

FOR SALE | RADIO STATION FARM – SOLANO COUNTY

Radio Station Rd, Dixon, CA 95620

PRICE REDUCED
~~\$7,950,000~~ \$2,525,000

PROPERTY HIGHLIGHTS

- Prime Farmland – 158.48 Acres
- Excellent Irrigation Water District
- Covered by North Delta Water Agency
- Gravity Canal Outlet at Property
- Received Full Allocation in 2022
- Alfalfa Hay History
- Good Drainage – Reclamation District 2068
- Paved County Road Frontage – Power Along Road

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RADIO STATION FARM SOLANO COUNTY

LOCATION DETAILS

Radio Station Rd,
Dixon, CA 95620



LOCATION:

Situated in Solano County and fronting the northside of Radio Station Road, between Robben Road and Sikes Road. The farm is about 4.5 miles SE of Dixon, CA and about 10 miles East of Vacaville, CA. The area is distinctly rural but is noted for the several former military communication installations, across the road from the subject property, with their towering masts and guidewires and station buildings. One such base is now utilized for rural housing operated as a subsidized migrant housing center. Agriculturally, the area is comprised of cultivated, irrigated hayfields and fenced livestock pastures now trending toward investments of almond plantations that are capitalizing on the excellent water and drainage resources in the area.

DIRECTIONS:

From Bay Area: Take Interstate 80 East toward Sacramento, CA – take Midway Rd. exit and proceed East 6 miles to Robben Road; Turn R on Robben Rd. and proceed South for 2 miles to Radio Station Road.; Turn L on Radio Station Rd. side and proceed 1 mile to the SWC of subject property (look for sign).

From Sacramento: Take Interstate 80 West toward San Francisco, CA – take the Pedrick Road Exit and turn L over the freeway and proceed South for 6 miles to Midway Road; Turn L on Midway Rd. and proceed E. for 1 mile to Robben Road; Turn R on Robben Rd. and proceed South for 2 miles to Radio Station Road.; Turn L on Radio Station Rd. side and proceed 1 mile to the SWC of subject property (look for sign).

RADIO STATION FARM SOLANO COUNTY

LAND SUMMARY

Radio Station Rd,
Dixon, CA 95620

REGION: Dixon Area – NE Solano County – Northern California

NEAREST COMMUNITY: Dixon, CA

ASSESSMENT DATA: **APN:** 0143-030-030
Taxes: \$3,518
Property is enrolled in Williamson Act and has an active contract.

ACRES: 158.48 (Assessor); 148.50 (FSA)

LAND USE ZONING: A-40 (Exclusive Agriculture w/40 ac. minimums). Single-family dwelling and ag structures are allowed.

FLOOD ZONE: Zone A – a Special Flood Hazard Area with 1% annual chance of flooding

TOPOGRAPHY: Open cultivated and leveled farmland at 25-30 feet above mean sea level. Surrounding land uses are predominantly hay and pasture transitioning to permanent crops (mostly almonds)

SOILS: Uniform Class 2 clay soils from the Capay series (See USDA Soil Map)

WATER: The farm is located within Reclamation District 2068 which purveys water that is diverted from nearby slough tributaries of the Sacramento Delta. While RD 2068 is known to have good surface water rights, RD 2068 is furthermore part of the North Delta Water Agency and RD 2068 water rights are covered under the NDWA agreement with State of CA. Water costs are \$16.75/acre foot and the district allocates about 5.5 acre feet to members. Water quality has been good and salinity has not been a problem at present. Annual standby costs are \$13/acre.

SGMA: In Sacramento Valley – Solano County Basin
Rated Medium Priority (20.5 pts) – groundwater levels are currently sustainable as most of the county has surface water resources.

DRAINAGE: Good deep drainage canal parallel with county road on S. boundary and appears to be well maintained by RD 2068. Farm drains out of the SE corner into this canal. RD 2068 covers 13,000 acres and the annual assessment for 2022 was \$4,248.25 but may increase 5% or more next year due to inflationary trends.

MINERAL RIGHTS: Intact and convey with property at offered price. Currently undeveloped and unleased. No mineral leasing or production activity.

MANAGEMENT: Leased to local grower. Lease to be bought out by landlord and buyer may have possession at end of current crop season.

CROP HISTORY: Tenant has grown alfalfa, sudan and winter hay crops for the last 20 years

ASKING PRICE: ~~\$2,950,000~~ cash to seller at closing. (~~\$18,614/Acre~~)
\$2,525,000 cash to seller at closing. (\$15,933/Acre)

CONTACT: Exclusive Agents

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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

RADIO STATION FARM SOLANO COUNTY

PARCEL MAP

Radio Station Rd,
Dixon, CA 95620

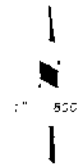


View E along Radio Station Rd. frontage

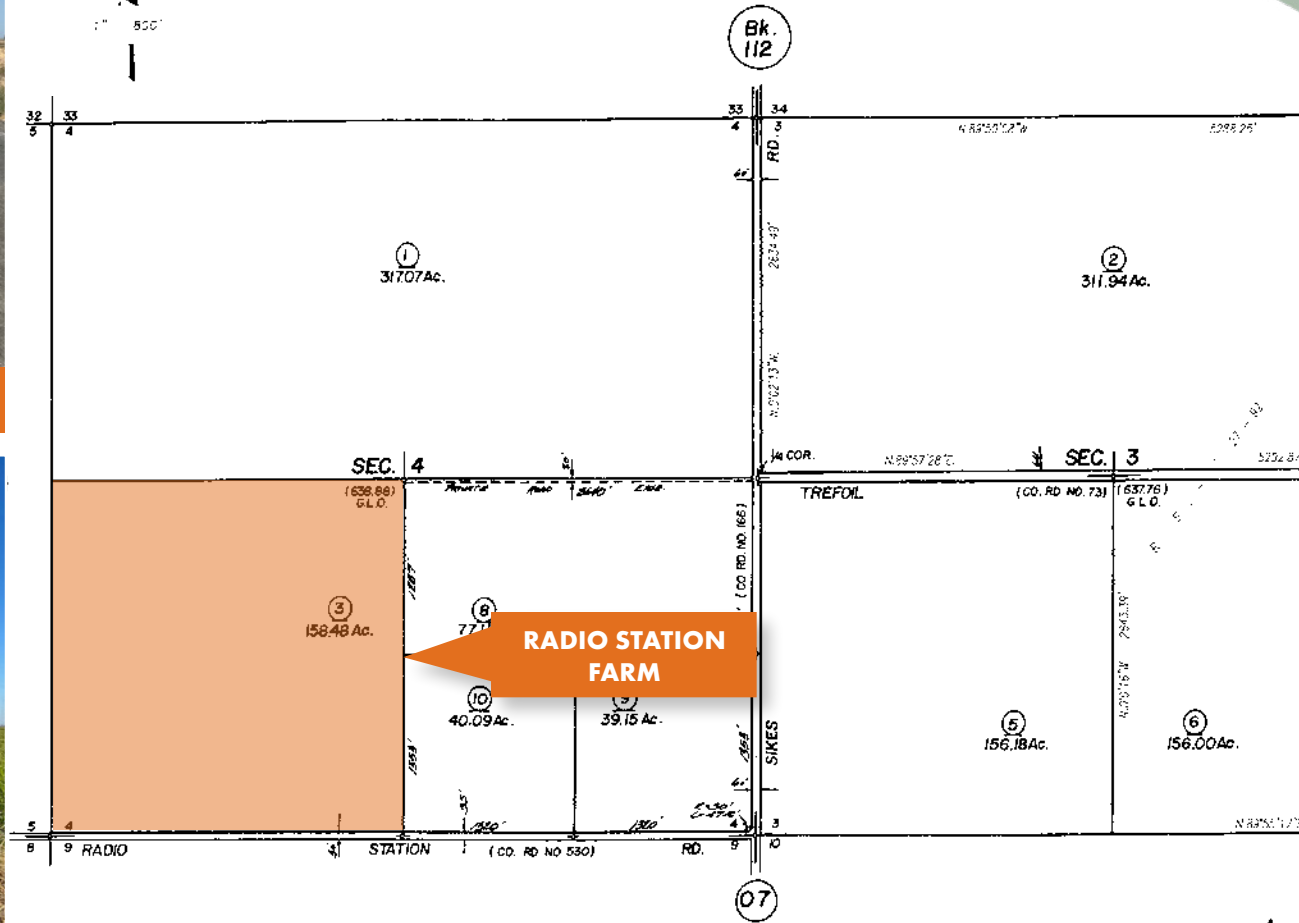


View of Sudan Grass Field from NWC

143-03



SEC'S. 3 & 4, T.6N., R.2E., M.D.B. & M.



Assessor's Block Numbers Shown in Squares, Assessor's Parcel Numbers Shown in Circles

143-02 & 03 (S) 5-25-07
 143-04 (S) 11-05-07
 143-05 & 06 10-12-08
 REVISED DATE BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

RADIO STATION FARM SOLANO COUNTY

SOIL MAP
Radio Station Rd,
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MAP SYMBOL	DESCRIPTION	ACRES	%
Cc	Capay clay, 0 percent slopes, MLRA 17	158.8	99.7%
CeA	Clear Lake clay, 0 to 2 percent slopes, MLRA 17	0.4	0.3%
Totals for Area of Interest		159.2	100%

RADIO STATION FARM SOLANO COUNTY

PROPERTY AERIAL

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RADIO STATION FARM SOLANO COUNTY

PROPERTY PHOTOS

Radio Station Rd,
Dixon, CA 95620



Aerial View W from E. Boundary



RD 2068 Irrig. Canal Turn-Out Gate



Standing Alfalfa Looking South



View Down Ditch Along W. Boundary



Misc. View down E. Boundary from NEC