



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

DIXON RIDGE FARMS CARRION ORCHARD

LOCATION: The property is located three miles east of the City of Winters, and 1 mile south of Putah Creek Road in Solano County.

SIZE: 95.57 Acres. **APN:** 0107-080-160.

ZONING: A-40. The parcel is encumbered by a Williamson Act Contract. The parcel also has a Conservation Easement on the property.

ANNUAL TAXES: The property taxes in 2025 were **\$12,505.80**.

SOIL TYPE: Ys Yolo Silty Loam, Class I, Storie Index 100. The parcel has been certified Organic and has been farmed organically with cover crops and other soil building practices for over thirty years.

TOPOGRAPHY: Slightly unlevel.

WATER: There is a single well that has a 75 HP motor on it that produces 800 gallons per minute. The trees are irrigated with an above ground high efficiency irrigation system.

ORCHARD IMPROVEMENTS: The certified Organic Walnut orchard consists of the following varieties:

16 Acres Organic Hartley Walnuts, planted in 1983, 30' X 30' spacing.

37 Acres Organic Hartley Walnuts, planted in 1992, 30" X 30' spacing.

42 Acres Organic Chandler Walnuts, planted in 1992, 30" X 30' spacing.

IMPROVEMENTS: There is an old home on the property that is in very poor condition, and a shop building that is in good condition, that is currently utilized for storage.

PRICE: \$1,815,830 Cash to Seller.

COMMENTS: This is an excellent orchard property located on the very desirable Dixon Ridge between Winters and Dixon. The very high quality soils and a good Ag well allow this property to continue its use as a certified Organic Walnut orchard, and a large variety of future uses, including a new vineyard, orchard, and row crops with a beautiful home-site located between Dixon, Davis, and Winters. There is an existing Conservation Easement in perpetuity on the property that is held by the Solano Land Trust. There is a 10 acre building area, and a maximum allowable home size of 2,500 sq. ft.

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.

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LESTER FARMS (CARRION ORCHARD) Winters, California, 95.57 AC +/-

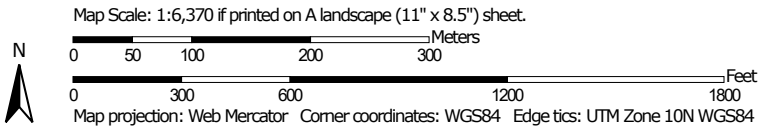


Primary Road Boundary

Soil Map—Solano County, California
(LESTER FARMS (CARRION ORCHARD))



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Soil Map—Solano County, California
(LESTER FARMS (CARRION ORCHARD))

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

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 1:24,000.

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:

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: Solano County, California

Survey Area Data: Version 20, Sep 3, 2025

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

Date(s) aerial images were photographed: Apr 23, 2022—Apr 24, 2022

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ys	Yolo silty clay loam, 0 to 2 percent slopes, MLRA 17	94.6	100.0%
Totals for Area of Interest		94.6	100.0%

A photograph of an orchard with rows of mature trees under a clear blue sky. The trees are arranged in neat rows, and the ground is covered with dry, yellowish grass and patches of green. The text "DIXON RIDGE ORGANIC ORCHARD" is overlaid in white capital letters at the bottom center of the image.

DIXON RIDGE ORGANIC ORCHARD



AG WELL

A photograph of an orchard with rows of trees and a long, straight irrigation pipe running across the middle ground. The ground is dry and grassy, and the sky is clear blue.

ORCHARD IRRIGATION SYSTEM



SHOP AND STORAGE AREA