



**CALIFORNIA AGRICULTURAL
PROPERTIES, INC.**

**ROMINGER RANCH
27483 COUNTY ROAD 29
WINTERS, CA 95694**

LOCATION: The property is located approximately half mile from the base of the Blue Ridge Mountains, approx. 15 miles to city of Davis and approx. 8 miles from the city of Winters.

APN: # 050-200-008

SIZE: 37.695 acres

ZONING: A-1

SOIL TYPE:

The property has historically been farmed tomatoes, wheat, sunflowers, and alfalfa. It is currently in wheat, tomato rotation with a one-year lease through the crop year 2011.

OIL, MINERAL & GAS RIGHTS: Subject to negotiations

TOPOGRAPHY: Level to grade

WATER: The domestic well has a $\frac{3}{4}$ hp pump that supplies the house and landscaping. Irrigation water for crops is supplied by neighboring well.

IMPROVEMENTS: The home is one of kind! Built in 1941 this 2-story home features old world character with 3" redwood lap siding exterior and imported Mahogany wood finish interior. This charming 2,621sq.ft (per assessor) home has three bedrooms, 2 baths with Doug Fir and solid oak floors throughout most of the home, original art deco 60's tile in the bathrooms, and large country style kitchen with room for breakfast table. The large family room has original fireplace with insert, wood floors, mahogany trim and fabulous views; other featured rooms include separate dining room and office. A partial basement is an added bonus for those looking for a wine cellar.

There is a detached two-car garage with electric rollup door. The backyard is shaded by 50-year old Sycamore trees, and features a slate patio with old built-in BBQ and majestic views of the Blue Ridge Mountain range. Enjoy your mornings and evenings on the back porch watching the deer, turkeys, tree squirrels, owls, hawks and coyotes roam the hills.

The heating system runs on diesel and the air conditioning system consist of wall units. All other utilities are electric. The roof is a 50-year composition shingle installed in 1996.

PRICE: \$695,000.

COMMENTS: This is a fabulous older home in one of the most desirable locations in Yolo County. This is a great property for the gentlemen farmer or a second home in a place that is private and serene.

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

CALIFORNIA AGRICULTURAL PROPERTIES, INC.

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