



SCHUIL

AG REAL ESTATE



+/-1,752.21 Acres – Olives, Home and Shop – Woodland, CA

County Road 19, California, USA • 1752.21 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com



LOCATION:

Property is located on the north and south sides of Country Road 19, 5 miles northwest of Woodland, CA.

PLANTINGS:

Property is planted to +/-1,498 acres of oil olives. The trees were planted in 2011 and 2012.

- +/-1,023 acres of Arbequina olives
- +/-475 acres of Arbosana olives

Property will be planted to a total of +/-1,543 in April 2026 with the addition of +/-45 acres of Arbequina and Lecciana olives. These trees will be planted with the installation of irrigation and trellis systems, and spaced 12x5.

BUILDINGS:

The property includes a ±2,445 sq. ft. six-bedroom residence originally built in 1914 and fully remodeled in 2022, currently serving as the ranch manager's home. The improvements also include a ±3,000 sq. ft. shop/office building featuring a dedicated conference room.

WATER:

The property is within Yolo County Flood Control and Water Conservation District. The property features seven (7) ag wells and pumps are located on the property, as well as two (2) domestic wells.

SOIL :

See 'Soil Map' and 'Soil Description' for details.

LEGAL:

Yolo County APNs: 025-010-015, 25-280-028, 025-280-002, 025-280-30, 025-280-31, 025-360-066, 025-360-054, 025-360-071, 025-360-077, 025-360-068, 025-360-079, 025-360-024

GROUNDWATER
DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS:

The property is eligible for enrollment in the Williamson Act, a California Land Conservation Act program designed to support agricultural preservation. Enrollment may offer the opportunity to significantly reduce future property tax obligations by securing preferential tax assessment in exchange for maintaining the land in agricultural use. Buyers are encouraged to consult with a county assessor or a land use professional to evaluate eligibility and potential benefits under this program.

PRICE:

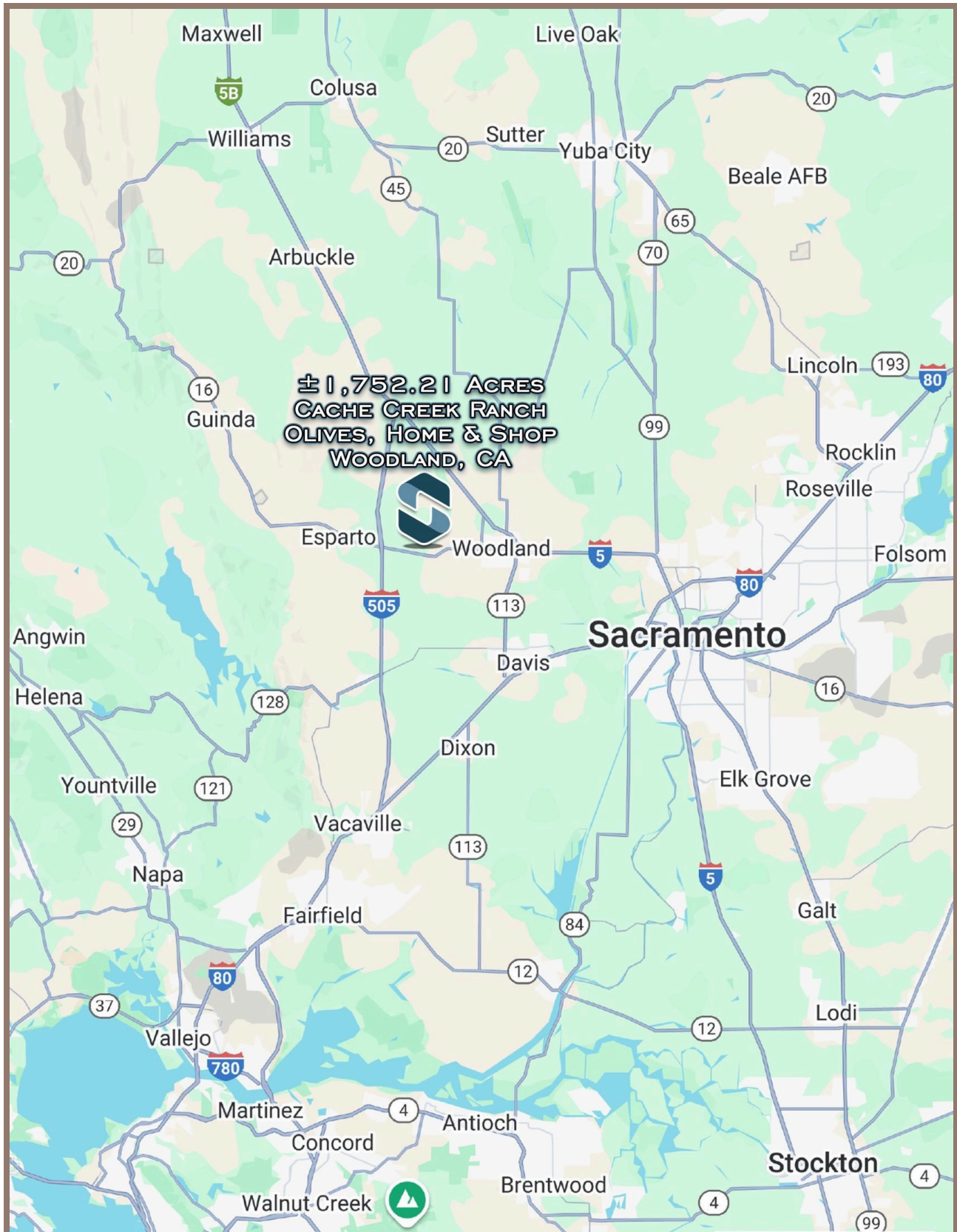
\$34,168,095 (+/- \$19,500 per acre)

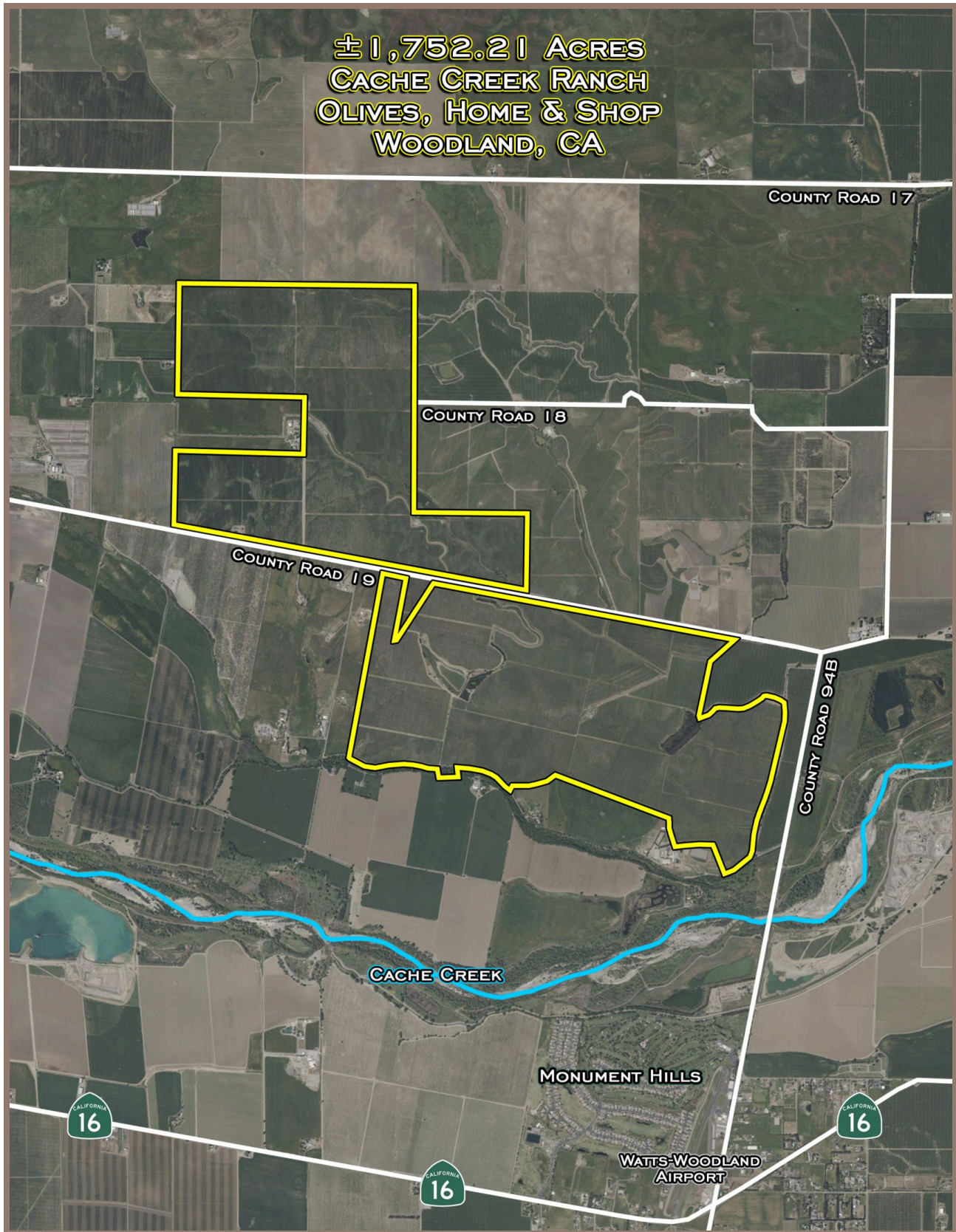
CONTACT:

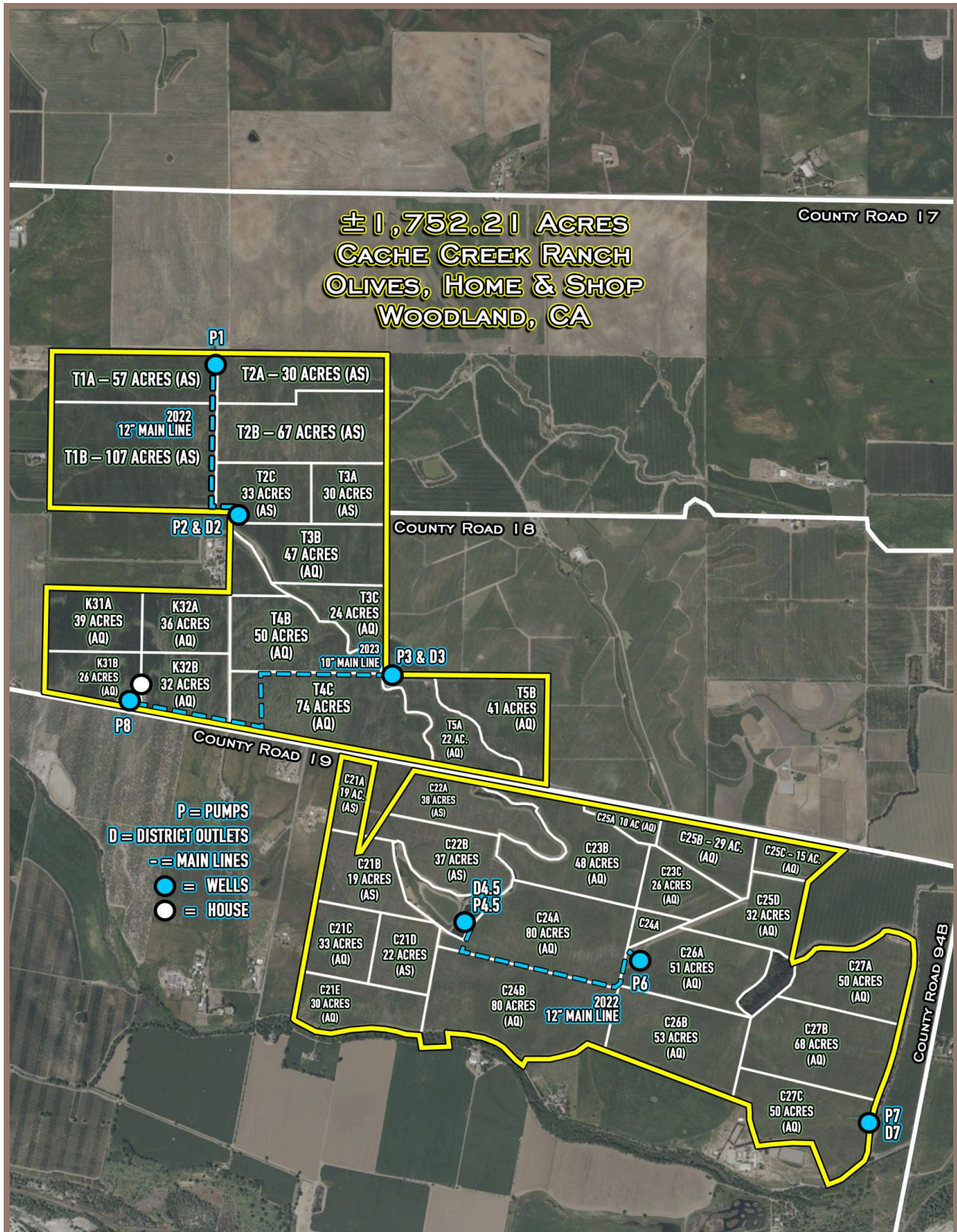
Scott Schuil
559-859-9734
scott@schuil.com
CalBRE #01877812

Jonathan Verhoeven
559-707-5658
jonathan@schuil.com
CalBRE #01966852

Marc Schuil
559-280-1750
marc@schuil.com
CalBRE #00815172



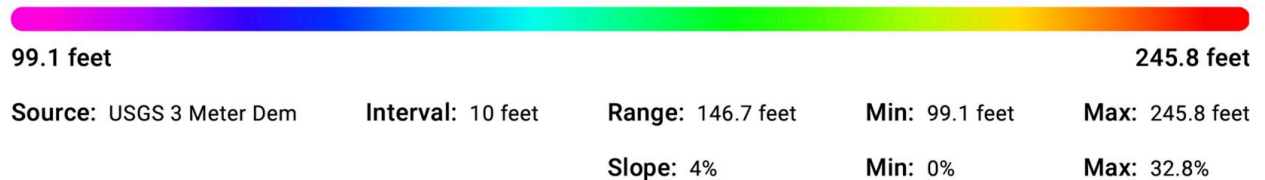
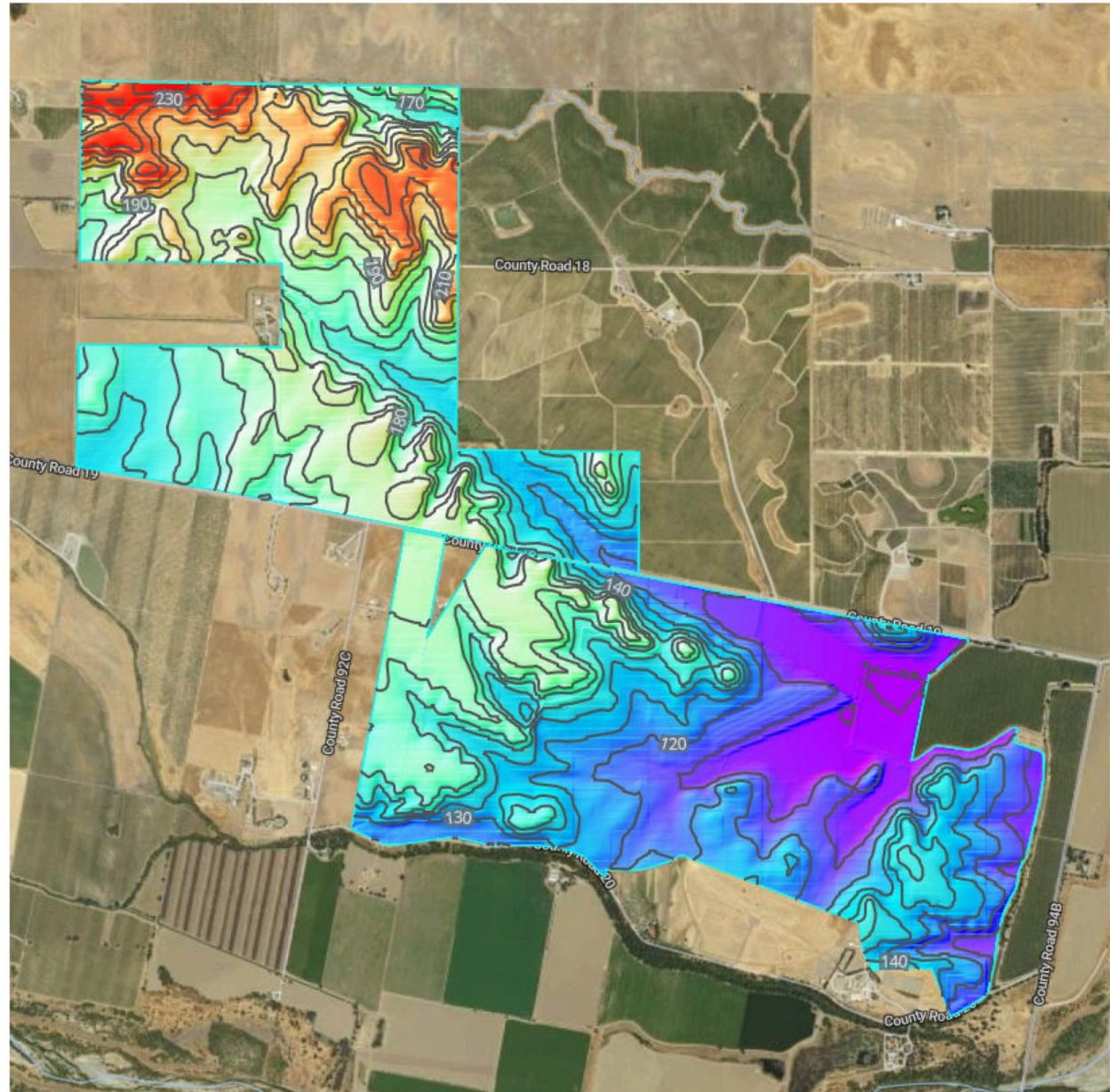




Elevation

Yolo County, CA

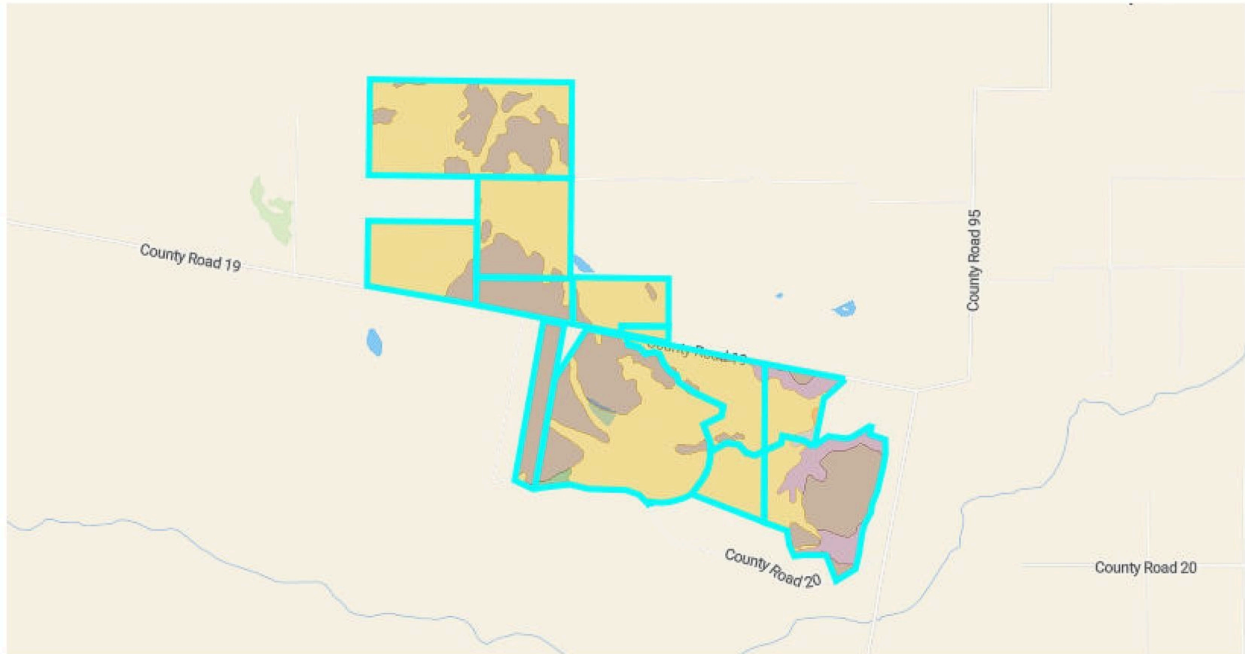
NaN Acres, 12 Boundaries



Soils

Yolo County, CA

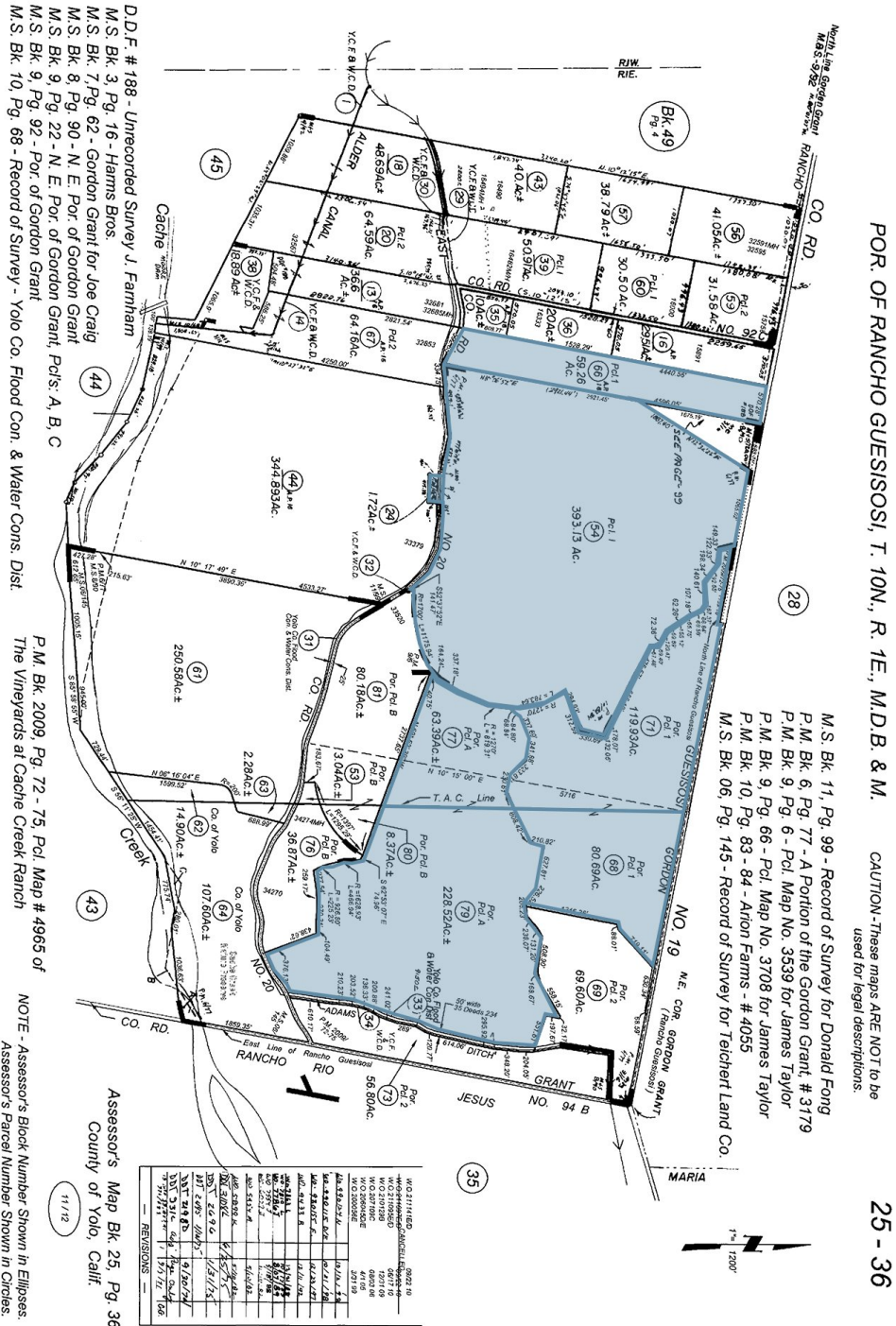
1,750.9 Acres, 12 Boundaries



○ 44.7 / 100 NCCPI

○ 30.2 / 100 STORIE

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (STORIE)	NCCPI
●	SkD	Sehorn clay, 2 to 15 percent slopes	61.5%	1065.9	4e	3e	34.85	46
●	CtD2	Corning gravelly loam, 0 to 12 percent slopes,...	32.7%	566.3	4e	--	21.25	42.5
●	SID	Sehorn cobbly clay, 2 to 15 percent slopes	4.9%	84.7	4e	3e	27.2	42.1
●	BrA	Brentwood silty clay loam, 0 to 2 percent slopes	0.4%	6.6	4c	1	78.239	44.1
●	HcA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	0.4%	6.7	4s	2s	35.156	43.9



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

SEC. 16, 17, 18, 21, T10N., R1E. M.D.B.&M. POR. RANCHO
RIO JESUS MARIA.

CAUTION - These maps ARE NOT to
be for legal descriptions.

25 - 28

P.M. Bk. 11, Pg. 97 - 98 - Pol. Map # 4192, Muller Farms
M.S. Bk. 5, Pg. 15 - Chas. F. Rominger Est. Land
P.M. Bk. 9, Pg. 39 - Pol. Map # 3667, Muller Farms
M.S. Bk. 13, Pg. 9 - Record of Survey for Orleans Golf Group
P.M. Bk. 04, Pg. 189 - 190 - Pol. Map for Muller Farms II
M.S. Bk. 2009, Pg. 23 - Record of Survey for Windmill Vineyards

(formerly por. 25 - 02 & - 07)
NOTE - Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.

Assessor's Map Bk. 25, Pg. 28
County of Yolo, Calif.

(11/12)

REVISIONS	DATE	BY	DESCRIPTION
1	11/12	AG	Initial Map
2	11/12	AG	Revised Map
3	11/12	AG	Revised Map
4	11/12	AG	Revised Map
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46	11/12	AG	Revised Map
47	11/12	AG	Revised Map
48	11/12	AG	Revised Map
49	11/12	AG	Revised Map
50	11/12	AG	Revised Map

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