

**Wofford Ranch**  
**6200 Sqft Home**  
**101.66+/- Acre Walnut Orchard**  
**Capay, CA**



**Presented By**

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**Wofford Ranch**  
**6,200 Sqft Custom Home & 101.66 Acre Walnut Orchard**  
**Capay, CA**

- Location:** This custom home & walnut orchard is located on County Road 14 NW of Esparto, CA. From Interstate 505 take the county road 14 exit. Go west 6.4 miles. The property will be on the south side of the road. Please do not enter the property without an appointment. You will not be greeted with open arms.
- APN#:** Yolo County Assessor's Parcel# 061-140-005
- Soils:** The property consists of class II & III soils. Please review the attached soils map for more information.
- Farmable Acres:** The seller states that there are 89 acres planted to walnuts. The balance of the property consists of improved roads, ditches, 1800 Sqft barn, and the home site.
- Barn:** There is a beautiful 1800 sqft red barn that sits just below the home. It could be used as a farm shop, horse stable, or wherever your imagination takes you.
- Walnuts:** 89 acres were planted to Chandlers on Paradox in the spring of 2015. The orchard was planted on a 26 x 22 spacing. The property was deep ripped twice 6 feet deep prior to planting.
- Ag Well:** The walnuts are irrigated by a 700ft, 16" well that was drilled in 2015. The well produces 1000 gallons per minute. The well is powered by a 8.8L propane engine.
- Irrigation:** The orchard is irrigated with above ground drip irrigation.
- Lease:** The owner/farmer would like to continue farming the walnut orchard after the sale. Terms & conditions of said lease are available upon request.

**Custom Home:** There is a 4 bedroom 5.5 bathroom 6,200 Sqft Custom Home that was built in 2009. There is potential for a 5<sup>th</sup> bedroom. The current owners are utilizing the 5<sup>th</sup> bedroom as a theater room, but could be used for either. The home has over 10,000+ sqft under roof and is complete with travertine floors, granite counter tops, an infinity pool, and much, much more. You truly must visit this special property to appreciate all it has to offer. Please review the home layout along with the sqft of each room on the following pages.

**Views:** The property offers unparalleled panoramic views of the Sacramento Valley. On a clear day you can see the beauty of Mt. Lassen, the Sutter Buttes & the snowcapped Sierras. By night, it's an astronomer's dream! Sacramento's city lights can be seen in the distance, but the stars will leave you in awe.

**Taxes:** The property is enrolled in the Williamson Act and property taxes will remain low at the close of escrow.

**Oil, gas & Mineral Rights:** The seller will be retaining the oil, gas and mineral rights at the close of escrow

**Price:** **\$2,899,999**

**Terms:** Cash at the close of escrow

**Comments:** This is a beautiful multi use property. The orchard has the potential to generate a stable income for many years to come. The home was built using the finest building materials available and was designed with eye catching architecture. The pad in front of the home is large enough to land a helicopter. There is also plenty of room to build a hanger. The property offers million dollar views out of every window. It has the potential to be an iconic wedding venue, a spectacular country home, a private retreat, and much, much more!

# Photo Gallery



Above: 4 bedroom 5 bathroom 5 car garage nestled on top of a hill with 360 degree panoramic views of the Cascade Mountain Range & the Sacramento Valley

Below: Planted in the spring of 2015, this Chandler Walnut Orchard has the capacity to be an income producing orchard for many years to come







Above: The orchard is irrigated by a new high efficiency propane engine. Many irrigation systems in the area have been converted to propane because of the significant price/volatility difference between propane & diesel.



Left: The current owner has done an excellent job of creating an environment for his young walnuts to thrive. Clean strips and painted trunks are keys in that endeavor.

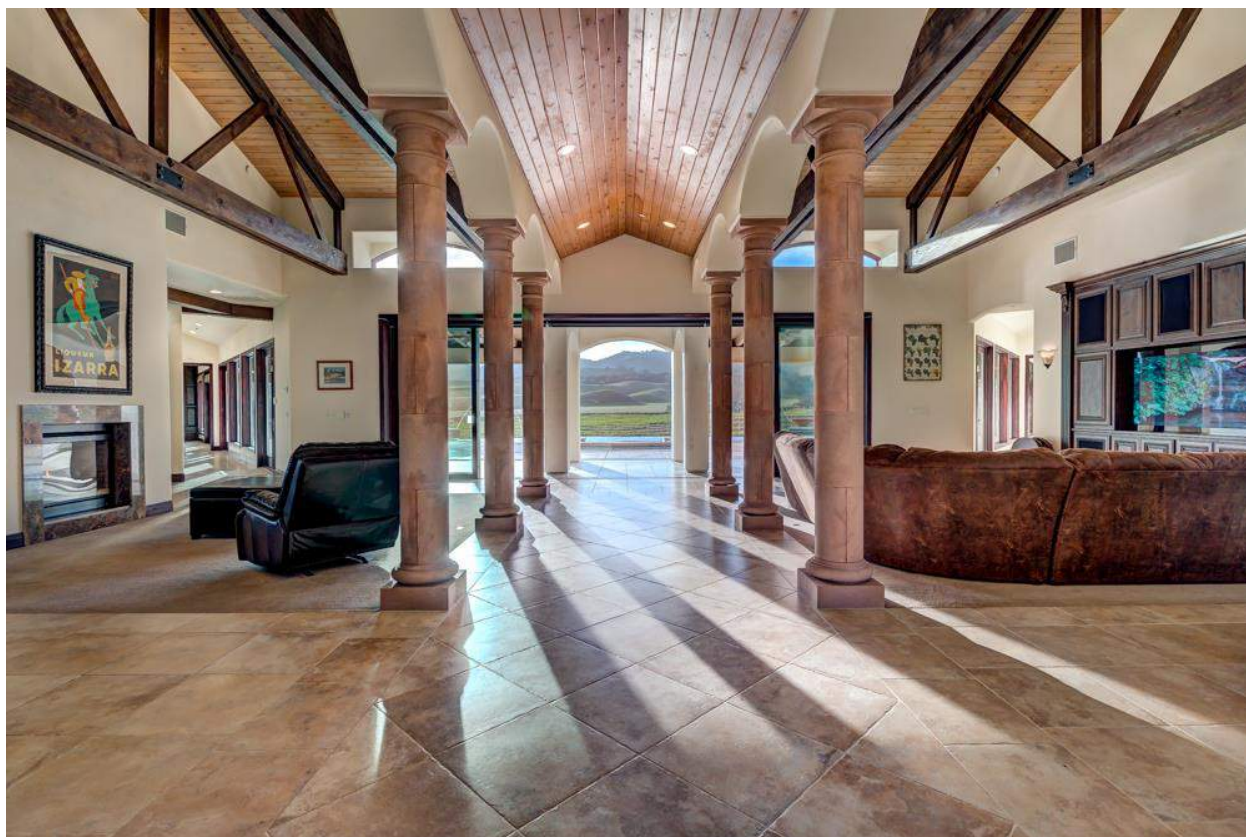




The home offers million dollar views from every window. Pictured are the master bedroom & kitchen. Note the meticulous craftsmanship throughout.







The stunning entry way leads to the infinity pool & spa. The back patio offers a large area perfect for family gatherings & social events.



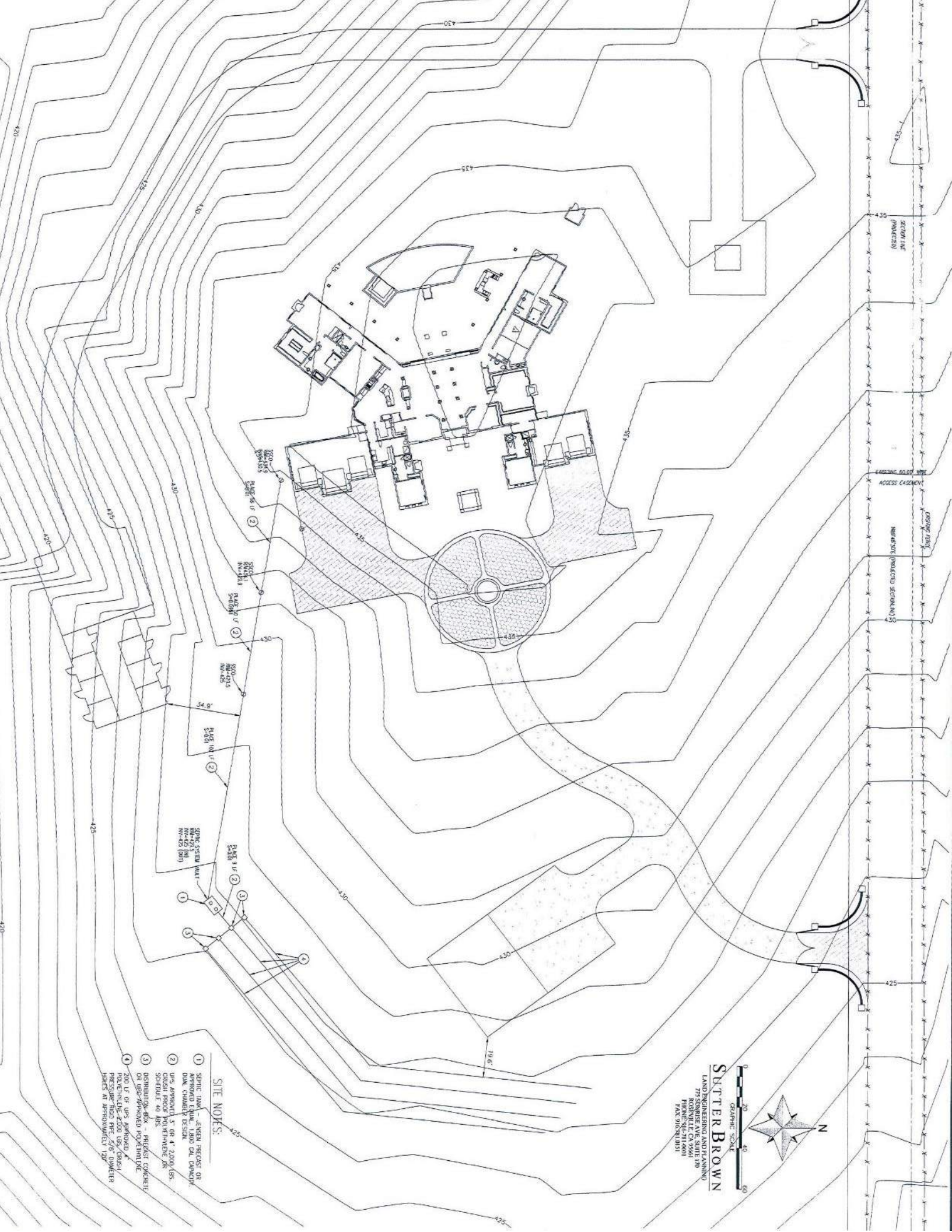
# Home Dimensions

Master Suite 1	17'x17'
Master Bath 1	19'6"x13'10"
Master Suite 2	17'x17'
Master Bath 2	14'x12'11"
Bedroom 3	14'8"x13'7"
Bathroom 3	9'10"x12'6"
Bedroom 4	14'8"x13'7"
Bathroom 4	9'10"x13'
Hall Bathroom	6'6"x11'4"
Kitchen	29'8"x52'9"
Great Room	36'2"x31'2"
Dining Room	16'7"x11'
Office	15'11"x8'4"
Workout Room	21'2"x15'7"
Theater Room	21'6"x16'
Game Room	20'5"x17'2"
Laundry Room	10'2"x12'
3 Car Garage	39'x22'6"
2 Car Garage	30'2"x22'6"



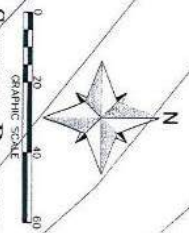
Home dimensions were taken from an architectural map provided by the seller. Actual measurements may vary slightly.





SECTION LINE  
(PROJECTED)

EXISTING 60'0" WIDE  
ACCESS EASEMENT  
NEW 45'0" PROJECTED SECTION LINE



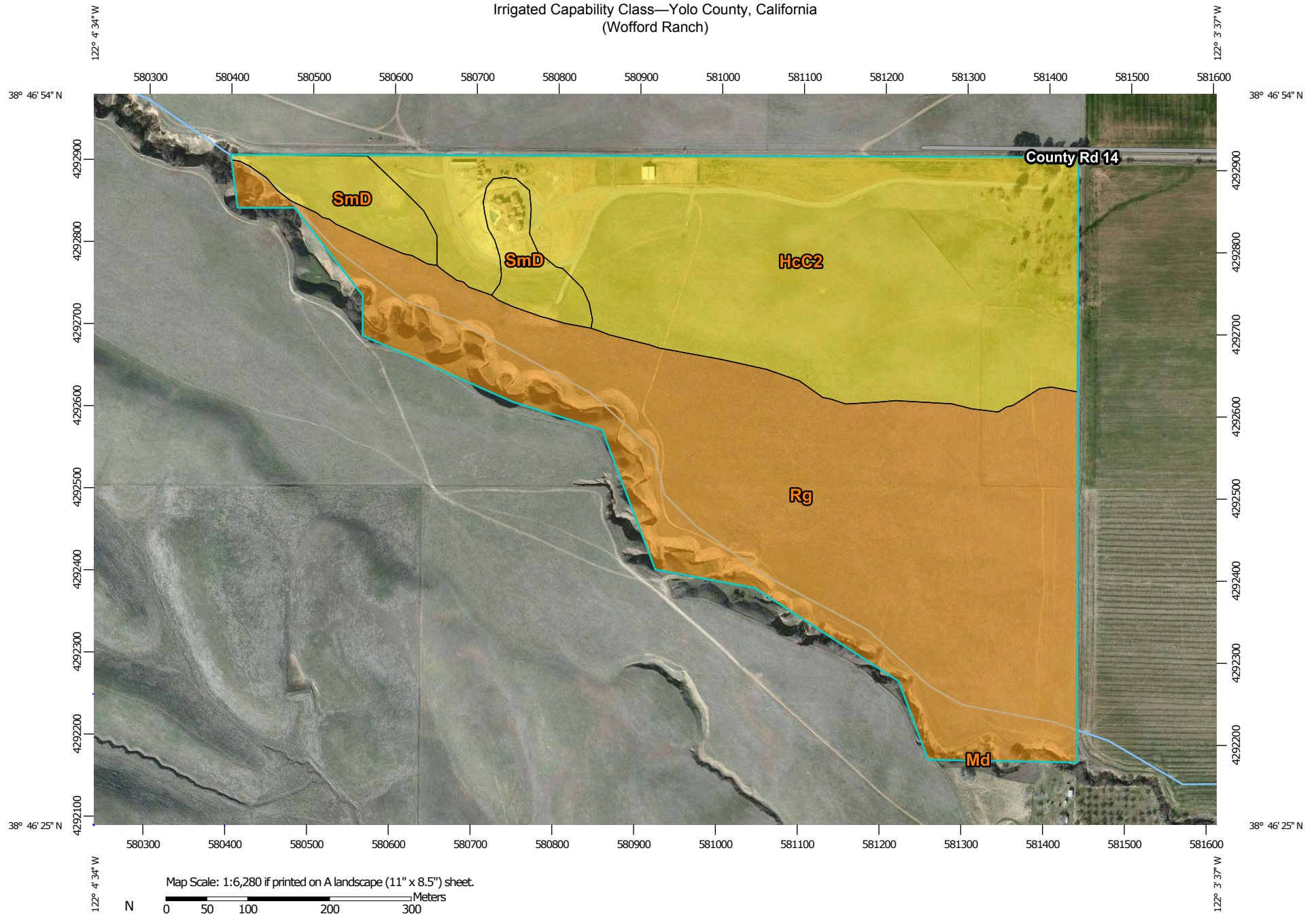
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**SITE NOTES:**

- ① SEPTIC TANK - EXISTING PRECAST OR APPROVED EQUIV. 1,800 GAL. CAPACITY. DRAIN CHAMBER DESIGN.
- ② USES APPROVED 5' OR 4' 2 1/2" (SFS) CURB/POOR PAVEMENT OR SCHEDULE 40 AFS.
- ③ DISTRIBUTION BOX - PRECAST CONCRETE OR USES APPROVED EQUIV./LIMITED.
- ④ 200 LF OF USES APPROVED 4" POLYETHYLENE 2,000 PSI / 2' 0" CONDUIT. PIPES AT APPROXIMATELY 12"



Irrigated Capability Class—Yolo County, California  
(Wofford Ranch)



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## MAP LEGEND

### Area of Interest (AOI)










 Area of Interest (AOI)

### Soils



#### Soil Rating Polygons








-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

#### Soil Rating Lines

-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

#### Soil Rating Points






-  Capability Class - I
-  Capability Class - II

-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available


### Water Features

 Streams and Canals

### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yolo County, California  
Survey Area Data: Version 11, Sep 18, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 4, 2012—Feb 17, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Irrigated Capability Class

Irrigated Capability Class— Summary by Map Unit — Yolo County, California (CA113)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HcC2	Hillgate loam, 2 to 9 percent slopes, eroded	3	46.8	42.0%
Md	Maria silt loam, deep	2	0.0	0.0%
Rg	Rincon silty clay loam	2	57.7	51.8%
SmD	Sehorn-Balcom complex, 2 to 15 percent slopes	3	6.8	6.1%
<b>Totals for Area of Interest</b>			<b>111.3</b>	<b>100.0%</b>

## Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

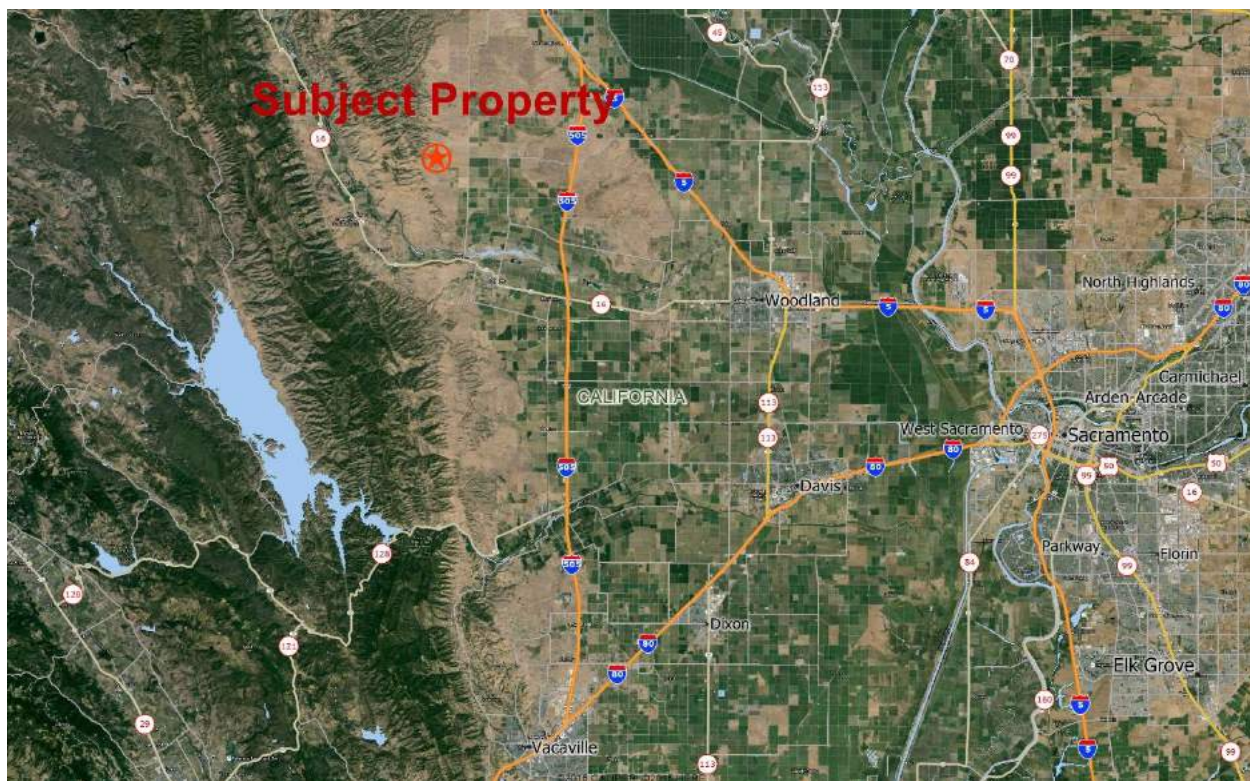
## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

## Regional Map



## Location Map

