

Forbes Ranch

68.57 acres +/-

50 ac +/- leased for almonds

Located South of Esparto, CA on County Road 86A

Just off County Road 23 & not far from I-505

\$1,300,000

Features:

- Located in Yolo County, just a few miles South of Esparto.
- 50 acres +/- leased long term to long term neighbor for the farming of almonds. Landlord receives 12% of gross crop.
- Additional 18 acres that can be used as new homesite.
- Two older homes that are currently rented.
- Two sheds & pumphouse
- Paved County Road frontage
- Yolo Flood Control & Water Conservation District canal water
- Water for leased almond orchard is supplied from neighbors well and district ditch water thru drip lines.
- Great opportunity to buy a country property that is fully rented for a great return.
- Owner will carry with great terms!!!
- Williamson Act-taxes 2024 \$6,547.52

Farm & Ranch Realty

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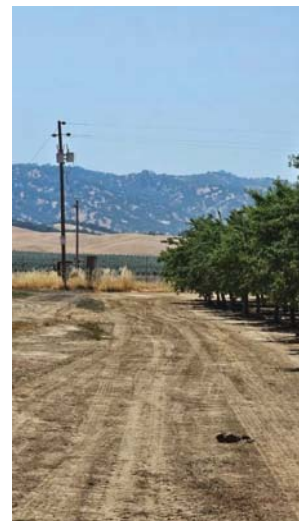
House #1



House #2

This information was gotten from sources considered reliable, but Farm & Ranch Realty makes no representation, guarantee or warranty as to accuracy or correctness and Buyer should make a due diligence to their satisfaction.

Pictures of the Ranch



Orchard that is lease long term for annual income



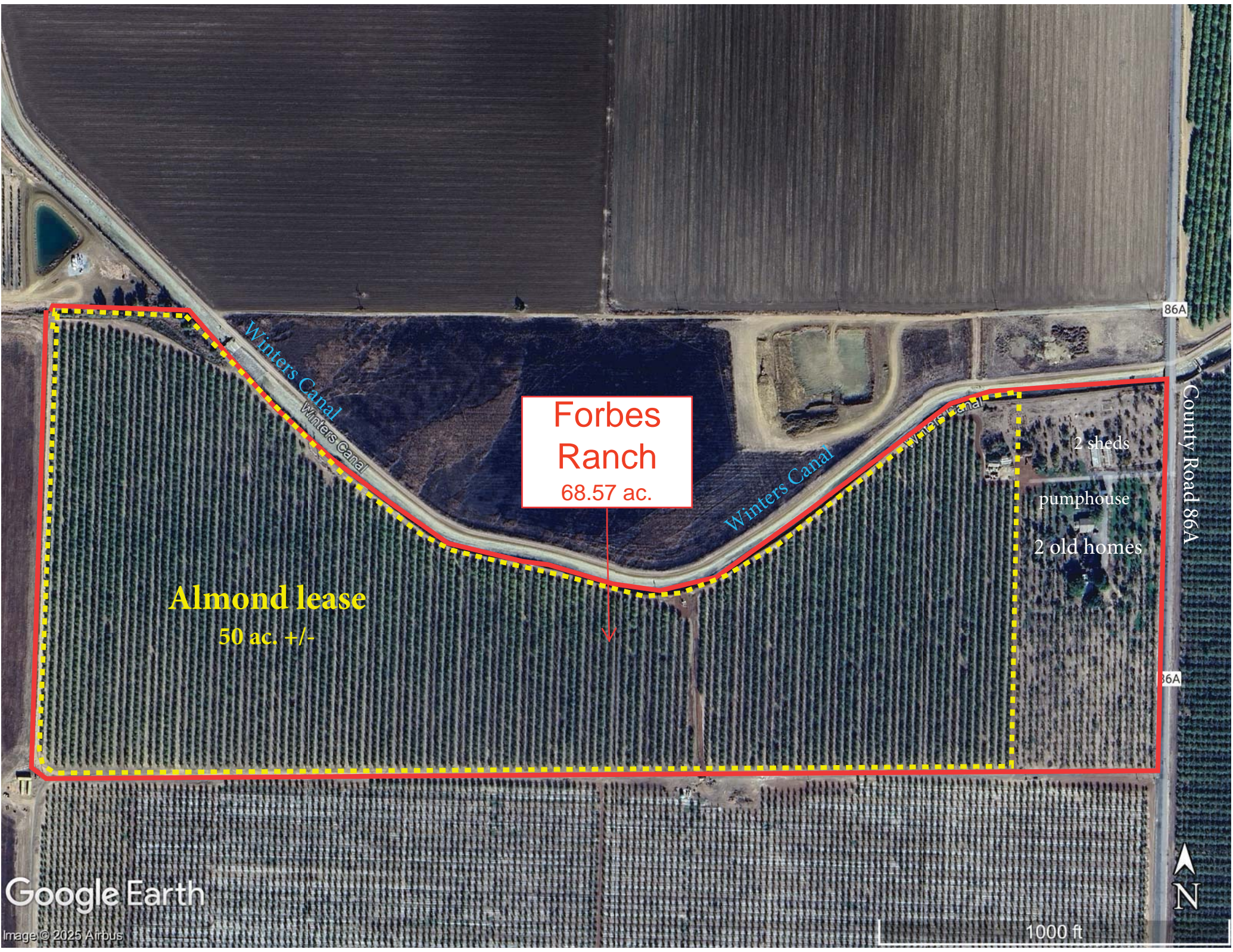
Water District irrigation source
Neighbor uses his well next door also

Pictures of the Ranch



Jeff Dyer

Farm & Ranch Realty



**Forbes
Ranch**
68.57 ac.

Almond lease
50 ac. +/-

2 sheds
pumphouse
2 old homes

86A

86A

County Road 86A

Google Earth

Image © 2025 Airbus

1000 ft



POR.SEC.5&6,T.9N.,R.1W.,& POR.SEC.32, T.10N., R.1W.,M.D.B.&M.

M.B. Bk.2, Pg.24-California Almond land Co. Subd. No.1
M.&S. Bk.3, Pg.11-Part of Rancho Canada de Capay
M.&S. Bk.8, Pg.92-Record of Survey for A.B.Crandal
M.&S. Bk.9, Pg.59-Record of Survey for Mrs.Elizabeth Baur
P.M.Bk.7, Pg.19-Desert Farms Inc. #3261.
P.M.Bk.8, Pg.82 - Henry Smith #3500.

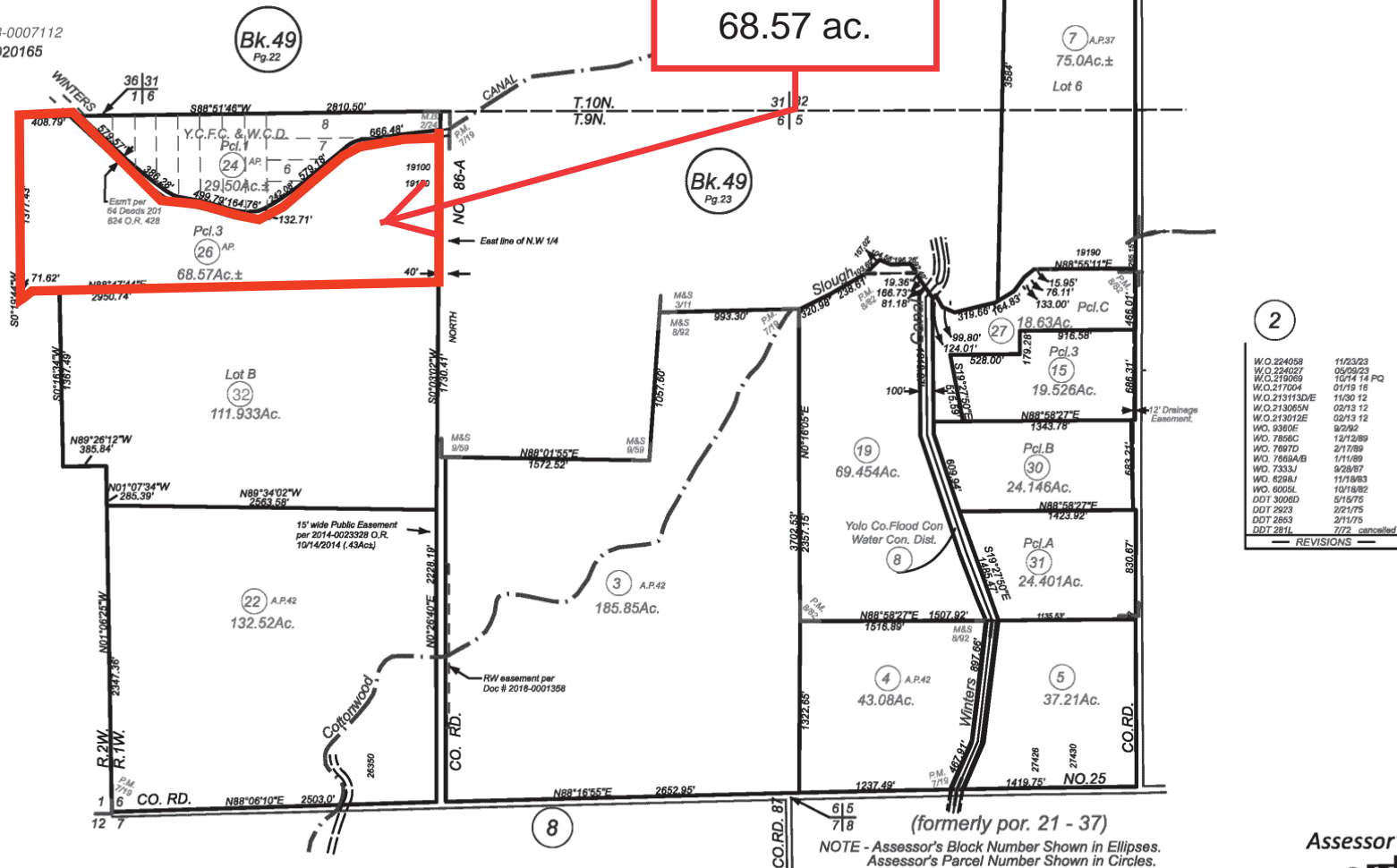
Forbes
68.57 ac.

Certificate of Compliance Doc # 2023-0007112
Cert. of Compliance, Doc. # 2023-0020165
APN:050-010-023 (

CAUTION - These Maps ARE NOT to be
used for legal descriptions.



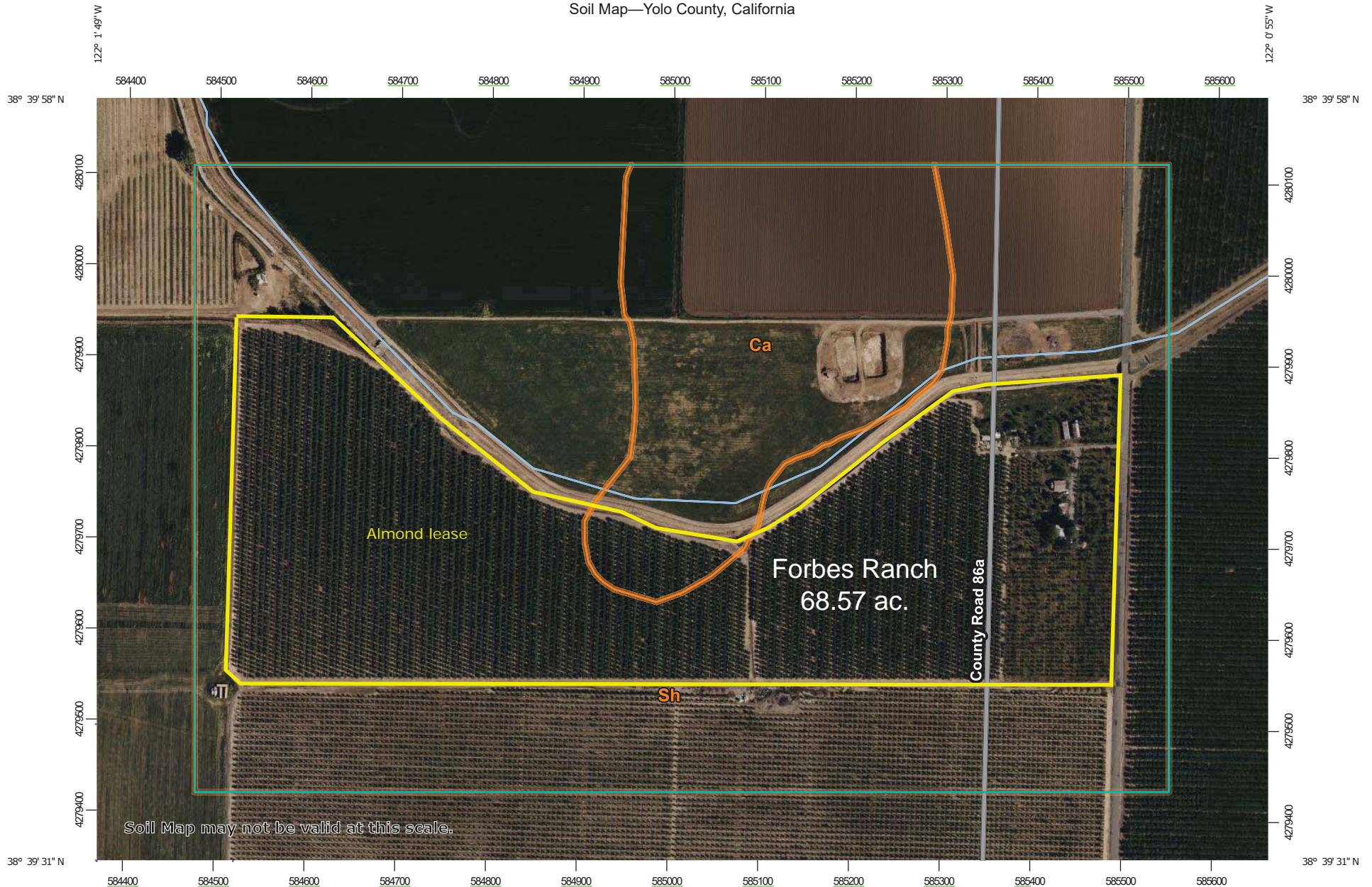
Bk.47
Pg.14



(formerly por. 21 - 37)
NOTE - Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.

Assessor's Map Bk. 50, Pg. 01

Soil Map—Yolo County, California



Soil Map may not be valid at this scale.

Map Scale: 1:5,900 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84




**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

6/4/2025
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yolo County, California

Survey Area Data: Version 22, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 26, 2022—Apr 25, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ca	Capy silty clay, 0 percent slopes, MLRA 17	32.5	17.7%
Sh	San Ysidro loam, 0 to 2 percent slopes, MLRA 17	151.1	82.3%
Totals for Area of Interest		183.6	100.0%