

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



TODD RENFREW

Broker & Owner, ALC
BRE# 01727574 & NV#B.1001686

Office: (707) 455-4444
Todd@caoutdoorproperties.com



GLENN DEMUTH

Broker Associate
BRE# 01007084

Office: (707) 455-4444
Cell: (707) 372-8103
glenn@caoutdoorproperties.com