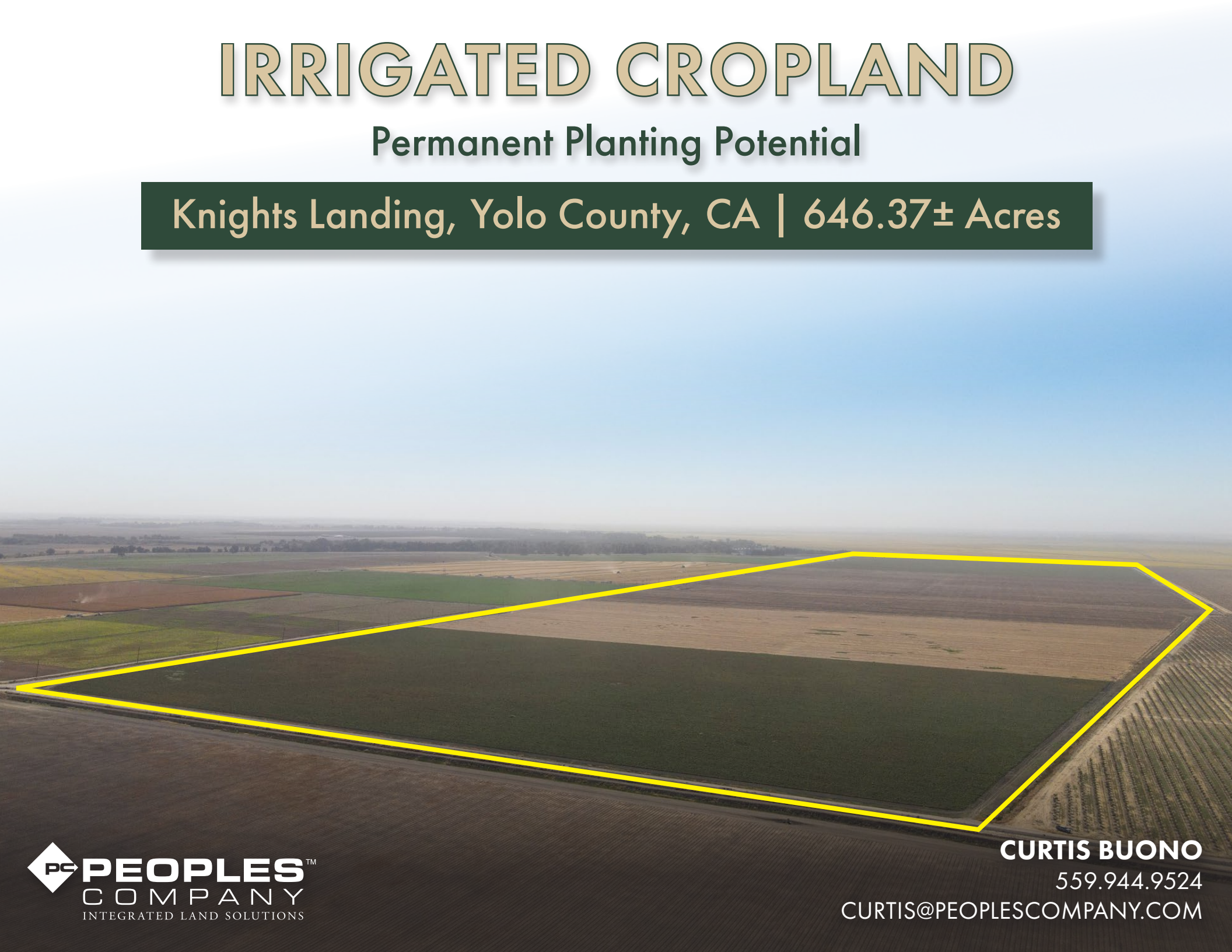
IRRIGATED CROPLAND

Permanent Planting Potential

Knights Landing, Yolo County, CA | 646.37± Acres



PEOPLES™ COMPANY
INTEGRATED LAND SOLUTIONS

CURTIS BUONO
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PROPERTY OVERVIEW

$9,186,000

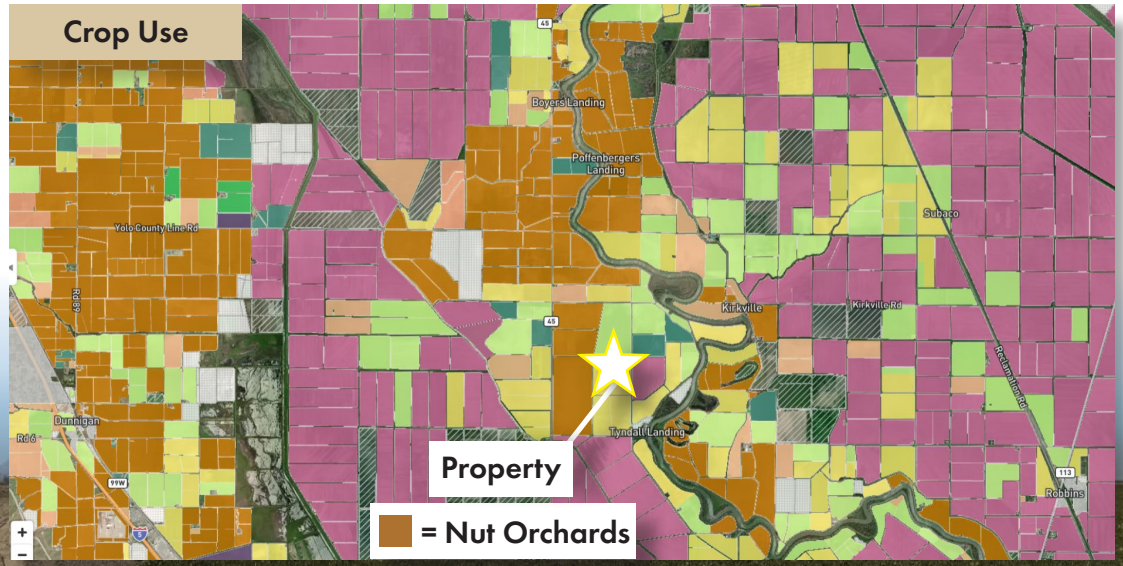
Peoples Company is proud to present Yolo 45, a high-quality row crop farm in California's Sacramento Valley, ideally located near the Sacramento River and approximately eight miles from both Dunnigan and Knights Landing. Reclamation District No. 108 provides reliable, cost-effective irrigation water and drainage services. With a well-configured layout designed for efficient farming, the Property has a diverse cropping history while being located in an area where nut orchards are becoming a more common use.

Address	NWC of State Route 45 & County Rd 97 Knights Landing, CA 95645
Growing Region	Sacramento Valley
Assessors Parcel No.	053-050-016, 053-100-014
Gross Acres	646.37± Acres (per Assessor)
Net Farmable Acres	612.40± Acres (per Owner)
Williamson Act	Yes
Structures	None
Zoning & Land Use	A-N - Agricultural Intensive

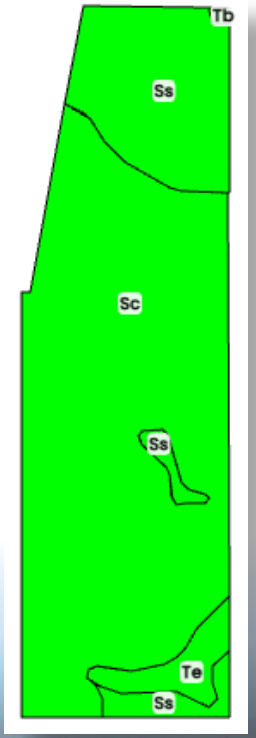


FARMING

This tract has historically been farmed by a tenant to various row crops including tomatoes, barley, corn, and sunflower. It is adjacent to a pistachio orchard that was planted in 2023 and whose trees appear healthy and homogenous. It is also just over one mile south of thousands of acres of mature almond and walnut orchards. The Property is currently leased until October 31, 2027. Lease details and cropping history are available with an executed NDA.



Soil Code	Soil Description	Acres	%	Class
Sc	Sacramento clay, 0 to 2 percent slopes, MLRA 17	472.09	74.09	3
Ss	Sycamore silty clay, 0 to 1 percent slopes, MLRA 17	138.48	21.73	2
Te	Tyndall very fine sandy loam, deep	25.19	3.95	2
Tb	Tyndall very fine sandy loam	1.41	0.22	2
Totals		**637.17**		



WATER

Irrigation water is supplied through Reclamation District No. 108 (RD 108), a Sacramento River Settlement Contractor. Water is delivered through earthen and concrete canals maintained by the district (Canal 13C Gate 26 and Canal 13B Ext. 2 Gates 35, 381 & 2). Drainage is through RD 108 Drain Laterals 3, 3C, and 3D to Sycamore Slough.

Full surface-water allocations are delivered with good consistency and water rates were approximately $16 per acre-foot.

Surface Water	Reclamation District No. 108
Groundwater	None
Irrigation System	Gravity flow to three tenant filter stations for block-level distribution
SGMA Basin	Sacramento Valley - Yolo (5-021.67),High Priority (40)
SGMA Critical Overdraft	No
Groundwater Sustainability Agency	Yolo Subbasin GSA







LOCATION & SITE MAP



TERMS

Price

$9,186,000

$15,000± PER NET ACRE

Property Tours

By Appointment Only

DO NOT ENTER PROPERTY



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All information contained in this Offering Memorandum and any additional information provided is believed to be accurate and reliable but is not guaranteed as such by the owner or broker. All information provided in any form concerning this opportunity should be verified by prospective buyers and their representatives. Notably, it is buyer's responsibility to satisfy themselves as to Property's water rights, sources, availability, quantity, quality, costs, restrictions, etc.

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