



Pintail Ranch

91.11 +/- Acres (\$20,195/acre) | Yolo County, CA | \$1,840,000



ADDRESS

52415-52979 S. River Road
Clarksburg, CA 95612

LOCATION

From I-5, exit Hood Franklin Rd, head west 5.4 mi to Hood. Turn right on CA-160 N, cross Freeport Bridge, turn left on S. River Rd. Drive 9.5 mi south through Clarksburg. Pintail Ranch is on the right at 52095 S. River Rd, Clarksburg, CA 95612. Allow 25 min from I-5.

PROPERTY SUMMARY

Prime 91-acre vineyard in the Clarksburg AVA with 79.4 acres planted and leased for income with a reputable tenant. Features Petite Sirah and newly grafted Chenin Blanc on 5C rootstock with drip irrigation on productive soils. Water is pumped directly from the Sacramento River for reliable supply. The property benefits from Williamson Act tax savings, A-N zoning, and consistent yields in a desirable wine region. Zoning may allow for a future homesite to build a vineyard estate while maintaining rental income. Competitively priced with a motivated seller ready to move, offering an excellent opportunity for investors seeking stable cash flow with potential crop share upside or buyers seeking a future estate vineyard in a proven AVA.

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