

SOLANO COUNTY LAND FOR SALE

313± ACRES GRAZING LAND WITH MITIGATION POTENTIAL



FOR MORE INFORMATION, PLEASE CONTACT:

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This information has been obtained from sources deemed reliable. Broker has not verified and makes no guarantee, warranty or representation about this information. Any projections, opinions or estimates used are for example only and do not represent the current or future performance of the property. Prospective Buyers and their advisors should conduct a careful and independent investigation of the property to determine, to prospective buyer's satisfaction, the suitability of the property for their needs.

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PROPERTY DESCRIPTION

- Description:** The property consists of approximately 313± acres of grasslands and vernal pools (Solano County Assessor's Parcel Numbers 0174-210-040 and 0174-210-050). The property is leased on an annual basis for livestock grazing.
- Location:** The property is located on the southeast side of Travis Air Force Base and has good access from Creed Road.
- Zoning:** A-160
- Soil Type:** Antioch-San Ysidro complex, 0-2 percent slopes (AoA), Class IV, Storie Index 38
- Water:** There is one unnamed seasonal creek that flows through the center of the ranch. This creek only holds water during the wet season, but is dry 7-8 months of the year.
- Improvements:** Improvements include perimeter fence, pasture cross fencing, a historic barn, well and livestock water facilities.
- Easements:** A portion of the property is encumbered by a groundwater monitoring easement in favor of U.S. Government.
- Price:** \$1,095,500 (\$3,500/ac)

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