

GT Farms Almond Ranch

Solano County, California

\$2,400,000 | 78.00 Acres

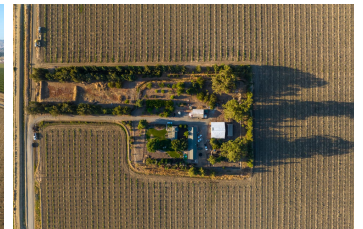
Lewis Rd.
 Vacaville, California

78 acres of agricultural land; recently planted with 11,000 almond trees. District water, drip irrigation. Williamson Act contract. 2 tenant-occupied homes produce \$4,500 monthly income. **SHOWN BY APPOINTMENT ONLY!**



PROPERTY HIGHLIGHTS

- 78-acre ranch with 2 homes
- Approximately 75 acres were recently planted with 11,000 almond trees
- Solano Irrigation District water
- Drip irrigation system
- 3 bedroom 2 bath, 2,000 sq ft main residence
- 1 bedroom 1 bath secondary home
- Several barns and outbuildings
- Williamson Act contract
- \$4,500 month in rental income from houses
- Private access road



GLENN DEMUTH

Broker Associate
 BRE# 01007084

Office: (707) 455-4444

Cell: (707) 372-8103

glenn@caoutdoorproperties.com