



FOR LEASE

# ±36 Acres Ag Land Along I-5

I-5/E MAIN STREET - CR 22, WOODLAND, CA 95776



## Prime Agricultural Ground Lease Opportunity

JEFF POST, SIOR  
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LIC N° 01264304

Kidder  
Mathews

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## Property Summary



**Agricultural Ground  
Lease at \$5,200/mo  
(\$62,640/yr) (\$146/acre)\***

**TWO** parcels (±18.32 AC & ±18.18 AC)

**TOTAL AC** ±35.48

**APN** 027-390-002 & 003

**CURRENTLY** zoned A-1

**PRIOR CROPS** corn, vine crops, wheat & oats

**FREEWAY** Interchange frontage with easy  
Interstate 5 access

**UTILITIES** PG&E electrical

**IRRIGATION CANAL** on west perimeter with  
ditch/pipe. Tenant to supply lift pump if  
needed.

\*3 year minimum term, subject to credit  
approval

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## Site Photos/Irrigation Canal



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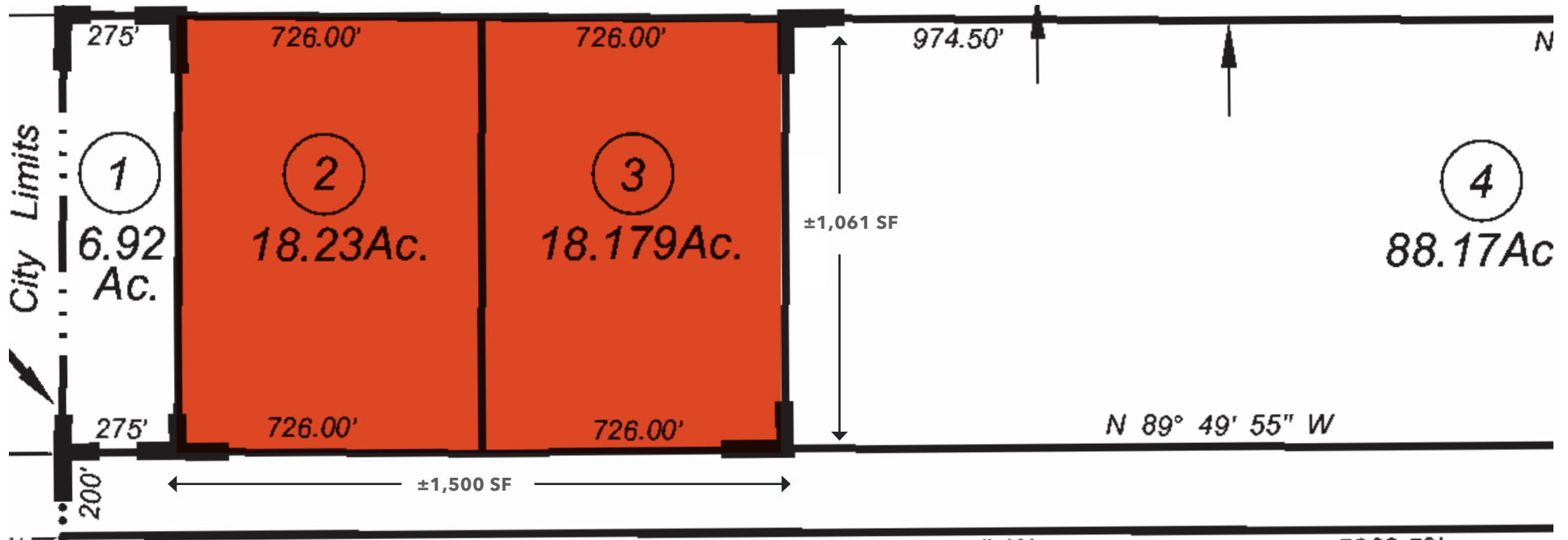
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## Parcel Maps



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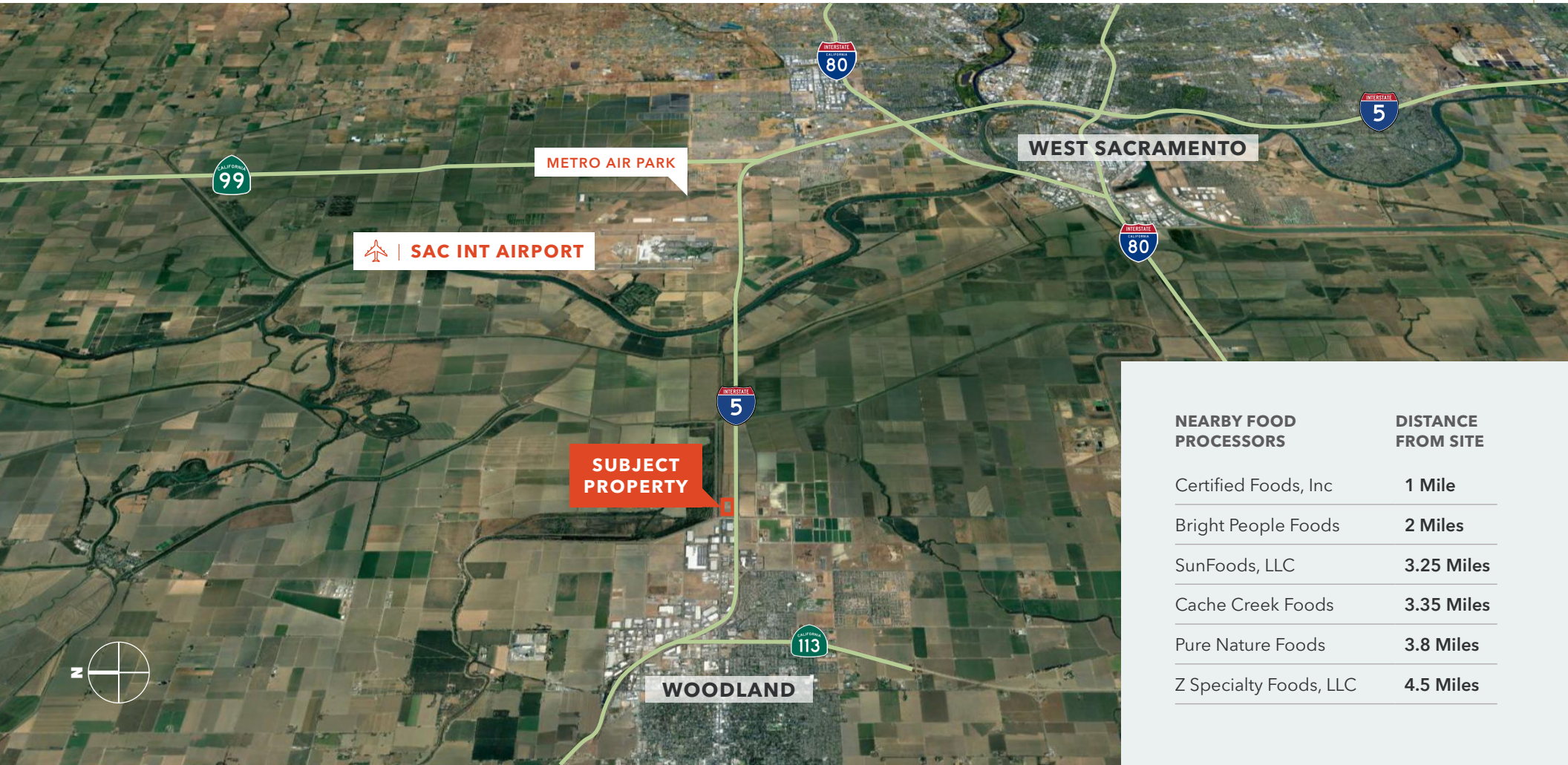
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## Amenities Aerial



| NEARBY FOOD PROCESSORS | DISTANCE FROM SITE |
|------------------------|--------------------|
| Certified Foods, Inc   | 1 Mile             |
| Bright People Foods    | 2 Miles            |
| SunFoods, LLC          | 3.25 Miles         |
| Cache Creek Foods      | 3.35 Miles         |
| Pure Nature Foods      | 3.8 Miles          |
| Z Specialty Foods, LLC | 4.5 Miles          |

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