

FOR SALE DEVELOPMENT POTENTIAL

*19 parcels available totaling
±1,379.86 AC in Yolo County*

*Asking Price: \$18,978,000
(\$13,754/AC)*



CLICK TO VIEW
DRONE VIDEO

COUNTY	Yolo
ADDRESS	33910 Jefferson Blvd Clarksburg, CA
LOCATION	3 miles S of W Sacto via Jefferson Blvd; Fronting Deep Water Channel, Clarksburg Wine Appellation
OWNER OF RECORD	W Kent Ramos, et al
POTENTIAL DEVELOPMENT	Aerial map of 6-new construction homes & ADUs at Willow Point Ranch 80-AC Parcels
PROPERTY TAXES	\$63,911 (Annual Tax)
WILLIAMSON ACT	Not enrolled
TOTAL LAND AREA	±1,379 - Acres
CURRENT LAND USE ZONING	A-N - Ag Intensive (Yolo Co.)
POTENTIAL MIXED USES FOR OWNER/ USER OR INVESTOR BUYERS	<ul style="list-style-type: none">• Equestrian center with pasture, paddocks, trails and riding area;• Increase acreage of existing Delta olive orchard and add apple, pear, plum, peach, avocado?, citrus, fig and nut trees;• Increase crop acreage to include Delta alfalfa, turf sod, tomatoes, corn, wheat, specialty rice and safflower;• Delta organic farming of row crops of Delta berries, carrots, melons, squash, garlic, onions, broccoli, strawberries, lettuce, spinach, for local and regional restaurants• Pumpkin patch with corn maze;• Cattle, miniature cattle, horses, sheep, Texas longhorns, llamas, and goat pasture & barns ranch areas;• Potential 5-acre area for olive, wine, brews and cider tasting rooms facility

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CLARKSBURG AREA - YOLO COUNTY



CLARKSBURG AREA - YOLO COUNTY

WILLOW POINT RANCH

Parcel #	Acres
044-110-043	80
044-040-010	106.81
044-100-049	80
044-100-050	80
044-100-051	80
044-100-052	40.65
044-110-050	40
044-110-049	95.61
044-110-048	80.33
044-110-044	80.03
044-110-037	80.1
044-110-038*	80
044-110-039	80.1
Total	±1,003.63



Address:
33910 Jefferson Blvd, Clarksburg, CA 95612
(APN: 044-110-038)

Willow Point Ranch Highlights

Gross annual agricultural income: \$133,900 2023

Option to purchase separately: \$14,275,125 (\$14,223/AC)

6 80-AC parcels - County planning may allow one new custom home and one "ADU" each parcel

Thirteen (13) legal parcels total at Willow Point

3 miles W of Clarksburg, CA and within 12 Miles of Interstate 5

5-Miles South of Yarbrough Village Project

Reclamation Dist. 999

Abundant surface irrigation water with prime class 3 Soils

Covered under NDWA agreement

Active Williamson Act Contract (Parcel #10)

Mature olive orchard ±80 AC with future olive oil processing on-site and tasting facility potential

Longest block of agricultural land available in Yolo County

10-Minute drive to major city services

Potential development plans per Buyer are subject to Yolo County planning application review/approvals

Seller to keep mineral rights

COURTLAND ROAD RANCH | SALIENT FACTS

COUNTY	Yolo
ADDRESS	No situs addresses; NWC of Courtland Rd & Widgeon Rd.
LOCATION	3 miles W of Courtland, CA; Fronting Deep Water Channel
OWNER OF RECORD	W Kent Ramos, et al
APN'S	See Courtland Rd aerial map
PROPERTY TAXES /INCOME	\$14,548 (2021)
WILLIAMSON ACT	Not enrolled
TOTAL LAND AREA	±376.23 (current AG ground lease in place)
LAND USE ZONING	A-N - Ag Intensive (Yolo Co.), A-P, and A-1

RESOURCES & DEVELOPMENT

TOPOGRAPHY	Basin Floor - Production leveled; 10-20', elevation features include deep water ship channel
SOILS	Predominately class 3 clays
WATER	Surface Water - Gravity Delivery System - covered by NDWA agreement
FLOOD ZONE	Zone A - Protected by 100 year levees
DRAINAGE	Reclamation District 999
UTILITIES	None

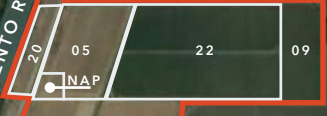
CLARKSBURG AREA - YOLO COUNTY

COURTLAND ROAD RANCH

Parcel #	Acres
043-020-017	102.02
043-050-005	64.96
043-050-009	34.57
043-050-020	10.99
043-050-022	134.51
043-050-025	29.18

Total ±376.23

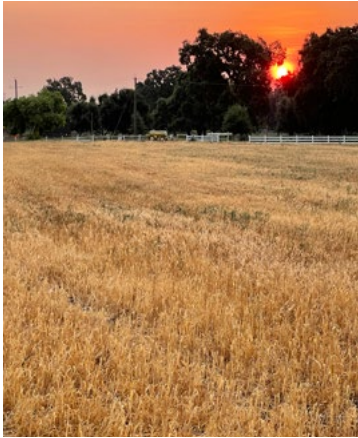
PROSPECT SLOUGH
SACRAMENTO RIVER DEEP WATER CHANNEL



COURTLAND RD

Courtland Road Ranch Highlights

- Gross annual agricultural income: \$72,100 estimate
- Option to purchase separately: \$4,702,875 (\$12,500/AC)
- Large Contiguous Farming Unit
- Six (6) Legal Parcels
- 3 miles S of West Sacramento
- Within 3 miles of Courtland
- Clarksburg Wine Country (AVA)
- Abundant surface irrigation water
- Covered under NDWA agreement
- Dedicated Ag Well
- Prime Class 3 soils
- RD 999 drainage system
- Potential development plans per Buyer are subject to Yolo County Planning application review/approvals
- Seller to keep mineral rights



YARBROUGH MASTER DEVELOPMENT

The Project encompasses approximately 713 acres and is located in the southwest village of Southport and generally bound by the Deep-Water Ship Channel (DWSC) to the west, the Bridgeway Lakes communities to the north, agricultural land immediately to the east. The project will support a balanced mixed of land uses including approximately 3,004 dwelling units, 150,000 square feet of commercial space, an 18-hole public golf course and a 55.9-acre interconnected lake park and canal system.



DEMOGRAPHICS

WEST SACRAMENTO

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED POPULATION	13,075	119,878	294,844
2029 PROJECTED POPULATION	14,586	129,221	309,919
2024 ESTIMATED HOUSEHOLDS	5,578	51,806	117,987
2029 PROJECTED HOUSEHOLDS	6,309	56,372	124,113
2024 ESTIMATED MEDIAN INCOME	\$68,464	\$82,774	\$84,846
2029 PROJECTED MEDIAN INCOME	\$82,731	\$93,515	\$97,063

CLARKSBURG

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED POPULATION	384	8,425	81,416
2029 PROJECTED POPULATION	375	8,489	82,874
2024 ESTIMATED HOUSEHOLDS	153	2,872	27,484
2029 PROJECTED HOUSEHOLDS	150	2,863	27,698
2024 ESTIMATED MEDIAN INCOME	\$143,905	\$131,701	\$109,725
2029 PROJECTED MEDIAN INCOME	\$157,571	\$152,902	\$122,077

Data Source: ©2025, Sites USA





DEVELOPMENT POTENTIAL

*For more information on
this property, please contact*

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