



CALIFORNIA AGRICULTURAL  
P R O P E R T I E S , I N C .

## GALE RANCH

**LOCATION:** The Ranch is located 6 ½ miles west of the City of Davis on the northwest corner of County Roads 29A and 92E in Yolo County.

**SIZE:** 368.64 Acres      **APN:** 040-150-002, & 040-160-001

**ZONING:** AN Agricultural Intensive, the Ranch has a Williamson Contract on both parcels.

**SOIL TYPE:** Mf Marvin Silty Clay Loam, Class II, Storie Index 65, Ca Capay Silty Clay, Class II, Storie Index 50, TaA Tehama Loam, Class II, Storie Index 72. There are 77.9 acres that are planted to irrigated row-crops, and 177 acres that are planted to rice. The soils are suitable for orchard plantings.

**ORCHARD IMPROVEMENTS:** The Ranch has 61 acres planted in 1997 to Tulare Walnuts, and 40 acres planted in 2003 to Tulare Walnuts also. Both orchards are on 26' X 26' spacing. Both of the Walnut orchards are irrigated with Solid Set sprinklers.

**FARM LEASE:** There is an existing Lease on the whole Ranch, which will expire at the end of the 2016 crop year. A copy of the Farm Lease and the orchard production is on file.

**TOPOGRAPHY:** Level to grade.

**FARM SERVICE AGENCY BASE:** The Ranch has the following FSA Base: Wheat 22.58 acres, Corn 43.80 acres, Rice 205.32.

**OIL, MINERAL, AND GAS RIGHTS:** All available Oil, Mineral, and Gas Rights will convey with the property at close of escrow.

**WATER:** The Ranch is serviced by the Yolo County Flood Control and Water Conservation District, and irrigation water allotments are dependent on the water held in storage by the District. The allocation for 2015 was .40 Acre foot per acre, and the cost was \$42.00 per acre foot. There is a very good ag well on the Ranch that produces 2,200 GPM, and the owner had another test hole drilled which showed very good potential for

another well. The diesel motors (3) used to power the wells and booster pumps belong to the current farm tenant.

**SALES PRICE: \$4,986,000 (\$13,549 per acre) Cash to Seller.**

**IMPROVEMENTS:** There is a small mobile home on the property that is owned by the Tenant and will not be included in the sale. There are no other improvements on the Ranch.

**COMMENTS:** This is a diversified Walnut, Rice, and Row-crop Ranch that is well located between the Cities of Davis and Winters, the soils could support additional permanent plantings if a Buyer so desired.

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

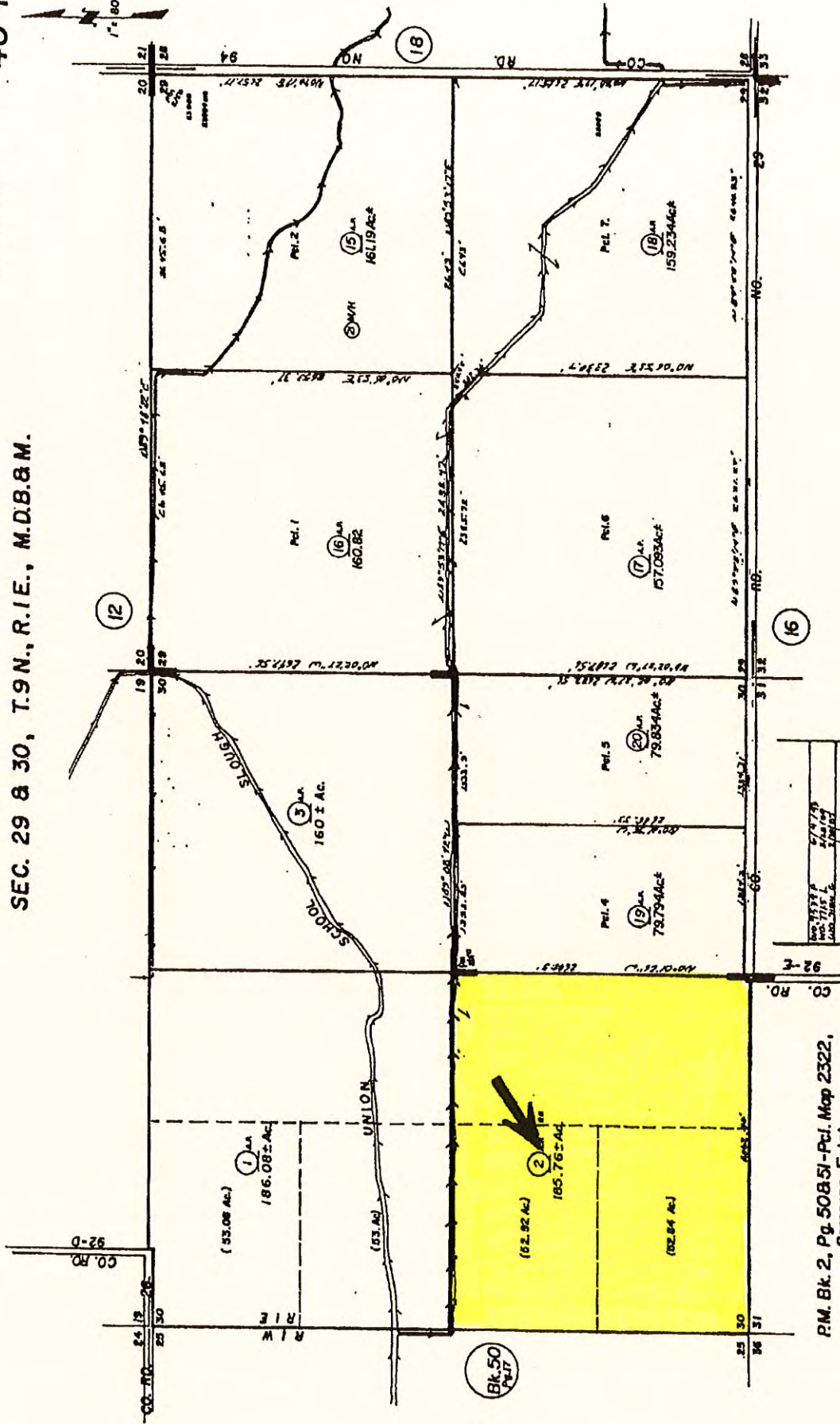
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CAUTION - These maps ARE NOT to be used for legal descriptions.

40-15

SEC. 29 & 30, T.9N., R.1E., M.D.B. & M.



P.M. Bk. 2, Pg. 50B.51-Pcl. Map 2322, Corcoran Estates.

Assessor's Map Bk. 40 Pg. 15  
County of Yolo, Calif.

9/4/95

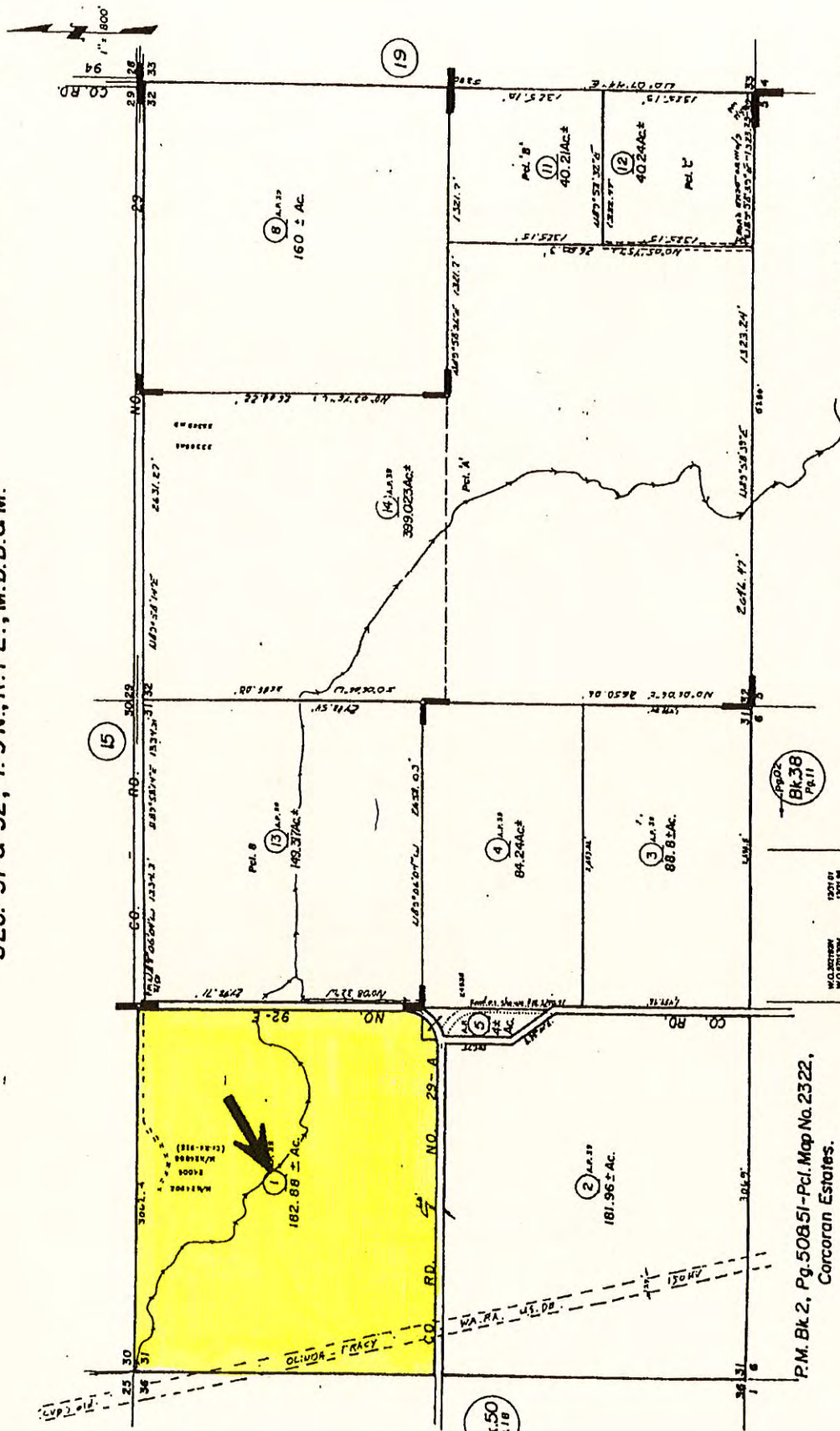
(formerly par. 24-22)  
NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

PARCEL MAP

CAUTION - These maps ARE NOT to be used  
for legal descriptions.

40-16

SEC. 31 & 32, T. 9 N., R. 1 E., M.D.B. & M.



Assessor's Map Bk. 40 Pg. 16  
County of Yolo, Calif.

(formerly por. 24-22)  
NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

02/03

PARCEL MAP

P.M. Bk. 2, Pg. 508.51 - Pcl. Map No. 2322,  
Corcoran Estates.

REVISIONS	
1201 01	W.C. BRYAN
1201 02	W.C. BRYAN
1201 03	W.C. BRYAN
1201 04	W.C. BRYAN
1201 05	W.C. BRYAN
1201 06	W.C. BRYAN
1201 07	W.C. BRYAN
1201 08	W.C. BRYAN
1201 09	W.C. BRYAN
1201 10	W.C. BRYAN
1201 11	W.C. BRYAN
1201 12	W.C. BRYAN



# Custom Soil Resource Report Soil Map



# Custom Soil Resource Report


## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features

 Blowout

 Borrow Pit

 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip


 Sodic Spot

 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

### Water Features

 Streams and Canals


### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yolo County, California  
Survey Area Data: Version 11, Sep 18, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 4, 2012—Feb 17, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Yolo County, California (CA113)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ca	Capay silty clay	298.4	80.3%
Mf	Marvin silty clay loam	3.3	0.9%
TaA	Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17	70.1	18.8%
<b>Totals for Area of Interest</b>		<b>371.7</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If













**40 Acre Tulare Walnut Orchard**



**Row Crop ground currently in Wheat**





**Rice Fields Looking East**



**Farmstead Area**





**61 Acre Tulare Walnut Orchard**



**61 Acre Orchard Looking West**





**Well and Booster Pumps**



**District Irrigation Ditch on North End**