

# LAND FOR SALE



## “FORMER” MILK FARM SITE 59.6 +/- ACRES DIXON, CA

**FEATURES:** Former Milk Farm site and surrounding land.

**LOCATION:** Off Interstate I-80 at Hwy 113 South exit, at the NEC of Currey Rd and Milk Farm Rd in Dixon.

**PRICE:** \$7,950,000      **OTHER:** Milk Farm signage may be available.

**PARCEL SIZE's:** Total 59.60 +/- acres, APN: 0111-020-060, 070, 080, 090, 100, 110, 129, 130 (8 parcels), and APN: 0111-030-020, 030, 040, 050, 060, (5 parcels) and APN: 0111-030-090, 100, 110 (3 parcels).

**ZONING:** Highway Commercial (CH) - 28.6 acres, Agriculture (A) - 26.0 acres, Public Service (PS) 5.0 acres. For specific uses under this zoning, please call the Planning Dept. at (707) 678-7000.

**BACKGROUND:** The owner of the property is the lender for the former owner/developer and the following information was obtained from sources that the owner and broker feel are reliable, however Owner and Broker do not guarantee the accuracy of the information. All Buyers should conduct their own Due Diligence, prior to making an offer on the property, to verify the condition of the property, utilities, and governmental processing to allow Buyer's use. The majority of the site is presently vacant, except for two rural residences and remnants of old concrete foundations, an old roadway, and outlines of former wastewater ponds.

Historically, the site was a highway restaurant with services stations, riding stables, and an orange juice stand. A few years ago, a WalMart center was constructed on a Highway Commercial site along North First Street, across Interstate 80 from the project site, and is accessed from this same exit.

***Chuck L. Krouse, Broker***

COMMERCIAL REAL ESTATE SERVICES

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Surrounding undeveloped areas are visually similar to the project site characterized by relatively flat topography, agricultural production, or vacant, Urban development is located to the south. I-80 traverses adjacent to the southern portion of the project site, and further north there are several farms.

**FLOODPLAIN:** The project site is not in the 100-year floodplain. Review of Federal Emergency Management Agency (FEMA) maps indicates the property is not in the 100 year flood zone, but is in Zone C, which is an area identified to experience minimal flooding. FEMA allows non-residential development in floodplains. However, construction activities are restricted within the flood hazard area depending upon the potential for flooding within each area. Federal regulations governing development in a floodplain are set forth in Title 44, Part 60 of the Code of Federal Regulations (CFR) which enables FEMA to require municipalities that participate in the National Flood Insurance Program (NFIP) to adopt certain flood hazard reduction standard for construction and development in 100-year flood plains. The proposed pond is planned to assist with storm water detention.

**PUBLIC HEALTH AND SAFETY:** As of May 6, 2014, the County of Solano issued its "Case Closure" letter for 6645 Milk Farm Road and as of May 2, 2014, E2 C Remediation issued "Site Decommissioning Report" for 6615 & 6645 Milk Farm Road (full Report available).

The above information was found in the Feasibility Report for Milk Farm Association, dated August 1, 2007, prepared by Morton & Pitalo, Inc, Engineers (916) 927-2400, Greg Bardini contact and from other sources.

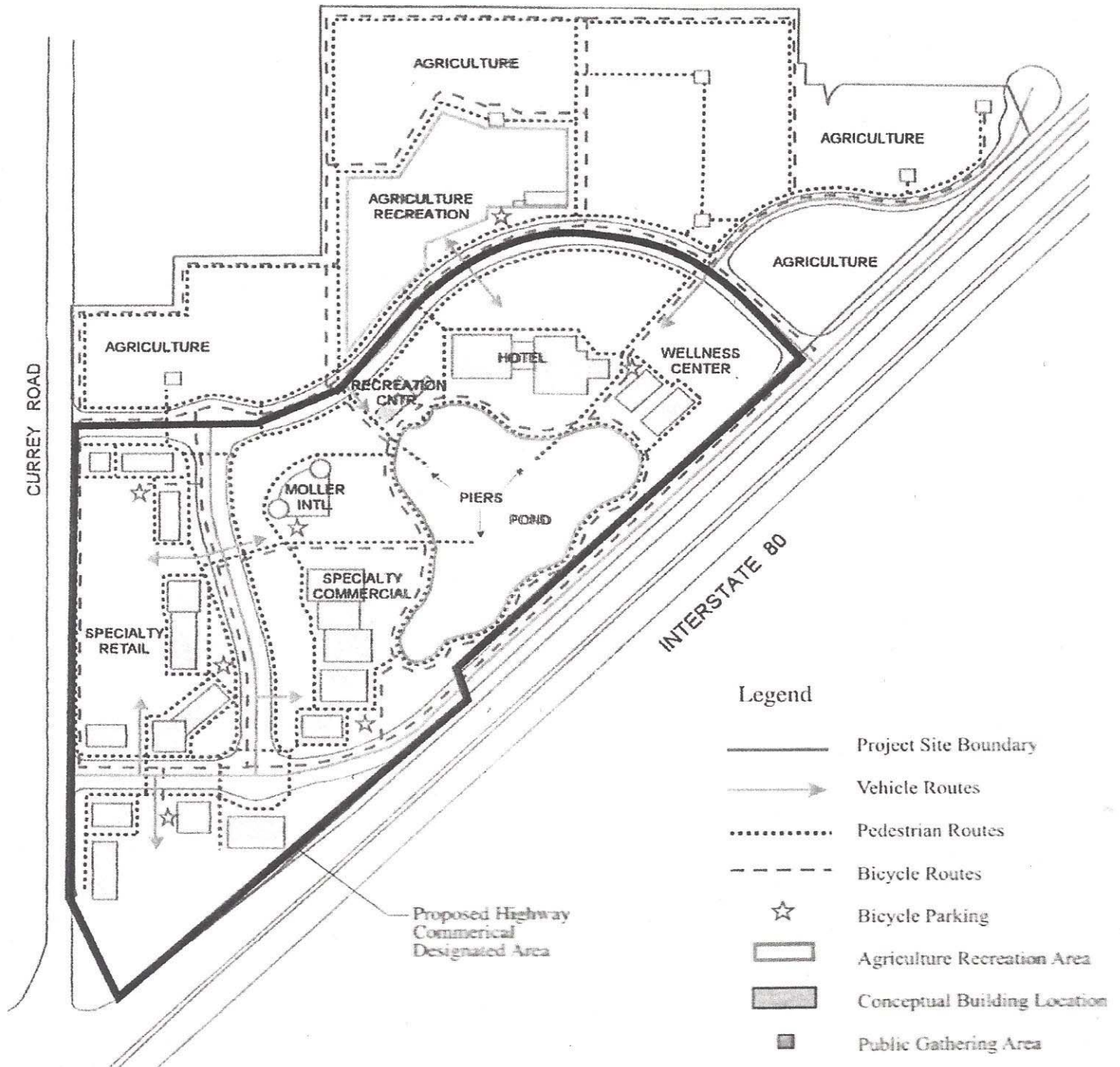
**CONTACT:** Chuck L. Krouse, Broker at (707) 678-0500 for additional information.

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# CONCEPTUAL LAND USE AND CIRCULATION PLAN



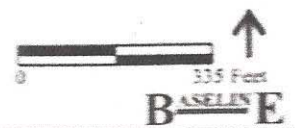
**Milk Farm  
Dixon, California**

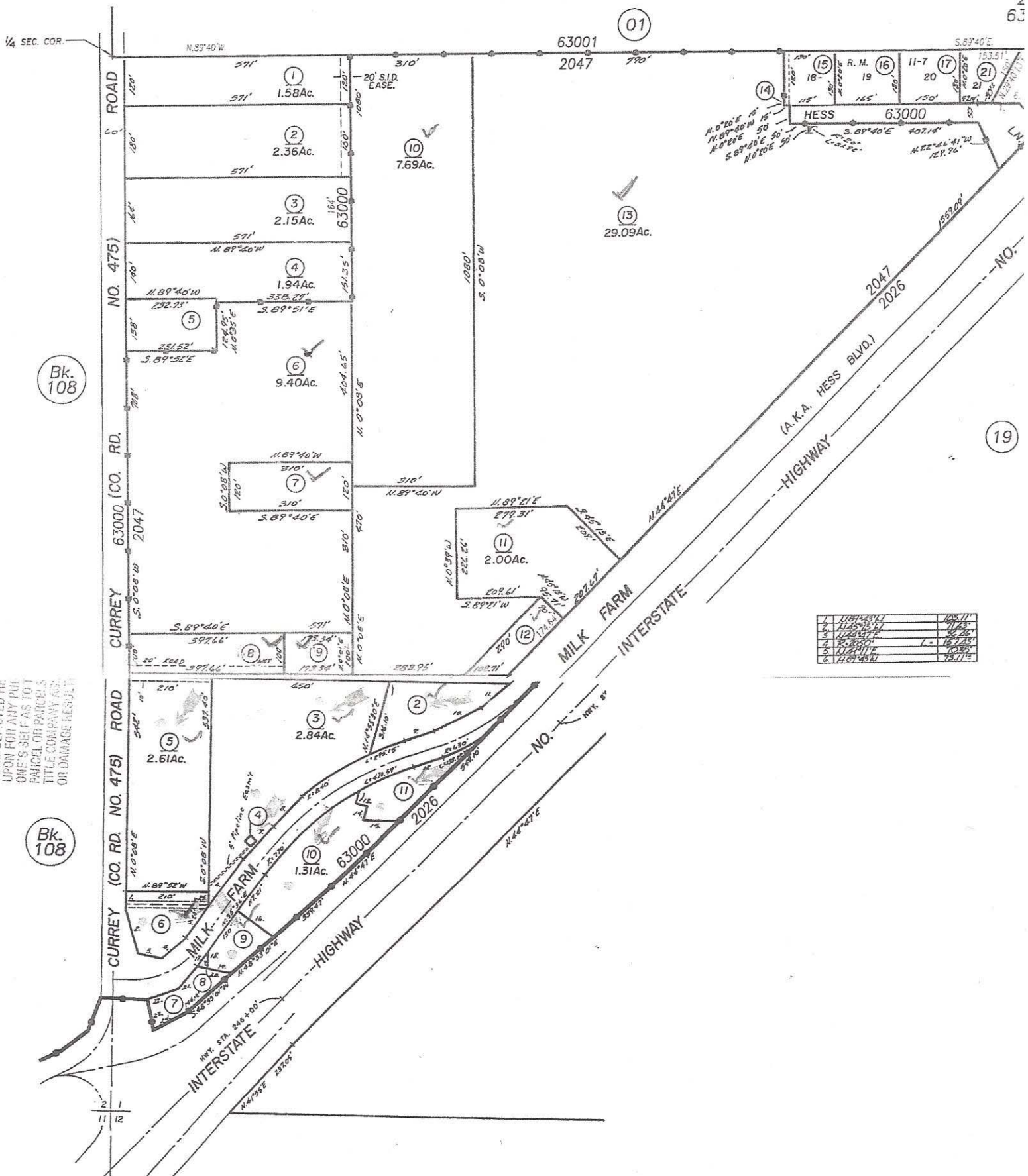
Source: MFA, Inc., 2002.

Y1263-BO 00017.Fig3-5.cdr-5-4/05

### Legend

- Project Site Boundary
- Vehicle Routes
- Pedestrian Routes
- Bicycle Routes
- Bicycle Parking
- Agriculture Recreation Area
- Conceptual Building Location
- Public Gathering Area





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THIS MAP MAY OR  
LAND DEPICTED THE  
UPON FOR ANY PART  
ONE'S SELF AS TO  
PARCEL OR PARCELS  
TITLE COMPANY AS  
OR DAMAGE RESULT.

|   |           |          |
|---|-----------|----------|
| 1 | N.89°40'W | 108.71'  |
| 2 | N.89°40'W | 71.63'   |
| 3 | N.89°40'W | 34.22'   |
| 4 | S.89°40'E | L-18.72' |
| 5 | N.89°40'W | 103.88'  |
| 6 | N.89°40'W | 75.17'   |



Dixon, CA  
N. 1st St (Hwy 113 South) Exit