

FOR SALE | BULKLEY AT MAXWELL FARM – SOLANO COUNTY

PRICED TO SELL
\$774,999 OR 20,486/ACRE
(SELLER FINANCING AVAILABLE*)

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An excellent agricultural investment opportunity is available with the following features:

- 40 horsepower submersible pump has been installed, designed to handle 1000 gallons per minute.
- The ground preparation work has already been completed, including being ripped twice, disked three times, and floated.
- Three-phase electric is available on the property and can be activated through PG&E.
- The property is located between Davis and Dixon and has paved county road frontage.
- With AG 40 zoning and good drainage, there is potential for a homestead on the property.

REGION: Dixon Area - NE Solano County - Northern California

NEAREST COMMUNITY: Davis and Interstate 80 are 4 miles to the north

APN: 0111-070-400 LAND AREA: 37.82 gross acres

LAND USE ZONING: A-40 (Exclusive Agriculture w/40 ac. minimums). Single-family dwelling and ag structures are allowed.

FLOOD ZONE: Zone X – an area with no flooding

FIELD CONDITIONS: Ground prep includes 5 ft. deep shanking 2x; disced 3x

SOILS: Class 2 silty clay/clay soils from the Capay series (See Soil Map)

WATER: New ag well, recently completed to a depth 649 feet with 12” PVC casing and equipped with a 40 HP submersible pump. The well has been designed to yield 1000 GPM. Static water level is 86 ft. and pump is set at 150 ft. power is supplied by a diesel genset with PG&E three-phase service line at the well head.

DRAINAGE: Within the Dixon Resource Conservation District with maintained drainage canals along Bulkley Road

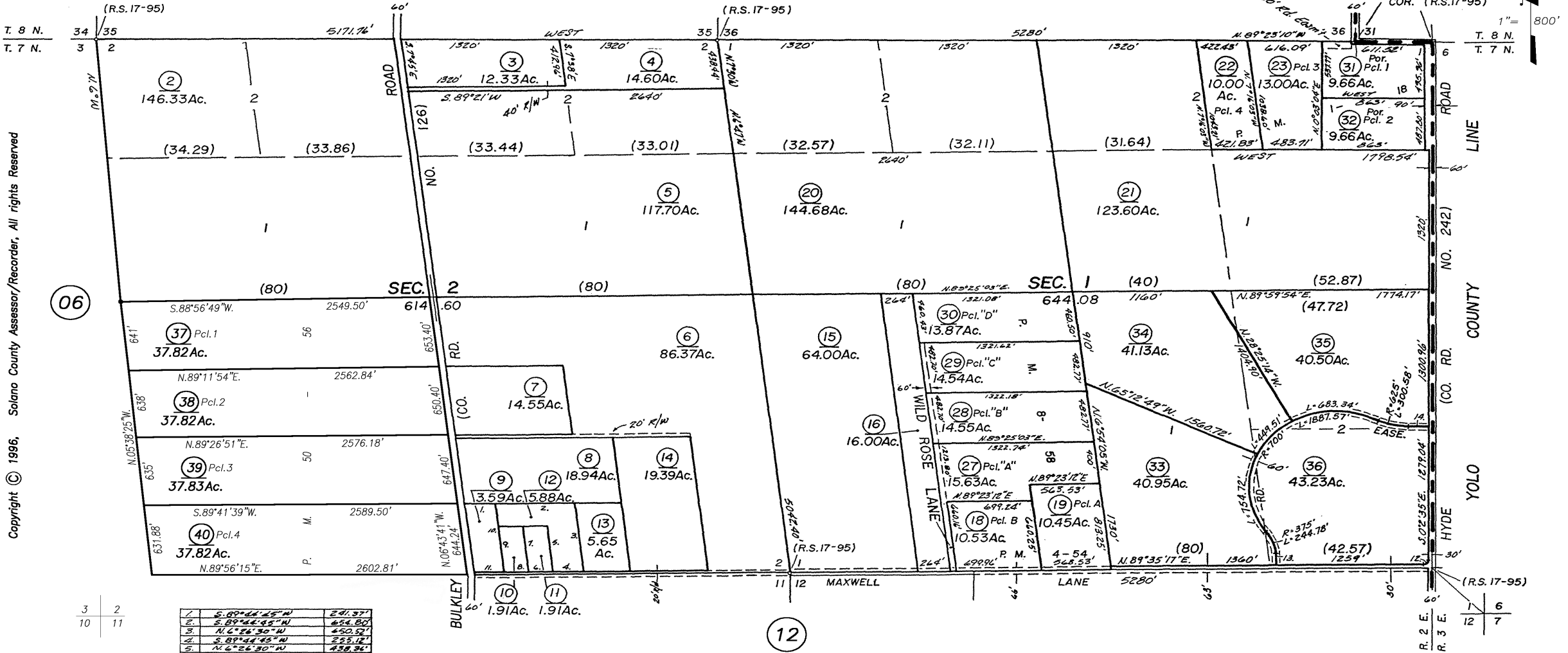
BUILDINGS: None

MINERAL RIGHTS: Intact and convey with property at offered price.





Bk.
110



1	S. 89° 44' 45" W.	201.97'
2	S. 89° 44' 45" W.	454.80'
3	N. 6° 26' 30" W.	450.52'
4	S. 89° 44' 45" W.	223.12'
5	N. 6° 26' 30" W.	438.34'
6	S. 89° 44' 45" W.	200.00'
7	N. 6° 26' 30" W.	438.34'
8	S. 89° 44' 45" W.	200.00'
9	S. 6° 26' 30" E.	438.34'
10	S. 6° 26' 30" E.	450.52'
11	S. 89° 44' 45" W.	241.87'
12	N. 0° 24' 43" E.	47.32'
13	N. 0° 24' 43" E.	100'
14	S. 89° 51' 25" W.	160.82'

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

070-37thru40 (Pm)	4-1-13	Cr
BULKLEY	2-6-91	SS
R.D. COR.	5-14-90	SS
REVISION	DATE	BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Assessor's Map Bk. 111 Pg. 07
County of Solano, Calif.

14-15

THANK YOU



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* Seller is ready to finance for the best offer

