

# 1265 County Road 85A Almond Ranch

Yolo County, California

\$3,600,000 | 240.87 Acres

1265 County Road 85A  
Dunnigan, California

The property features 138± acres of almond trees, 75± acres of wheat fields, with double drip irrigation, a filler station, and water from the Colusa County Water District, plus an 800 ft. well producing up to 850 GPM.



## PROPERTY HIGHLIGHTS

- 45 minutes north of Sacramento, CA
- 175.2 ± acres of class two and 62 ± acres of class four soils
- Irrigation water for approx. 161.19 ± acres up to 1,500 GPM from Colusa County Water District
- Irrigation water for approx. 69.68 ± acres up to 850 GPM from 800+ ft. well drilled in 2020
- Contracts with Blue Diamond Growers; World's Largest Almond Processor
- 4,800 SF shop
- Domestic well



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