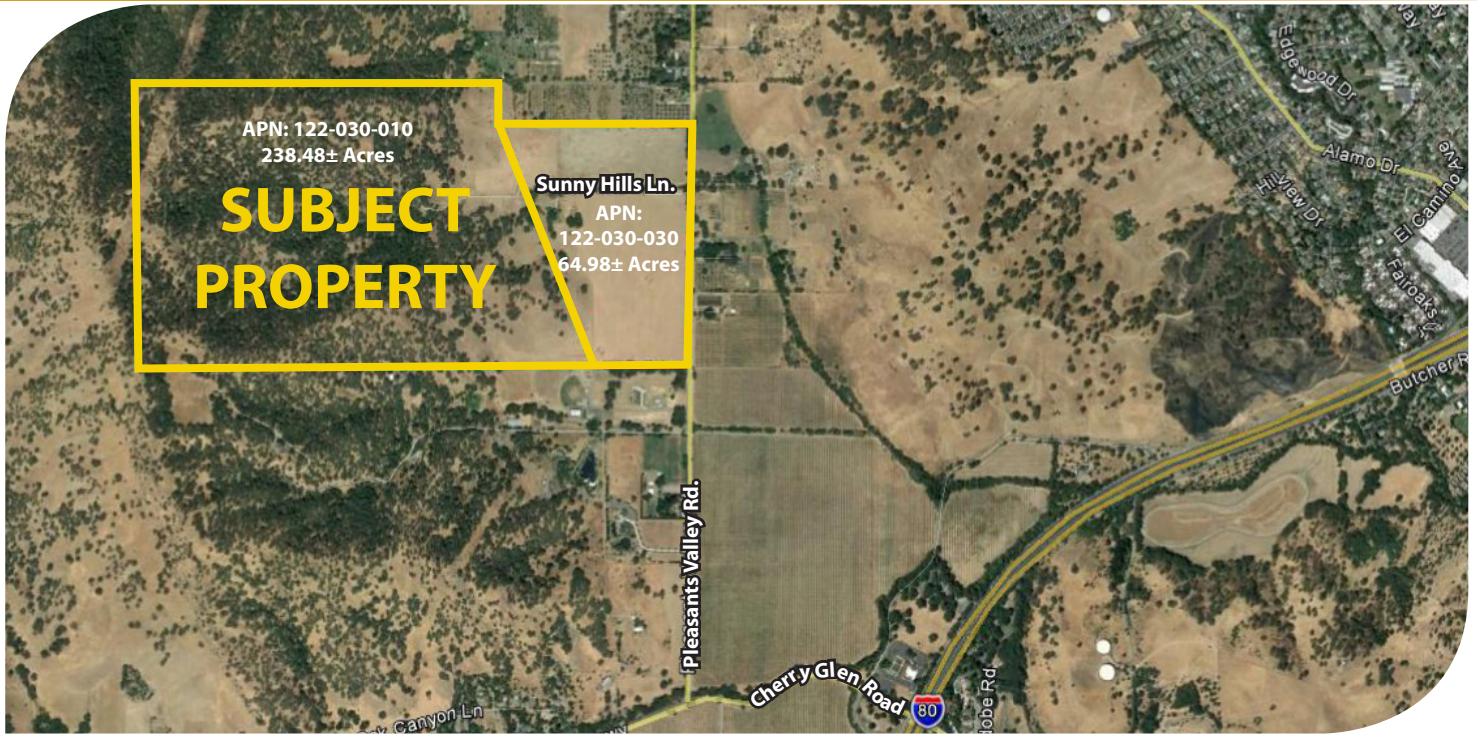
ASSESSOR'S PARCEL MAP



PROPERTY PHOTO

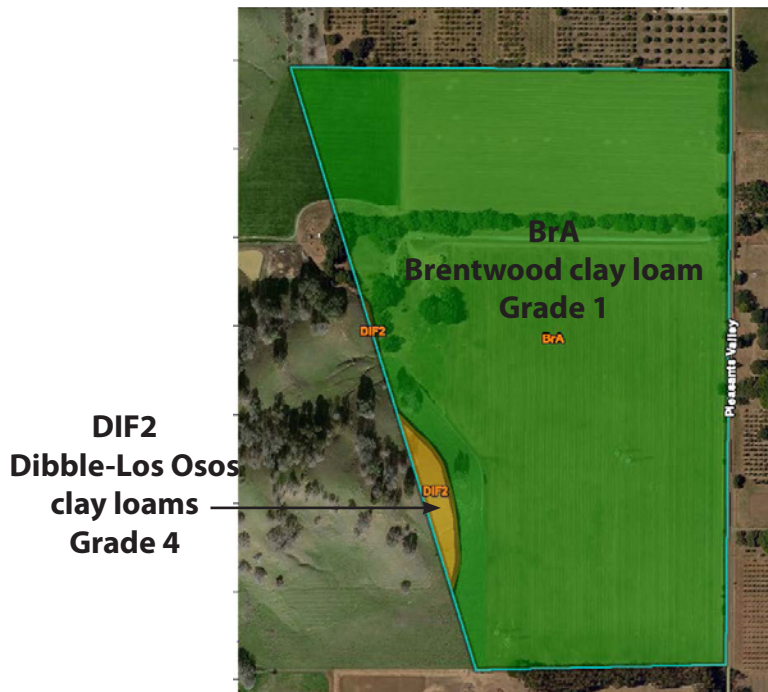


LOCATION MAP



SOILS MAP

64.98± ACRE PARCEL



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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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