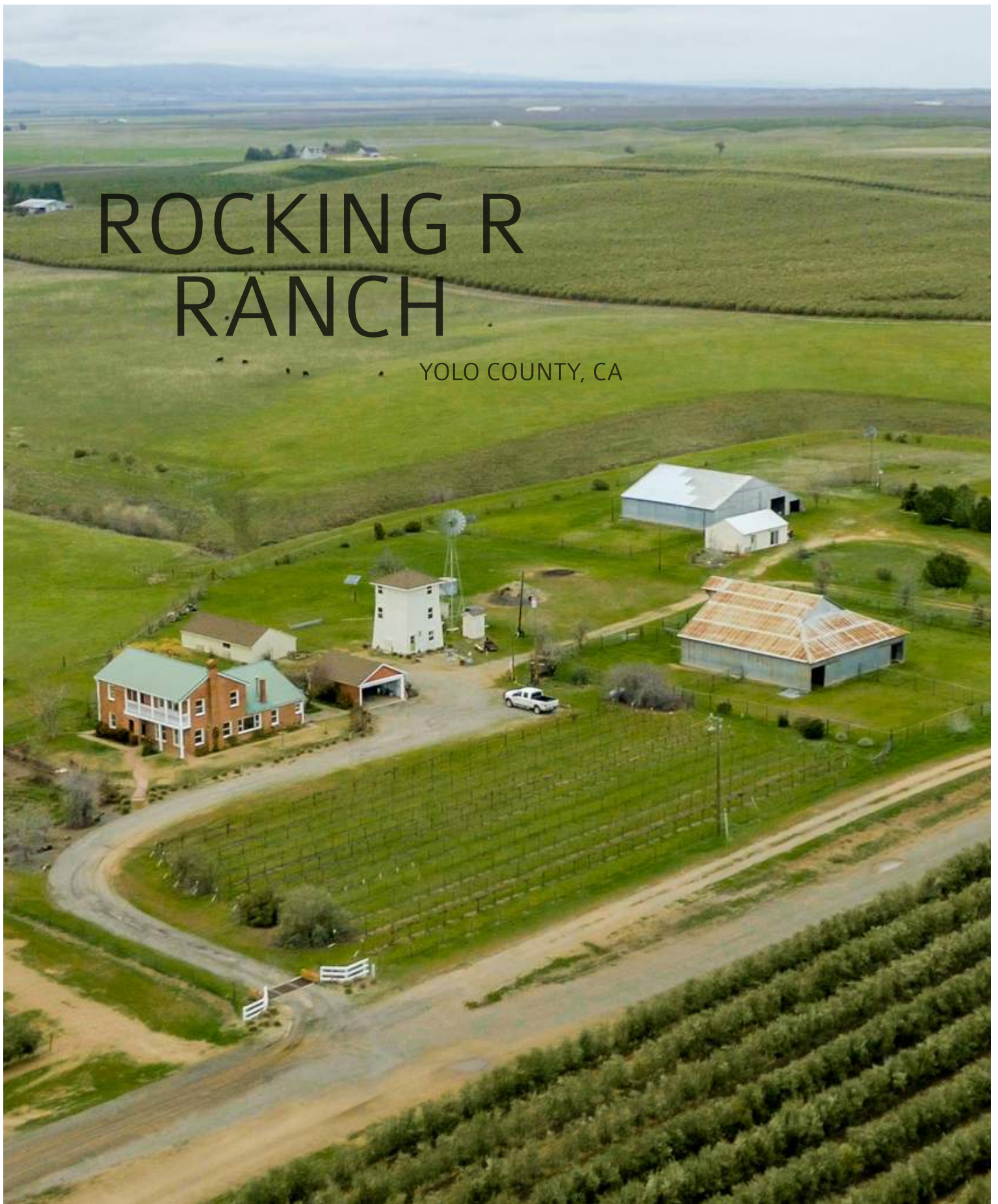


ROCKING R RANCH

YOLO COUNTY, CA



California
OUTDOOR PROPERTIES

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Above: The ranch, surrounded by productive olive orchards and vineyards

Below: An original windmill stands watch

THE HISTORIC ROCKING R RANCH

was once the headquarters of a 700-acre sheep ranch operated by the storied Rominger family when Yolo County was still an endless patchwork of range land. Olives, grapes, and nuts have gradually filled in the surrounding landscape, framing the ranch and softening the views east to the Sierra, west to the Coastal Range, and south to Mt. Diablo.

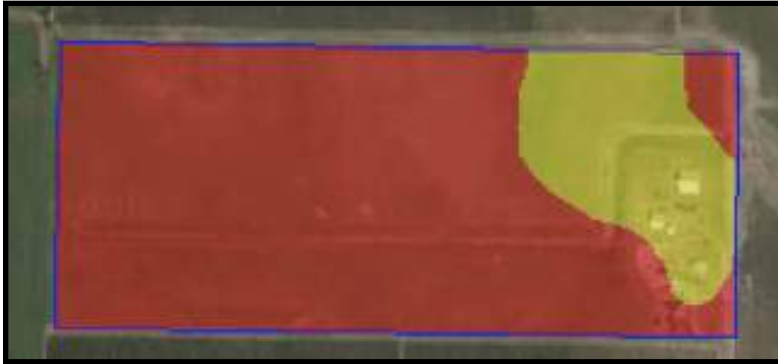
The ranch features the gorgeously restored original farmhouse, built in 1941 and updated over a period of 14 years by the current owners. The property is also home to a 1-bedroom renovated water tower apartment, along with over 18,500 sq ft. of barns, shops, and outbuildings.

A $\frac{3}{4}$ -acre family vineyard supplies the home with a dozen varieties of wine and table grapes, and fruit and nut trees dot the property. The pasture is fenced and cross-fenced and currently grazed by black angus cattle.

Whatever your hobbies and pursuits, you'll find the Rocking R Ranch an inviting and inspirational space.



Rocking R Ranch Soil Map



Sehorn clay, 2-15% slopes, Class 3



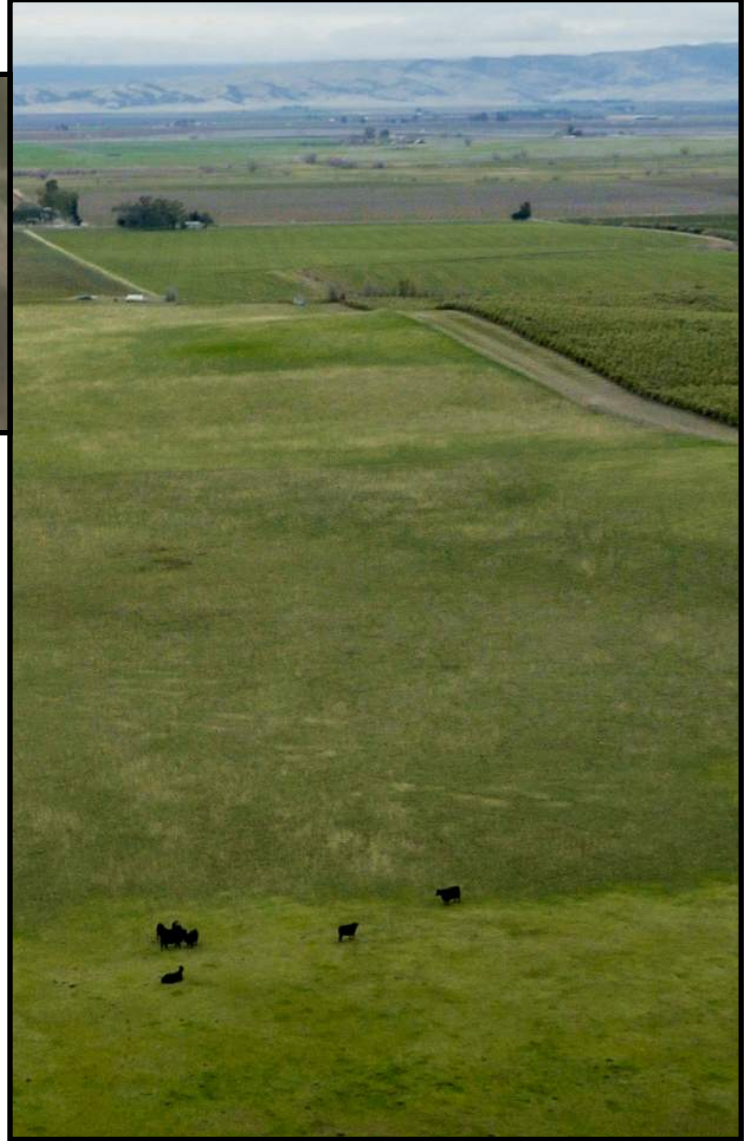
Corning gravelly loam, 2-15% slopes, Class 4

Size and Description

The ranch consists of 88.98 +/- acres of prime Class 3 and 4 soils. The acreage is level-to-slightly sloped and is currently maintained as pasture.

The Clover Canal runs through the property, bringing irrigation water to the surrounding farms. The current owners have opted not to obtain an irrigation allocation, but the next owners could do so if they chose. More information about the process for annexing into the water district and applying for irrigation water can be obtained from the Yolo County Flood Control and Water Conservation District.

The property is zoned A-X, Agriculture Extensive. This zone allows for the keeping of livestock, including horses, hogs, goats, chickens, cattle, etc. It also allows for the operation of roadside farm stands, farm stays, and various cottage industries. For a full list of permitted uses and the process for obtaining special use permits, consult the Yolo County Planning Department and Yolo County Zoning Codebook.



Right: Outline of assessor parcel with soil overlay

Left: The current bovine residents

The current owners maintain a USDA Crop Acreage Base and have received payments in the past. This program is voluntary and applied for an annual basis. The ranch is currently enrolled in the Williamson Act, providing significant tax savings.

Rocking R Ranch parcel

| | |
|-----|-----------------|
| APN | 025-280-001-000 |
|-----|-----------------|



Left: The living room , viewed from the kitchen

Below: The formal dining room



Historic Farmhouse

The current owners have lovingly restored the original 1940s farmhouse into an elegant and comfortable retreat with light streaming in from all sides.

Crank up the woodstove and fix a meal in the spacious, gourmet kitchen, or lounge on the 2nd floor balcony and gaze out over the surrounding farm fields. Could there be a more peaceful place?

Details

3,000 sq ft.

3 bedrooms 2 baths

Custom kitchen with high-end appliances

Walk-in pantry

Formal dining room

Woodstove, fireplace

Original fir/new oak flooring

Half basement with concrete floor

Gardens with 5-zone automatic sprinkler system

Surrounded by hundreds of native plantings



Left: Eat-in kitchen with view of the family vineyard

Right: Farmhouse with adjacent apricot tree, heritage rose bushes, and native deer grass



Left: The Tankhouse apartment beside the original windmill and smokehouse

Right: The Tankhouse living room



Tankhouse Apartment

Constructed in 1940 to house the farm's large water tank on the third floor and hired hand on the second floor, the building has since been renovated into a charming 1-bedroom apartment.

The beautifully restored building was recently featured in the book *TANKHOUSE: California's Redwood Water Towers from a Bygone Era*, by Thomas Cooper (Barn Owl Press, 2011)

Details

800 sq ft

1 bedroom 1 full bath

Kitchen, separate living room

Redwood-framed

Reclaimed fir tongue-and-groove wainscoting

New composite shingle roof/plank siding in 2009

Wired for speakers on each floor

Central heat and air



Left: Bedroom with reclaimed fir on ceiling



Right: Downstairs kitchen



*Left: The colossal former lambing barn
Right: The upper hayloft is currently
used to host barn dances. The acoustics
will blow you away!*



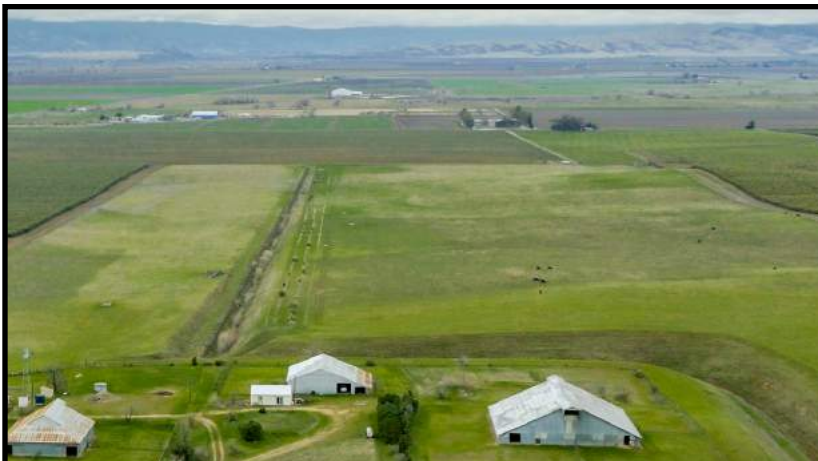
Barns

All barns are original redwood-timbered and have both power and water on site.

Sheep barn: 9,450 sq ft, 2-story barn. Stalls on lower level; upper level hayloft with redwood floor and built-in bench seating (currently used as event space).

Horse barn: 3,600 sq ft with central concrete floor, corrugated steel roof/siding, 4 outdoor paddocks.

Hay/equipment barn: 3,850 sq ft with partial concrete floor, original vintage workbench and hardware bins. Original sliding doors. Wired for both 220 and 115V.



*Left: Looking west over the barns and pasture
Right: The horse barn and surrounding paddocks*



Left: Aerial view of structures

Right: The red brick garage



Outbuildings

The ranch is equipped with a number of useful outbuildings, perfect for work or leisure-based pursuits.

Garage: 500 sq ft, detached 2-car brick garage with workbench.

Shop: 900 sq ft, redwood-framed with concrete floor. 2009 composite roof; hose bib on outside wall.

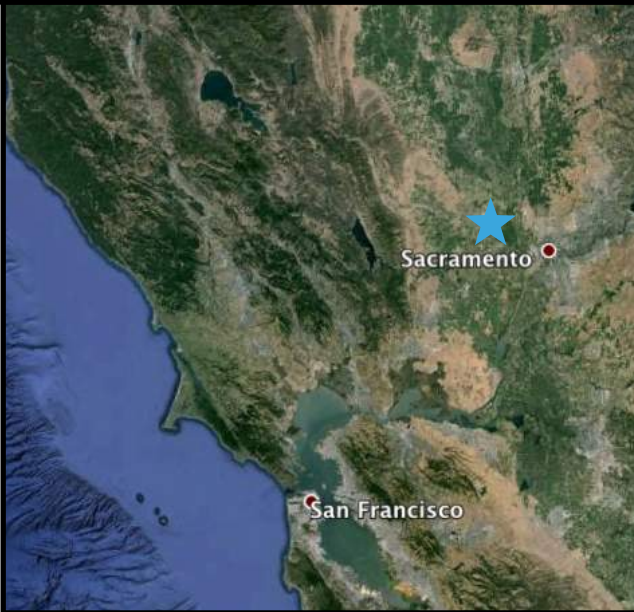
Office/tack room: 600 sq ft with ceramic tile floor. Wired for 115V electrical + phone line.

Smoke House: 30 sq ft, Hardie-plank siding, 2009 composite roof. Currently used for storage.



Left: One of the ranch's workspaces

Right: The original brand for the Rocking R, immortalized in the concrete patio



Above, top to bottom:

Hot air balloon rides are a popular way to take in the sights of the Sacramento Valley.

Lake Berryessa encompasses over 20,000 acres when full.

The property is about a 1.5 hour drive from the San Francisco Bay Area and 30 minutes from Sacramento.

Surrounding Area and Access

The Rocking R Ranch is located in California's Central Valley, about 30 miles west of California's capitol, Sacramento, in Yolo County. Although the property has an undeniable country feel, amenities abound within 30 miles in all directions. A quick 10-minute drive east is the city of Woodland. With a population of roughly 55,000, Woodland is the county seat and is known as the "City of Trees." Shopping, restaurants, movies, an active and historical downtown, the Heidrick Ag History Museum, and art and theatre events are close at hand.

Eight miles west of the Rocking R Ranch is the spectacular Coastal Range, known locally as the "Blue Ridge." The small town of Esparto is the gateway to the Capay Valley; you can experience whitewater rafting, fishing, and hunting in and around Cache Creek.

Two cities south of the property offer additional opportunity for adventure: Winters and Davis. Winters, about 15 minutes from the Rocking R, offers a quaint, historic downtown perfect for casual shopping, bluegrass music at the Palms Playhouse, and dining. The wineries of Napa Valley are less than an hour away. Winters is also the gateway to Putah Creek Canyon and Lake Berryessa, which offer a myriad of adventure activities, including boating, fishing, and camping.

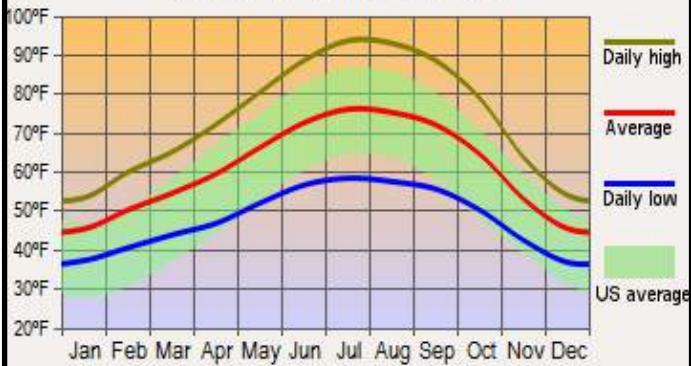
Davis is the home of the University of California at Davis and just a 20-minute drive from the Rocking R Ranch. There you will find scores of restaurants, movies, shops, art galleries, and the Mondavi Center for Performing Arts. Many cyclists launch their weekend rides from Davis and pedal from town to town in this 30-mile region.

In the extensive rural spaces between towns, you will find agricultural festivals, farm stands, U-pick operations, and Farmers' Markets. Opportunities for hunting quail, dove, pheasant, and duck are all around the ranch in the fertile Sacramento Valley.

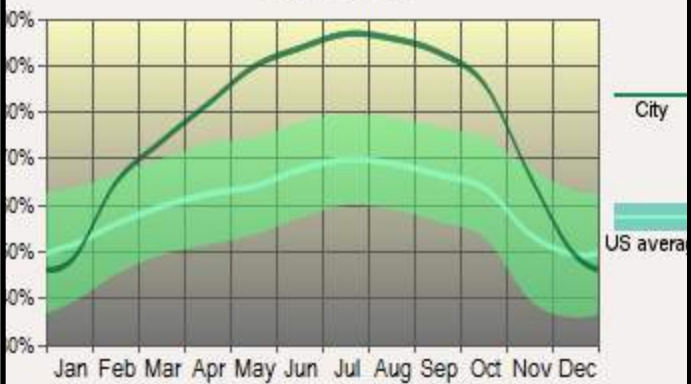
Private flights into Watts-Woodland airport put you just 4 miles from the ranch, and Sacramento International Airport is 20 minutes east on Highway 5.



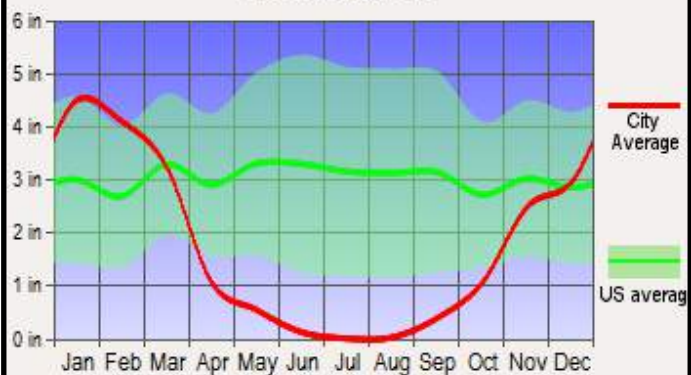
Average Temperatures



Sunshine



Precipitation



Water and Climate

The ranch is primarily served by a 415 ft well with Grundfos SP4" electric pump, installed in 2001. GPM potential rated at 55-60 gpm. All domestic water is sourced from this well.

A secondary well (one of the original water sources on the ranch) is serviced by a Grundfos 6SQF-2 solar pump, installed in 2010. Water lines are plumbed to the length of pasture, with five risers/valves for irrigation and three 300-gallon cement water troughs.

The climate in the Woodland area is characterized by warm, dry summers and cool, wet winters. The region around the ranch receives approximately 20 inches of rainfall per year.

Top: The ranch pastures, green with winter grass

Left: Average temperatures, sunshine, and precipitation in the area, compared with U.S. averages

Offering Price

~Please call us for a price ~



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