

52210 WILLOW POINT RD

±10 AC of Land & Building for Sale
Sale Price: \$3,195,000

CLARKSBURG, CA 95612

Potential wine, olive oil, cider, craft beer processing facility, subject to Yolo County planning approval

Ideal River Delta location by Old Sugar Mill

Approximately 5-miles west of I-5 Freeway for access

Located in the heart of Clarksburg wine appalachia

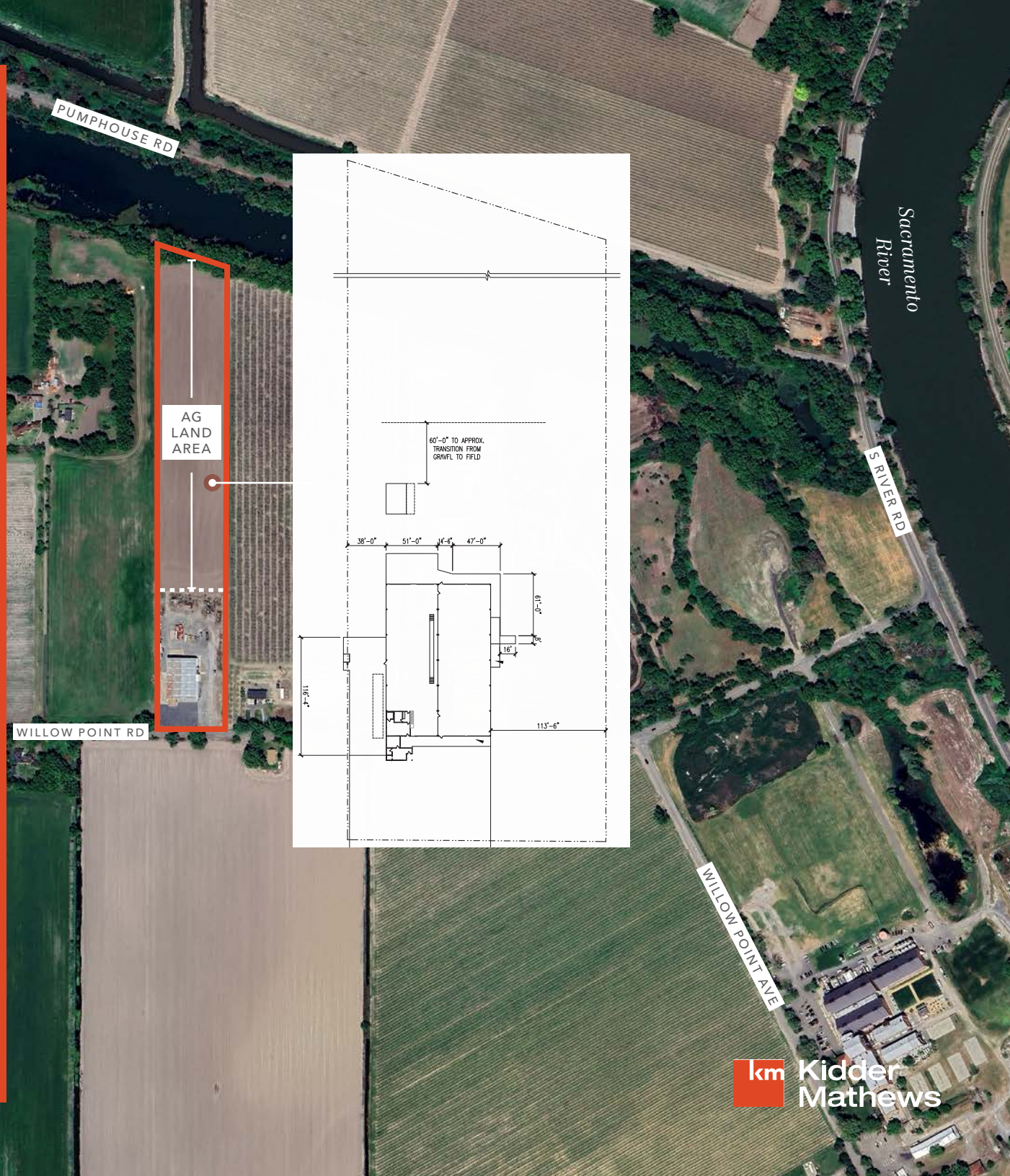
Note: Potential Seller-financing with 50% down payment, O.A.C.

Example:

Loan of \$1,750,000 @ 5.25%, amortization 20 years, \$11,792.27/month, monthly payment.
5-year balloon payment of \$1,466,924.

Current AG Industrial zoning as per public records

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POTENTIAL USES FOR OWNER/ USER OR INVESTMENT BUYERS:

SURPLUS LAND COMPONENT:

- Equestrian facility with pasture, paddocks and riding arena
- Pumpkin Farm w/corn maze
- Delta Organic row crop farming of vegetables for local/regional restaurants
- Delta Olive, Pears, Peaches, & nut orchards
- Delta corn, wheat, safflower, and asparagus crop fields
- Cattle, Texas longhorns, exotic Llamas pasture & paddocks ranch

EXISTING OFFICE & SHOP FACILITY:

- Olive, cider, craft beers and wine tasting facility
- Custom ag harvesting operations with equipment gravel yard area
- Satellite ag office and shop for local ranch ag land crop operations

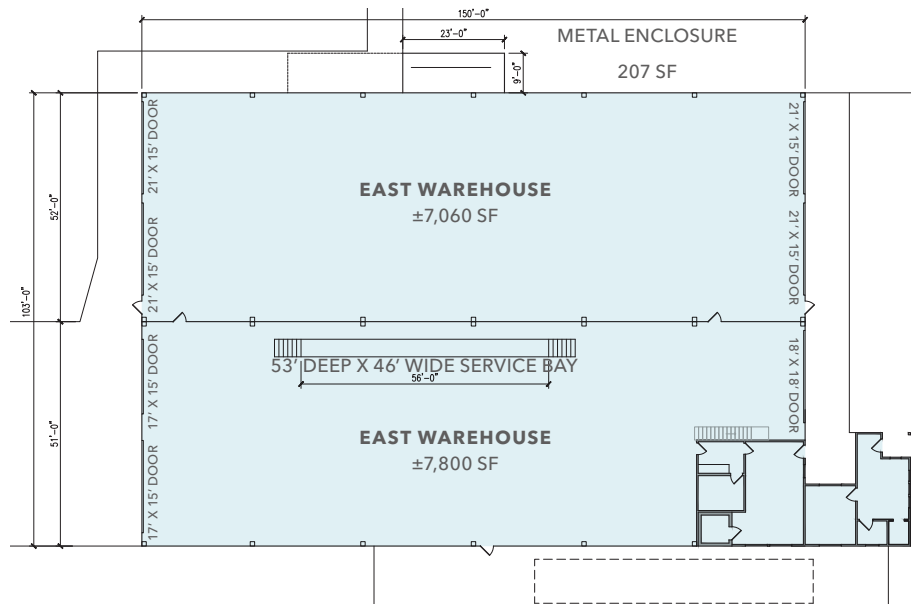
*Above uses may be subject to Yolo County Planning review and approval.

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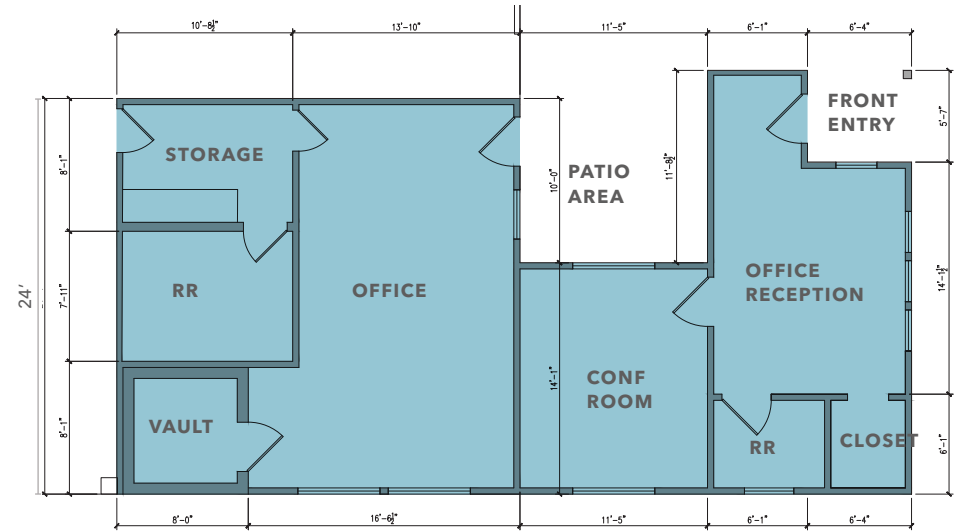
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BUILDING PLAN APPROX ±15,500 SF BUILDING



FLOOR PLAN OFFICE AREA APPROX ±1,100 SF





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PROPERTY OVERVIEW

COUNTY	Yolo County
ADDRESS	52210 Willow Point Road
LOCATION	Clarksburg, CA 95612
OWNER OF RECORD	DUTRA FAM 2006 REV TRUST
APN	043-240-003-000
2025 PROPERTY TAXES	\$6,513 (Annual Tax)
WILLIAMSON ACT	Not enrolled
TOTAL LAND AREA	±435,600 SF (±10 ACRES)
CURRENT ZONING	AG, Planned Development Commercial Overlay, AG Industrial
HIGHEST & BEST POTENTIAL USE	Wine, craft beer, cider or olive oil processing and related tasting room, music commercial use subject to Yolo County planning approval

RESOURCES & DEVELOPMENT

TOPOGRAPHY	Level Topography
SOILS TYPE	Normal , W
WATER	Private domestic well, Reclamation District 999 (no AG well available)
FLOOD ZONE	A (1/2-mile west of Sacramento River)
BUILDING	±15,500 SF 2-Bay Shop & office
UTILITIES	PG&E Electric and Sheldon propane tank

PROPERTY HIGHLIGHTS

±15,500 SF Metal Warehouse on
±3-AC of ±10-AC Parcel

±7-AC Ag Land Area

±1,100 SF of office space

Minimum clear height 17' to 23.5'

3 grade level doors

5 ton rolling crane

1 MILE WALK

TO SACRAMENTO RIVER

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DEMOGRAPHICS - WEST SACRAMENTO

POPULATION	55,871
POPULATION EST. 2029	57,881
HOUSEHOLDS	20,318
HOUSEHOLDS POPULATION EST. 2029	21,235
MEDIAN INCOME	\$90,423
MEDIAN INCOME EST. 2029	\$105,365

DEMOGRAPHICS - CLARKSBURG

POPULATION	373
POPULATION EST. 2029	391
HOUSEHOLDS	157
HOUSEHOLDS POPULATION EST. 2029	152
MEDIAN INCOME	\$114,517
MEDIAN INCOME EST. 2029	\$157,247



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