

# Oak Hills Ranch

3,316+/- Acres  
Cattle Ranch  
Esparto, CA

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**CAL**Ag.  
  
CALIFORNIA AGRICULTURAL  
PROPERTIES, INC.

  
**J HILL LAND COMPANY**  
FARMLAND AND RANCH SALES

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## Property Information

Location:	From Interstate 505 take the Road 14 Exit For Zamora. Go West for 5.4 miles. Go Right on Road 85 for 2.0 miles. The ranch is 1.1 miles west of this location off of an easement road behind a locked gate. NO TRESSPASSING! SHOWN BY APPOINTMENT ONLY!!!
APN#'s:	Yolo County APN#s: 061-020-001, 061-030-001, 061-030-002, 061-030-003, 061-030-004, 061-040-001, 061-040-002, 061-050-002, 061-050-004, 061-080-002
Carrying Capacity:	The ranch has a carrying capacity of 250-300 pairs per year depending on rainfall.
Improvements:	<p>There is a set of corrals at the ranch entrance with a solar well &amp; troughs.</p> <p>4 Solar Wells with holding tanks &amp; cement troughs</p> <p>1 Year round spring that feeds into cement troughs</p> <p>28 Certified Stock Ponds</p> <p>Cross Fenced</p> <p>Deer camp complete with home, shop, well, place to hang &amp; clean deer, outdoor kitchen</p> <p>Fences are in decent condition</p>
Conservation Easement:	There is a conservation easement on the ranch. It allows for normal ranching & recreational operations. It also allows for a future home site. It does not allow for the ranch to be broken up. A copy of the easement is available for qualified buyers upon request.
Leases:	The ranch has a cattle lease in place that terminates in May of 2024. A copy of the lease is available for qualified buyers upon request.
Oil, Gas, & Mineral Rights:	50% of the oil, gas, and mineral rights owned by the seller on the subject property will transfer to the buyer at the close of escrow.

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Taxes:

The property is enrolled in the Williamson Act and the taxes will be low at the close of escrow.

Price:

\$4,995,000

Terms:

Cash at the close of escrow

Comments:

Turn-key cattle ranch in excellent condition. The improvements on this ranch are in extremely good condition. There is even a covered cement lunch table at the corrals! There is water all over this ranch. Each solar well and the spring have multiple cement troughs. The roads, fences, and ponds are all in good condition. Short drive from the bay area. This ranch is full of turkeys, deer, dove, and pigs! This ranch is co-listed with Cal-Ag Properties (Scott Stone) & J. Hill Land Co. (Justin Hill) Please call for a Private Showing!

Deer Camp



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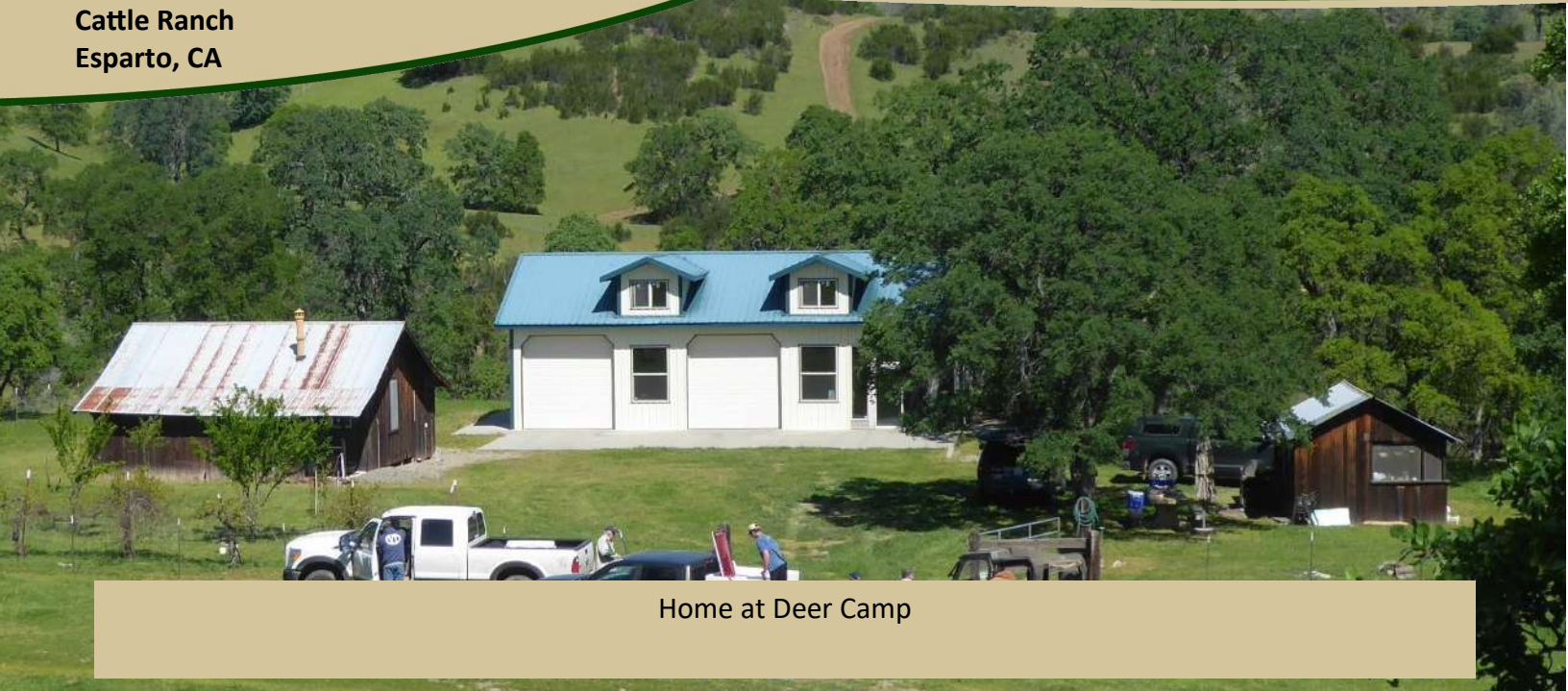
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Home at Deer Camp



Gently Rolling Hills with Valley Oaks

# Oak Hills Ranch

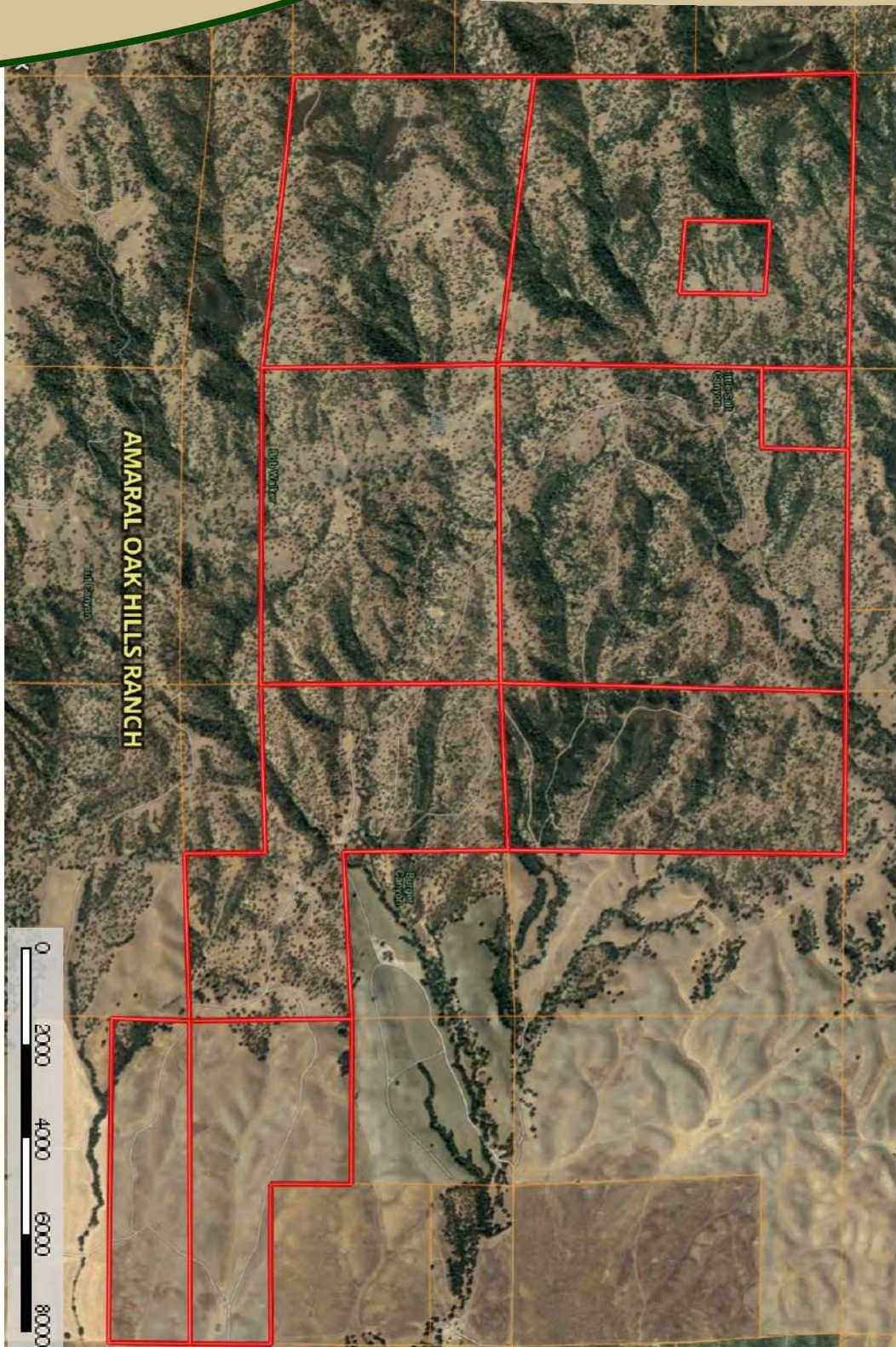
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**RAL OAK HILLS RANCH**  
County, California, 3,316 AC +/-



s8estones7@gmail.com

37874 County Road 28, Woodland, Ca, 95695



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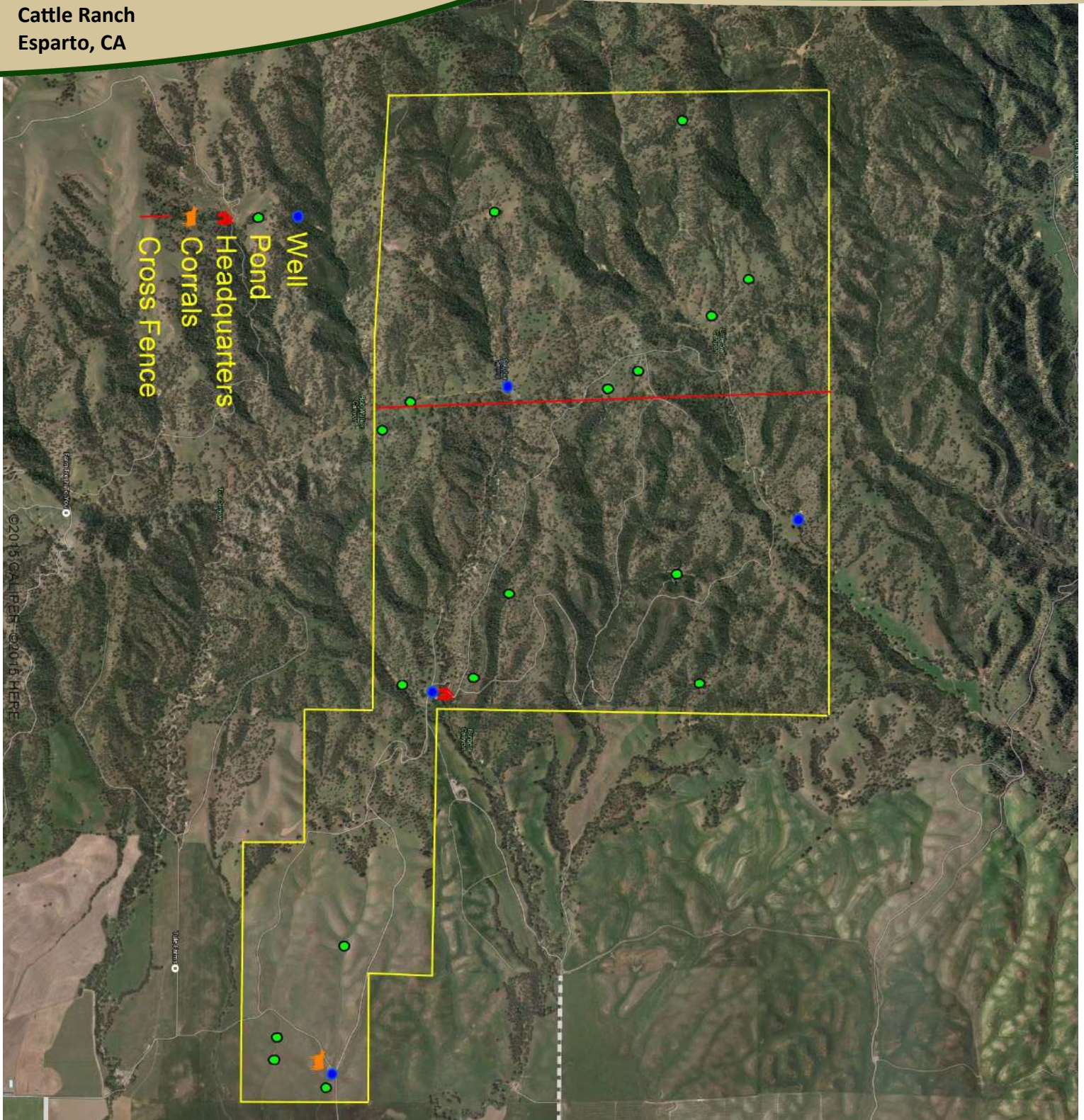
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