

FOR SALE | DEVELOPMENT POTENTIAL

ASKING \$19,850,000 (\$14,386/AC) | 19 PARCELS (±1,379.86 AC)
CLARKSBURG WINE APPALACHIA | YOLO COUNTY



[CLICK TO VIEW
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WEST SACRAMENTO

DAVIS

SACRAMENTO

WILLOW POINT RANCH

CLARKSBURG

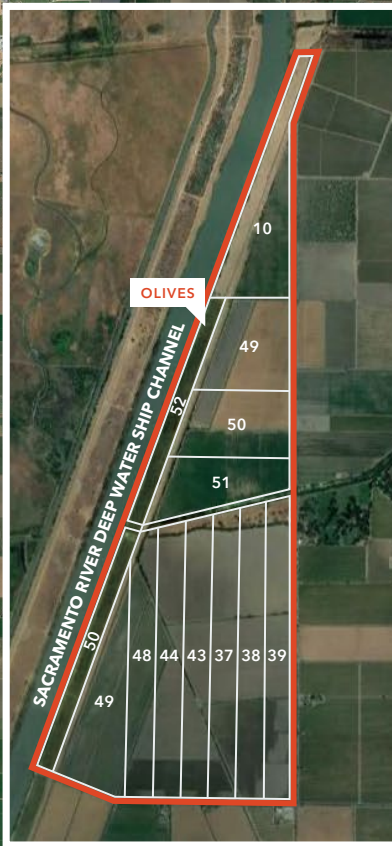
ELK GROVE

FRANKLIN

COURTLAND ROAD RANCH

HOOD

GALT



FOR SALE

Development Potential

CLARKSBURG AREA - YOLO COUNTY

WILLOW POINT RANCH | SALIENT FACTS

County	Yolo
Address	No situs addresses; WS of Jefferson Blvd.; NS of Willow Point Rd.
Location	3 miles S. of W. Sacto via Jefferson Blvd; Fronting Deep Water Channel, Clarksburg Wine Appellation
Owner of Record	W. Kent Ramos, et al
APN's	See Willow Point aerial map of 13-parcels details
Property Taxes/Income	\$63,911 (Annual Tax)
Williamson Act	Not enrolled
Total Land Area	±1,003.63 Acres (Current AG ground leases in place)
Land Use Zoning	A-N - Ag Intensive (Yolo Co.)
Highest & Best Use	Continued Development to new housing, wine and olive oil processing and tasting room facilities. Craft beers, cannabis cultivation, duck club, solar farm & nut orchards

RESOURCES & DEVELOPMENT

Topography	Basin Floor - Production Leveled; 10-20 Ft. Elevation Features Include Deep Water Ship Channel; Babel Slough; Tule Canal
Soils	Predominately Class 3 Clays, soil samples to be provided by Seller
Water	Surface Water - Gravity Delivery System - Covered by NDWA Agmnt. & Orchard Ag Well - Equipped w/Elec. Motor; Drip Filtration System
Flood Zone	Zone A - Protected by 100 yr. Levees
Drainage	Reclamation District 999
Orchard	Mature Olive Grove - ±64 Acres of ±80-Acre parcel to expand additional ±27-Acres
Buildings	Nominal Value - Storage Containers & Lean-to Shed
Utilities	Limited - Electrical Service along Willow Point Rd.

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HIGHLIGHTS

80 ACRE PARCELS - County planning may allow one (1) new home and one (1) "granny cottage"

2023 GROSS CROP Revenue \$369,966

CONTIGUOUS Farming Unit

THIRTEEN (13) Legal Parcels

3 MILES W. of Clarksburg, CA

WITHIN 12 Miles of Interstate 5

CLARKSBURG Wine Country (AVA)

RECLAMATION Dist. 999

ABUNDANT Surface Irrigation Water

COVERED Under NDWA Agreement

PRIME Class 3 Soils

ACTIVE Williamson Act Contract (Parcel #10)

MATURE Olive Orchard ±80 AC

FUTURE Olive oil processing on-site and tasting facility potential

LONGEST block of agricultural land available in Yolo County

10-MINUTE drive to major city services

Potential development plans per Buyer are subject to Yolo County Planning application review/approvals.

Seller to keep mineral rights.

FOR SALE

Development Potential

CLARKSBURG AREA - YOLO COUNTY

Gross annual agricultural income: \$133,900 estimate

Option to purchase separately: \$18,567,155 (\$18,500/ac)

WILLOW POINT RANCH	
Assessor's Parcel No. (APN)	Acres
044-110-043	80
044-040-010	106.81
044-100-049	80
044-100-050	80
044-100-051	80
044-100-052	40.65
044-110-050	40
044-110-049	95.61
044-110-048	80.33
044-110-044	80.03
044-110-037	80.1
044-110-038	80
044-110-039	80.1
Total	±1,003.63



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CLARKSBURG AREA - YOLO COUNTY

COURTLAND ROAD RANCH | SALIENT FACTS

County	Yolo
Address	No situs addresses; NWC of Courtland Rd. & Widgeon Rd.
Location	3 miles W. of Courtland, CA; Fronting Deep Water Channel
Owner of Record	W. Kent Ramos, et al
APN's	See Courtland Rd aerial map
Property Taxes / Income	\$14,548 (2021)
Williamson Act	Not enrolled
Total Land Area	±376.23 (Current AG ground lease in place)
Land Use Zoning	A-N - Ag Intensive (Yolo Co.), A-P, and A-1

RESOURCES & DEVELOPMENT

Topography	Basin Floor - Production Leveled; 10-20 Ft. Elevation Features Include Deep Water Ship Channel;
Soils	Predominately Class 3 Clays
Water	Surface Water - Gravity Delivery System - Covered by NDWA Agmnt
Flood Zone	Zone A - Protected by 100 yr. Levees
Drainage	Reclamation District 999
Utilities	None

HIGHLIGHTS

- LARGE** Contiguous Farming Unit
- Six (6)** Legal Parcels
- 3 MILES** S. of West Sacramento
- WITHIN** 3 Miles of Courtland
- CLARKSBURG** Wine Country (AVA)
- ABUNDANT** Surface Irrigation Water
- COVERED** Under NDWA Agreement
- DEDICATED** Ag Well
- PRIME** Class 3 Soils
- RD 999** Drainage System

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CLARKSBURG AREA - YOLO COUNTY

Gross annual agricultural income: \$72,100 estimate

Option to purchase separately: \$8,460,000 (\$22,500/ac)

COURTLAND ROAD RANCH

Assessor's Parcel No. (APN)	Acres
043-020-017	102.02
043-050-005	64.96
043-050-009	34.57
043-050-020	10.99
043-050-022	134.51
043-050-025	29.18
Total	±376.23

Gross Annual Agricultural Income \$

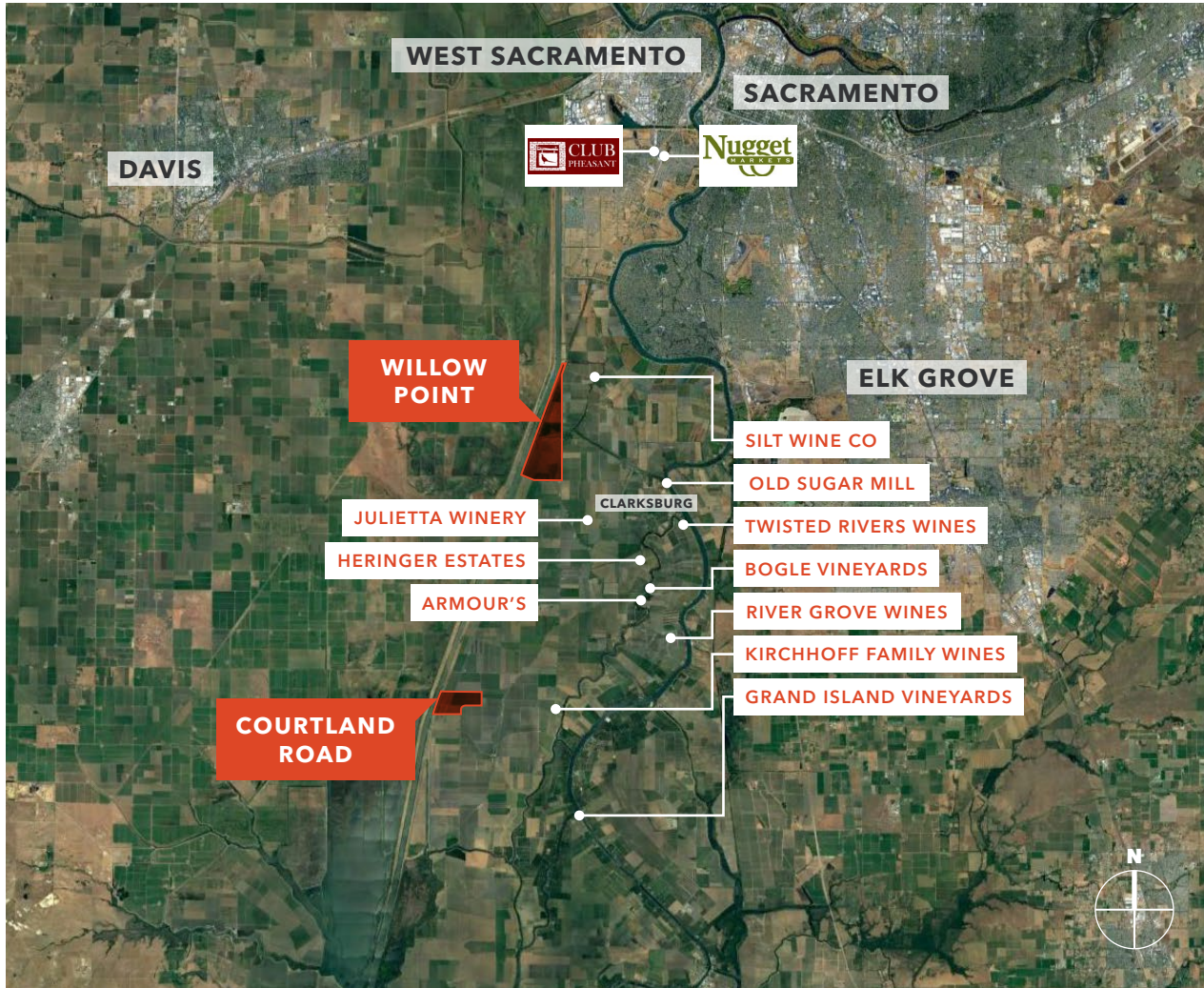


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CLARKSBURG AREA - YOLO COUNTY

Regional Wineries



DEMOGRAPHICS - WEST SACRAMENTO

Population	53,128
Population Est. 2026	55,992
Households	19,017
Households Est. 2026	20,150
Median Income	\$68,751
Median Income Est. 2026	\$77,705

DEMOGRAPHICS - CLARKSBURG

Population	428
Population Est. 2026	437
Households	174
Households Est. 2026	177
Median Income	\$104,184
Median Income Est. 2026	\$117,523

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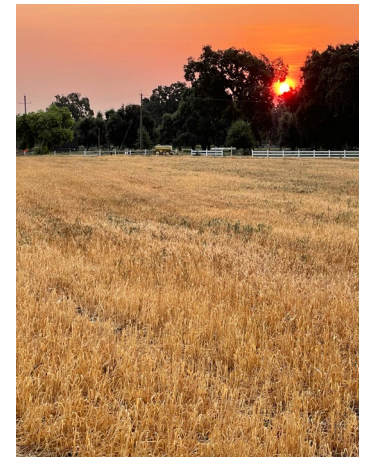
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