





Listing ID: Yolo #5518

Description:

**Acres Available for Lease
or Purchase: 167**

County: Yolo

167 acres situated on 2 parcels available for sale in Clarksburg. There is also the possibility to for a farmer to lease some or all of the property for the 2021 season while the property is for sale.

The property is divided into 3 fields each surrounded by irrigation canals and ditches bringing water from Sacramento River all year round plus a piped drip irrigation line from new well. Excellent location in the N. Sacramento Delta area about 18 miles from downtown Sacramento. Some various orchard fruit trees, 2 greenhouses and 1 shed. All fields have been without synthetic or organic insecticides, fungicides or herbicides for over 9 years and ready for organic certification. Hot dry days and cool delta-breeze nights produce great climate for crops such as tomatoes and grapes. Williamson Act contract guarantees extra low farmland tax rate. Existing mobile home with 5 bedrooms and 2 full baths 1,800 sq. ft. set upon 5.5' high raised area overlooking farm.

Current Use of Property: Grains;Orchard;Row crops;Vineyard;Hemp

Current farming practices on property: Organic

Building and Infrastructure: Storage container, greenhouse and shed.

Available farm machinery, if any: Not included.

Land Suitable For: Market garden;Orchard;Pasture;Row crops;Vineyard;Hemp*

Landowner's preferred business arrangement: Buy/sell;Lease

Expected lease rate for farm/ranch property: to be negotiated

Soil Quality and Type: Market garden;Orchard;Pasture;Row crops;Vineyard;Hemp*

Landowner is willing to advise or mentor the tenant farmer: Yes

Property Sale Price: 2300000

On-site Housing is Available: Yes