

# Paschoal Farms ~ Davis, California

800-Acre Walnut Ranch  
(±660 Acres Planted)

\$22.5 Million



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**COLDWELL BANKER  
COMMERCIAL**  
BROKERS  
OF THE VALLEY



**RE/MAX GOLD**

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## Investment Description

Located in Yolo County, just outside Davis, CA famous for its Ag College, is a wonderfully assembled 800-acres comprised of three (3) separate parcels. The property consists of one parcel with three (3) APNs. Two (2) APNs are 320-acres each and the third APN is 160-acres.

With a winning combination of Class 1 Soils and diversified water sources, this property is the quintessential nut tree property. The water is from a mix of both Pre-1914 Water rights off of Putah Creek and Three (3) strong wells providing abundant water for your trees and continued vibrancy for the farm.

The property itself has strategically placed chemical and diesel supply tanks to help with farm operation efficiencies. The array of four (4) walnuts varieties helps balance the dependence on one type of walnut. The plantings range between 7 and 16-years old and are grouped as follows: Tulare 261-acres, Chandler 430-acres, Solano 85-acres and Howard 78-acres.

This farm comes with a dryer, huller, truck scale and solar power that is owned free & clear by the seller.

**Call for a tour today:**

**The Feeney Brothers- Sean 707.761.7133 and Jeff 707.580.5678**



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## Aerial View



*NOTE: Red lines are an approximation of property boundaries.*

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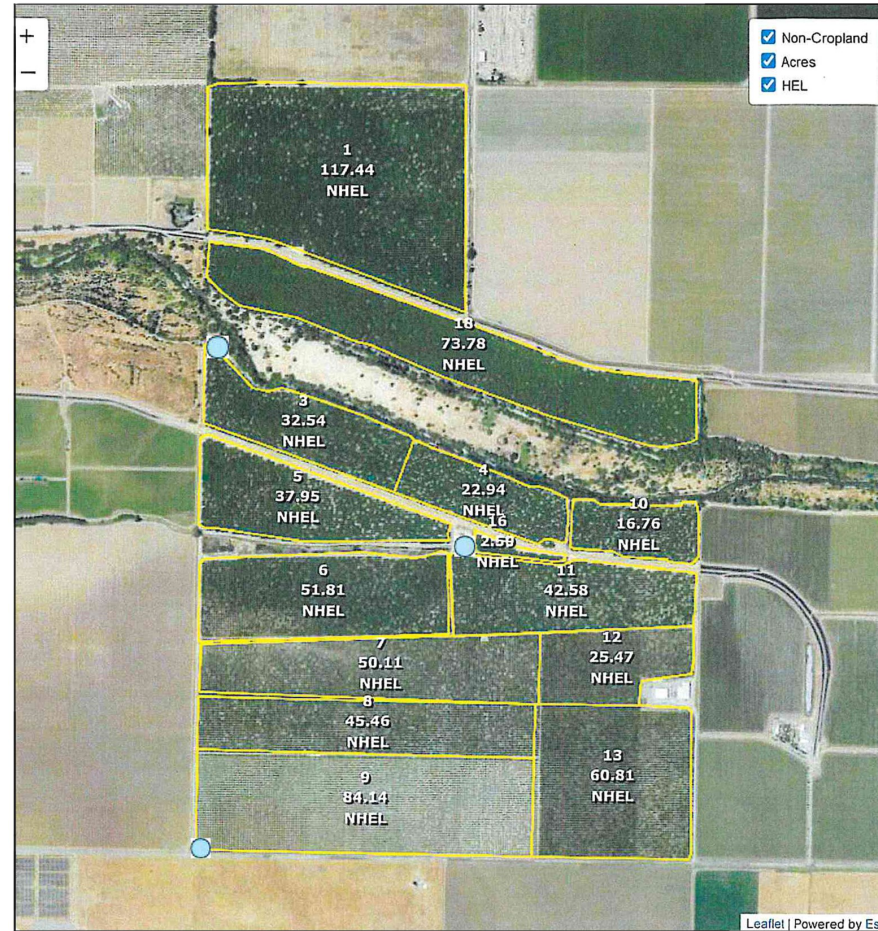
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# Yolo County Map

Yolo County, California



Common Land Unit  
 Cropland Non-cropland CRP  
 Form 6008  
 Tract 7716568

Wetland Determination Identifiers  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

2023 Crop Year



U.S. Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not present the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA National Resources Conservation Service (NRCS).

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# Statistics

## Paschoal Farms

### Stats Sheet

800 Total Acres

<u>APN #</u>	<u># of Acres</u>
033-130-006	320 Acres
033-130-007	320 Acres
033-110-008	160 Acres

<u>WATER</u>	<u>Source</u>	<u>Label</u>	<u>Apporximate GPM</u>
Operating	Well	ONE	1,500
Operating	Well	TWO	1,500
PGE To Hook Up	Well	THREE	1,500

PUTAH CREEK **PRE-1914 Water Rights** Three Pump Stations

\*Sacramento County Superior Ct. Case # 515766

SOILS Class 1

<u>Planted</u>	<u>Varietal</u>	<u>Approximate Acreage</u>	<u>Average Age</u>
	Tulare	250	7-16 Years
	Chandler	250	7-16 Years
	Solano	75	7-16Years
	Howard	<u>75</u>	7-16 Years
	<b><u>Total Planted</u></b>	<b><u>650</u></b>	

Sprinklered Every Other Row

Solar System Owned Free & Clear

Dryer & Huller Included with Sale

Huller Metal Building 6,600 SF Enclosed & 11,200 SF Covered

Metal Shop Building 6,000 SF Enclosed & 6,000 SF Covered

Scale, Scale House and Double-wide Caretakers quarters included

## Disclaimer

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