

STROMER REALTY COMPANY OF CALIFORNIA



151.5 ACRES (M/L)

Row Crops

Sikes Road

Dixon, CA 95620

Lic. 01050665



The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | www.stromerrealty.com



Stromer Realty Company of California
Chuck Kryski | DRE # 01718080
530.304.7850 (m) | kryski@yahoo.com



LOCATION: The property is located on Sikes Road in Dixon, California.

APN(s): #0111-060-060 & 0111-060-050

DESCRIPTION: The parcels encompass 151.5 acres, currently cultivated with diverse row crops, but is also suitable for permanent plantings.

WATER: The ranch features a well with a capacity of 75 horsepower and a flow rate of 1300 GPM.

SOILS: A majority of the soil falls under the classification of grade 2, specifically identified as Capy Silty Clay Loam. (Refer to the attached soils map for additional details.)

PRICE: \$2,272,500

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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Ca	Capay silty clay loam, 0 percent slopes, MLRA 17	Grade 2 - Good	Capay (85%)	130.7	86.8%
Cc	Capay clay, 0 percent slopes, MLRA 17	Grade 3 - Fair	Capay (85%)	1.1	0.7%
Pc	Pescadero silty clay loam, 0 percent slopes, MLRA 17	Grade 4 - Poor	Pescadero (85%)	1.6	1.1%
Ys	Yolo silty clay loam, 0 to 2 percent slopes, MLRA 17	Grade 2 - Good	Yolo (85%)	17.1	11.3%
Totals for Area of Interest				150.5	100.0%



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