

# 44643 County Road 29, Davis OFFERING MEMORANDUM



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## **44643 County Road 29**

### **Davis, California**

Have you been dreaming of owning a country home and Ag land in the Greater Sacramento area? This is it!

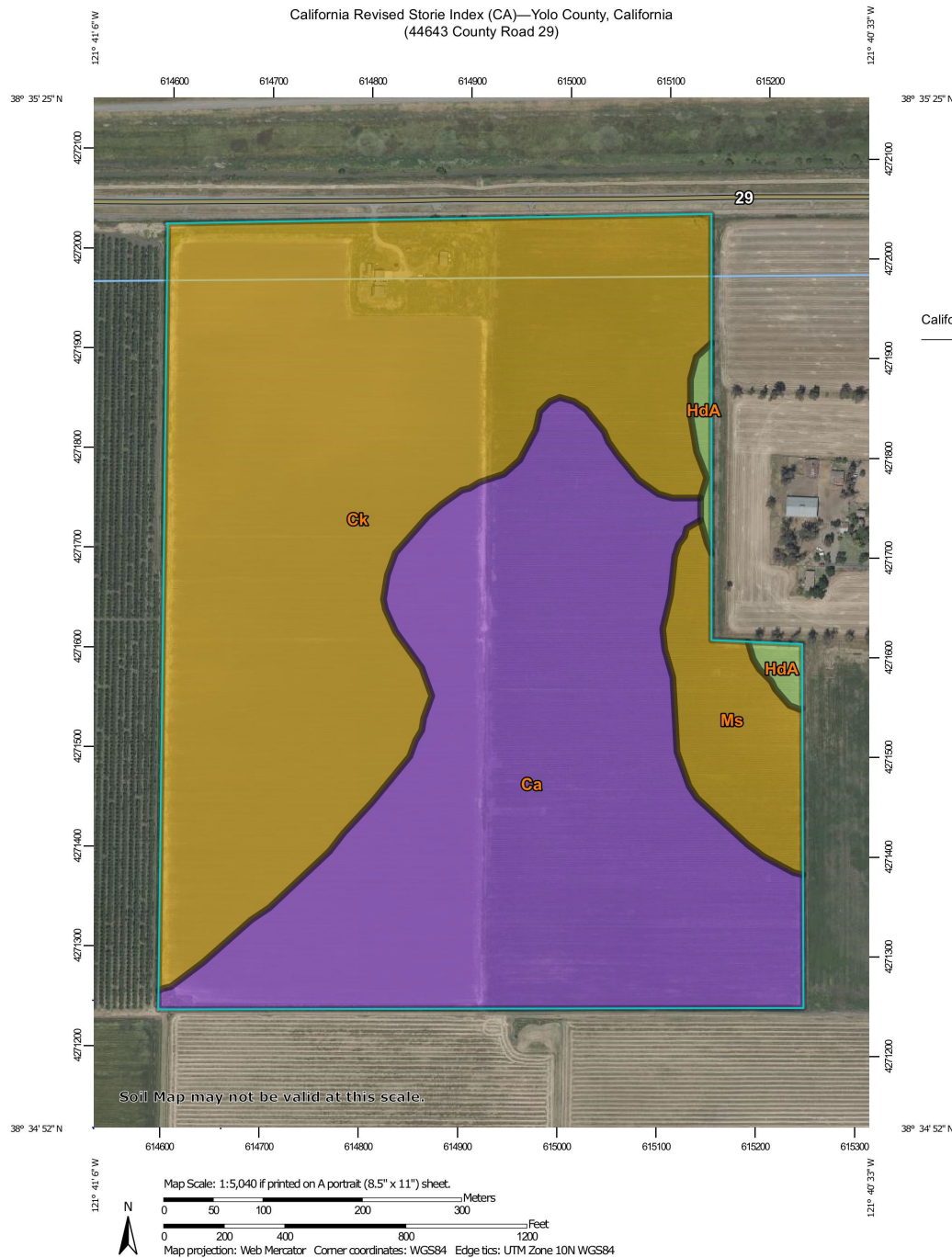
The home has 4 bedrooms, 3 bathrooms, and is just over 2,100sqft with a 2 car garage.

The stunning views from the wrap around porch include the Berryessa hills and the city of Sacramento skyline!

The land is 120+/- acres with roughly 110+/- acres of cropland and in the Williamson Act. The land is being farmed to a rotation and is wheat this year.



# Soil Map:



California Revised Storie Index (CA)—Yolo County, California

44643 County Road 29

## California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Ca	Capay silty clay, 0 percent slopes, MLRA 17	Grade 3 - Fair	Capay (85%)	49.8	42.5%
Ck	Clear Lake clay, 0 to 1 percent slopes, MLRA 17	Grade 4 - Poor	Clear Lake (90%)	59.3	50.7%
HdA	Hillgate loam, moderately deep, 0 to 2 percent slopes	Grade 2 - Good	Hillgate (85%)	1.3	1.1%
Ms	Myers clay, 0 to 1 percent slopes, MLRA 17	Grade 4 - Poor	Myers, clay (85%)	6.6	5.7%
<b>Totals for Area of Interest</b>				<b>117.0</b>	<b>100.0%</b>

# 44643 County Road 29 Davis, California

**APN:** 042-130-029-000

**Acreage:** 121.06 ± acres

**Water:** Well water

**Zoning:** AP. This property is in the Williamson Act.

**Land:** Currently in winter grain and is well positioned to move into orchard development or higher value crops.

**Residence:** 2140 sqft, 4 bedrooms, 3 bathrooms, 2 car garage, barn/trailer storage, horse stalls.

[Link to MLS Listing](#)

**Asking Price:** \$1,799,900

Shown by appointment only—do not enter property.



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