

# FOR SALE | KIDWELL FARM – 356 ACRES

9110 Pedrick Road, Dixon, CA 95620

## PROPERTY HIGHLIGHTS

- Multi-Generational, Tightly-Held Legacy Farm Estate
- Historic Farmstead & Farming Headquarters
- 102 Ac - Young Bearing Walnuts (Chandler/Howard)
- 230 Ac – Cultivated Row Crop Land
- 10 AC – Centralized Farmstead
- All Prime Class 1 Deep Silty Loams
- Four Ag Wells – All Equipped
- Featuring Victorian Era Two-Story (circa 1861)
- Single-Story SFR (built 1960's) w/ Attached Garage
- Multiple Ag Utility Outbuildings
- A-40 Zoning & Within Ag Resource Overlay Zone



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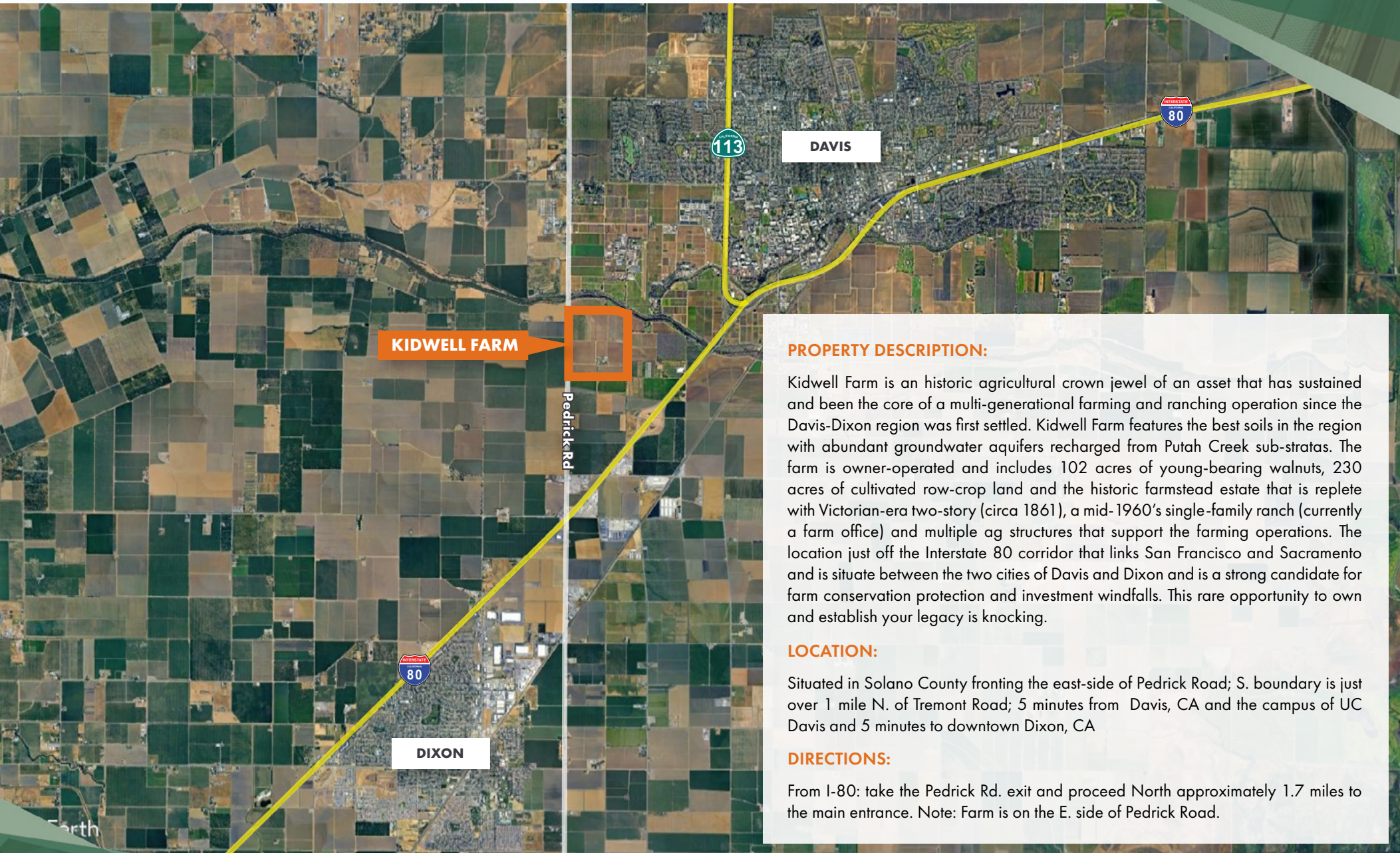




# KIDWELL FARM SOLANO COUNTY

## LOCATION MAP

9110 Pedrick Road  
Dixon, CA 95620



### PROPERTY DESCRIPTION:

Kidwell Farm is an historic agricultural crown jewel of an asset that has sustained and been the core of a multi-generational farming and ranching operation since the Davis-Dixon region was first settled. Kidwell Farm features the best soils in the region with abundant groundwater aquifers recharged from Putah Creek sub-stratas. The farm is owner-operated and includes 102 acres of young-bearing walnuts, 230 acres of cultivated row-crop land and the historic farmstead estate that is replete with Victorian-era two-story (circa 1861), a mid-1960's single-family ranch (currently a farm office) and multiple ag structures that support the farming operations. The location just off the Interstate 80 corridor that links San Francisco and Sacramento and is situated between the two cities of Davis and Dixon and is a strong candidate for farm conservation protection and investment windfalls. This rare opportunity to own and establish your legacy is knocking.

### LOCATION:

Situated in Solano County fronting the east-side of Pedrick Road; S. boundary is just over 1 mile N. of Tremont Road; 5 minutes from Davis, CA and the campus of UC Davis and 5 minutes to downtown Dixon, CA

### DIRECTIONS:

From I-80: take the Pedrick Rd. exit and proceed North approximately 1.7 miles to the main entrance. Note: Farm is on the E. side of Pedrick Road.



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## LAND SUMMARY

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**REGION:** Davis/Dixon Area – NE Solano County – Northern California

**NEAREST COMMUNITY:** Davis, CA

**APN(S):** 0110-020-070 & 0110-090-150

**CURRENT PROPERTY TAXES:** \$17,921 (subject to Prop 13 increase)

**TOTAL LAND AREA:** 356 Acres (Assessor) – 332 Acres (Farmable)

**LAND USE ZONING:** AG 40 (Agriculture w/40 ac. minimums)

**FLOOD ZONE:** Zone A – an area with no flooding

**TOPOGRAPHY** Production leveled cropland – two walnut blocks with centralized farmstead. Valley basin floor situated S. of Putah Creek

**SOILS:** Class 1 Yolo loams and silty-clay loams (See Soil Map)

**AG WELLS:**

**Pumping Plant #1** – (1,200 GPM) 60 HP GE Motor; Four (4) sand media filters. Oldest well located at farmstead. Still researching.

**Pumping Plant #2** - (1,500 GPM) 60 HP GE Motor; Five (5) Lakos filters; completed in 1979; 600 ft. depth; 16" steel cased. Dedicated to walnuts.

**Pumping Plant #3** - (2,200 GPM) Completed in 2012. 75 HP Nidec motor; still researching.

**Pumping Plant #4** - 1,535 GPM) Completed in 2019; 700 ft. depth; 16" steel-cased; flood bowls; equipped w/gearhead; propane engine

WALNUT ORCHARDS:	Blocks	Acres	Planted	Variety	Root	Spacing
	1	52	2020	Chandler	Paradox M	25' x 25" Diamond
	2	50	2020	Howard	Paradox M	25' x 17" Diamond

**PRODUCTION:** These walnuts produced about 4,000 lbs. in 2025

**IRRIGATION:** Walnuts utilize micro-jet sprinklers (surface supply lines); drip-tape installed in all row crop fields (varying ages).

### BUILDINGS:

**Victorian Residence** – 3,300 sf; 4 BR/2 BA Italianate, two-story, built 1861, newer comp. shingle roof; raised concrete stem wall and front porch; painted wood lap-siding, gutters, fireplace, kitchen area/screen porch added; deferred maintenance condition.

**Farm Office** – 1,500 sf single-family dwelling; 3 BR/2 BA built 1960's; raised foundation; attached garage; screen porch; stucco exterior; comp. shingle roof; original condition; deferred maintenance condition.

**Farm Shop** – 2,400 sf (40' x 60'), slab floor, steel frame, metal siding & roof; 2 roll-up doors 14' clear; 200-amp service panel;

**Ag Storage** – 9,600 sf (24' x 40') – slab floor, steel frame, metal siding, roof; one roll-up doors – 14' clear; 100-amp power

**Commodity Barn** – 14,000 sf under roof – steel columns/truss, dirt floor

**Pole Barn** – 2,700 sf under roof, slab and treated poles; metal roof; electrical panel;

**Stock Barn** – 2,800 sf (original era) wood frame/siding, tin roof; dirt floor;

**Carriage House** – 1,000 sf (original era) wood frame/siding; tin roof upstairs storage area;

**Misc. Outbuildings** – includes sheds, chicken hutch; livestock shelters

### LANDSCAPING:

Spacious shaded grounds; grounds/lawn areas; some fencing; In-ground custom pool (empty); pool decking; gazebo;

### MINERAL RIGHTS:

Intact and convey with property at offered price. Currently unleased.

### PERSONAL PROPERTY:

Has two single-wide mfg. homes currently occupied. Vertical diesel fuel storage tank; all equipment at well heads are owned and convey with property (except propane tanks at Well #1)

### ASKING PRICE:

**\$9,386,000**

### TERMS:

Cash to seller at closing.



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## PROPERTY AERIAL

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# KIDWELL FARM SOLANO COUNTY

**SOIL MAP**  
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# KIDWELL FARM SOLANO COUNTY

## PROPERTY PHOTOS

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