



**CALIFORNIA AGRICULTURAL
P R O P E R T I E S , I N C .**

17220 OAKDALE RANCH ROAD, ESPARTO

LOCATION: This property is located one mile east of the City of Esparto and two miles west of the City of Madison, on the south side of State Highway 16 in Yolo County. The property has an ingress and egress 60' wide easement from Highway 16 to the subject property.

APN: 049-110-07

SIZE: 5.0 acres

ZONING: A-N Agricultural Intensive

ANNUAL TAXES: \$3,617.54

TOPOGRAPHY: Level to grade.

VIDEO TOUR: tours.jodaphoto.com/public,vtour/display/1740637#/

SOIL TYPE: Sv Sycamore Complex, Class II and BrA Brentwood Silty Clay Loam, Class I

WATER: There is a domestic well that provides water for the house and barn.

PRICE: \$1,500,000 Cash to Seller

IMPROVEMENTS: There is a 2,727 sq.ft. custom ranch style home, 4 bedroom, 3 full baths, with an attached studio room that includes a full bathroom. The home was built in 1965 and has been updated with granite counters, upgraded appliances, great room design, hardwood floors, office, central heat and air conditioning. Home has a large master suite with built-in cabinets, fireplace, and attached workout room, large master bath with Jacuzzi tub, granite counter, block glass walk-in shower and a lovely patio off the master.

The huge park-like backyard is fenced with an in-ground sprinkler system. There is a large patio that wraps around back of home that makes a wonderful area for family BBQ's and sunset views of the Blue Ridge hills to the west. There is an oversized 3-car garage with an attached room and full bathroom.

Additional improvements include an incredible 1909 sheep barn approx. 20,000+sf with concrete and asphalt floors, 3-phase and 200 amps electrical service. The Barn is a T shape and measures approx (75'x51'+213'x80) has a corrugated metal roof, and large cupolas. There is a large office, 2 units attached areas with bathrooms.

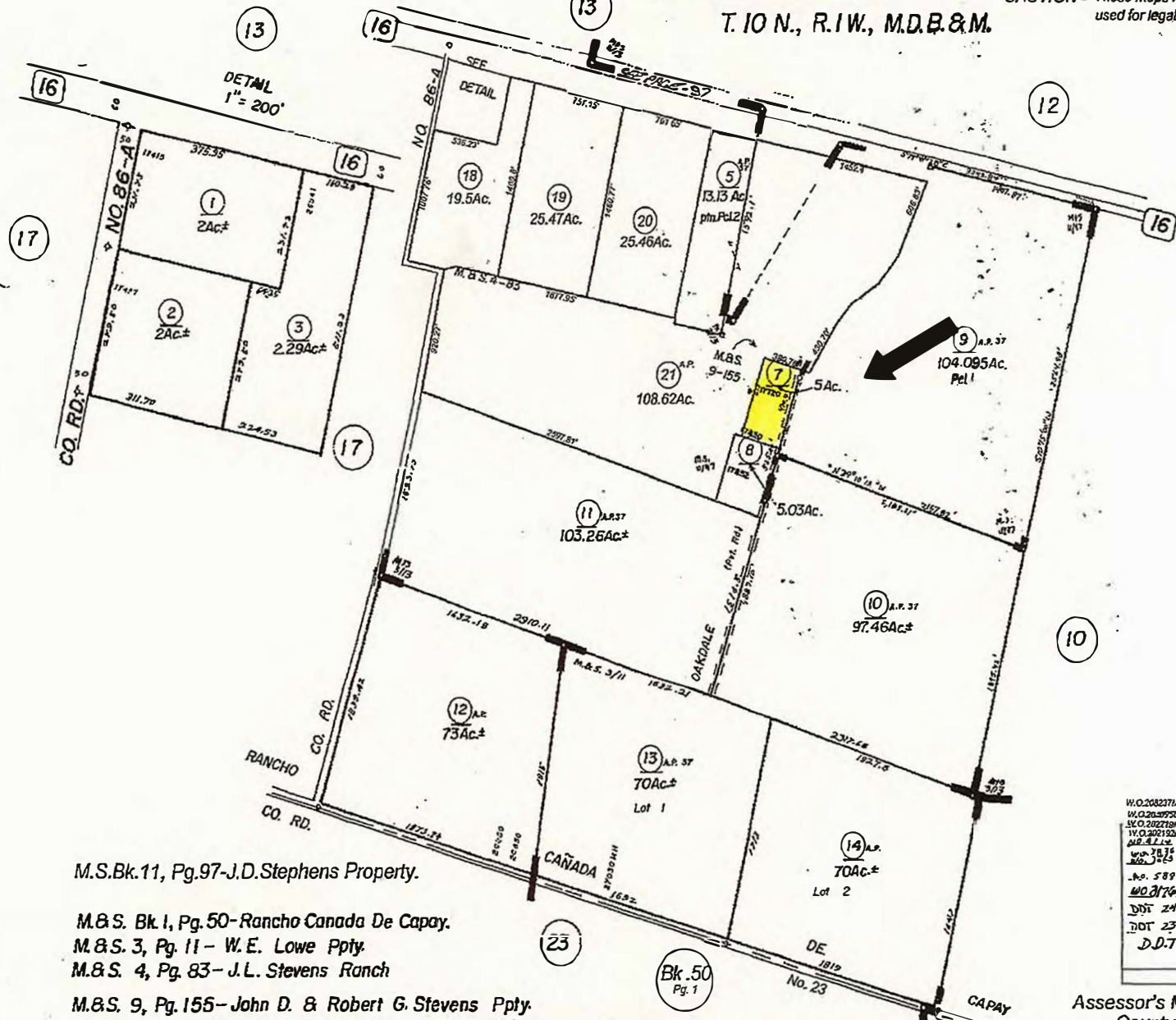
COMMENTS: This is a very nice property, located in close proximity to Hwy 505, City of Madison and Esparto, and within 10 miles to Cache Creek Casino and the beautiful Capay Valley. The huge barn is suitable for many uses including livestock, large storage, shop production, and so much more!

The above information has been supplied by the Owner or by sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

**CALIFORNIA AGRICULTURAL PROPERTIES, INC.
37874 COUNTY ROAD 28 WOODLAND, CA 95695
KAREN K. STONE, ASSOCIATE (530) 681-1406
SCOTT A. STONE, BROKER (530) 681-1410 (530) 662-4094 OFFICE
[www .calagprop.com](http://www.calagprop.com)**

POR. RANCHO CAÑADA DE CAPAY
T. 10 N., R. 1 W., M.D.B. & M.

CAUTION - These Maps ARE NOT to be used for legal descriptions. 49-11



M.S. Bk. 11, Pg. 97 - J.D. Stephens Property.

M. & S. Bk. 1, Pg. 50 - Rancho Canada De Capay.

M. & S. 3, Pg. 11 - W. E. Lowe Ppty.

M. & S. 4, Pg. 83 - J.L. Stevens Ranch

M. & S. 9, Pg. 155 - John D. & Robert G. Stevens Ppty.

M. & S. Bk. 3, Pg. 13 - Rancho Surveyed for Geo. D. Stephens & (formerly por 21-61) Joe Craig.

W.O. 201237H	12/10/7
W.O. 202355DUE	9/14/83
W.O. 202218M	12/31/81
W.O. 202152M	12/31/81
W.O. 211212S	10/15/82
W.O. 211216C	11/13/81
W.O. 211215M	11/13/81
W.O. 5892K	5/6/81
NO 21176L	7/21/75
DOT 2442	1/10/75
DOT 2376	12/30/74
D.D.T 1285 B	12/19/73

REVISIONS

Assessor's Map Bk. 49 Pg. 11
County of Yolo, Calif.

NOTE - Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.

08/09