



**CALIFORNIA AGRICULTURAL
PROPERTIES, INC.**

PETERSEN RANCH

Jepson Prairie - Solano County, California

LOCATION: 4130 Robinson Road – 13 miles south of the City of Dixon, east of Highway 113 off Robinson Road in Solano County.

SIZE: 1,599.81 acres
Solano County Assessor's office parcels:

042-150-110	87.00 acres
042-170-190	240.00 acres
042-170-200	313.25 acres
042-170-210	320.00 acres
042-170-220	320.00 acres
<u>042-170-230</u>	<u>319.58 acres</u>
Total	1,599.83 acres

APN 0048-090-070 is an easement for access purposes at the southeast corner of the Ranch; it is not included in the total acreage.

ZONING: The property is zoned A-160; an agricultural zoning that allows a minimum parcel size of 160 acres. The property is subject to a current Williamson Act contract.

SOIL TYPE: Soils on the property include a mix of the following:
AoA Antioch San-Ysidro Complex, Class IV, Storie Index 38, AsA Antioch San-Ysidro Complex, Class III Storie Index 42, On Omni Silty Clay, Class III Storie Index 36, Pc Pescadero Silty Clay, Class IV, Storie Index 35, SeA San Ysidro Sandy Loam, Class IV, Storie Index 46, Sh Solano Loam, Class IV, Storie Index 38, Sk Solano Pescadero Complex, Class IV, Storie Index 34.

TOPOGRAPHY: The Ranch has hummocky terrain including numerous vernal pool areas, with the exception of the irrigated pasture fields, which have been leveled and strip-checked for flood irrigation.

WATER: The Ranch has developed both ground and surface water sources.

There are four wells on-site wells; two domestic wells service the barns and the homestead areas and the two other stock water wells in unknown condition.

There are two surface water sources for the irrigated portion of the Ranch. The first is a claimed riparian water right from Lindsey Slough that abuts the property along its northerly boundary. The riparian water is drawn via natural tidal action onto the northern

portion of the property where it irrigates grazing pasture land. At one time it appears water was also pumped from the slough directly via a centrifugal pump.

The second is a claimed appropriative license to divert water from Lindsey Slough through an irrigation channel at the northeastern section of the property. Water is then pumped up to the irrigation distribution system and used to flood irrigate the pastures.

MINERAL RIGHTS: It is the understanding of the Broker's that the Oil, Mineral, and Gas Rights are owned by the current families and will be included in the sale of the Ranch.

IMPROVEMENTS: The Ranch is improved with various structures at a headquarters. The buildings include three wood-frame houses, numerous barns and outbuildings. The main house was built in the 1920's (@ 1,300 sq. ft.) and is in poor condition. There are two other homes on the property that are about the same size and condition as the main house. There are three barns located near the houses that are in serviceable condition. There is also another barn located towards the front of the Ranch that is in serviceable condition.

CURRENT USE: The Ranch has historically been utilized for dryland grazing and irrigated pasture. The lower quality soils appear to have little potential for irrigated row crop or orchard production. There are about 286 acres in irrigated pasture on the Ranch and the balance is utilized for dryland grazing. The Ranch is currently leased to a local cattle rancher.

PRICE: **\$7,000,000** Cash to Seller.

COMMENTS: The subject is a large, contiguous open pasture property. While it includes both dry and irrigated acreage, it is primarily seasonal dryland pasture, reflective of the native Jepson Prairie landscape. The area has been classified as a "High Value Conservation Area" according to the Solano Multiple Species Habitat Conservation Plan. In addition, the areas located along Lindsey Slough have been targeted for Delta wetland habitat restoration.

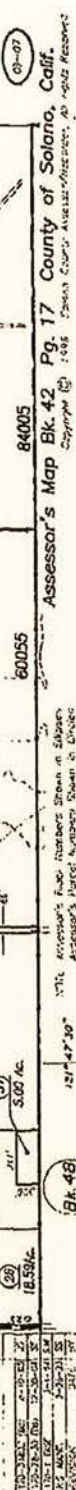
The typical buyer of the property will most likely be a conservation group wanting to preserve the dryland vernal pool landscape and to re-develop the tidal wetland habitat located along the slough. This property also appeals to livestock ranchers with its unique combination of dryland grazing and irrigated pastures in one Ranch which is very difficult to find in California these days. Ranch showings are by appointment only with at least 24 hours notification to show.

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.

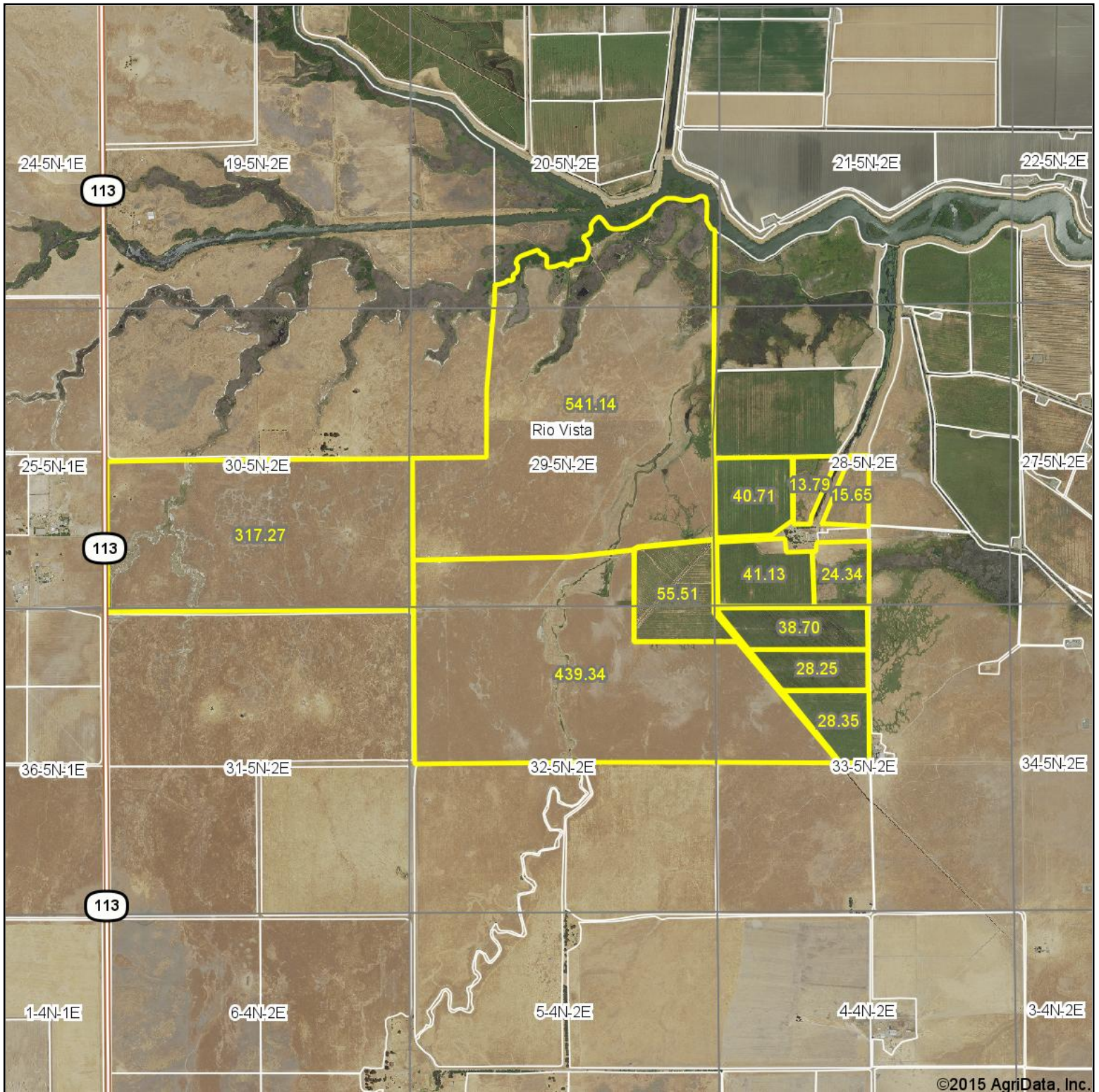
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Solano County Parcel Numbers	Acres (±)
0042-150-110	87
0042-170-190	240
0042-170-200	313.23
0042-170-210	320
0042-170-220	320
0042-170-230	319.58
Solano County Acres (±)	1,599.81



Aerial Map

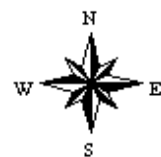


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map center: 38° 14' 40.65, 121° 46' 43.85

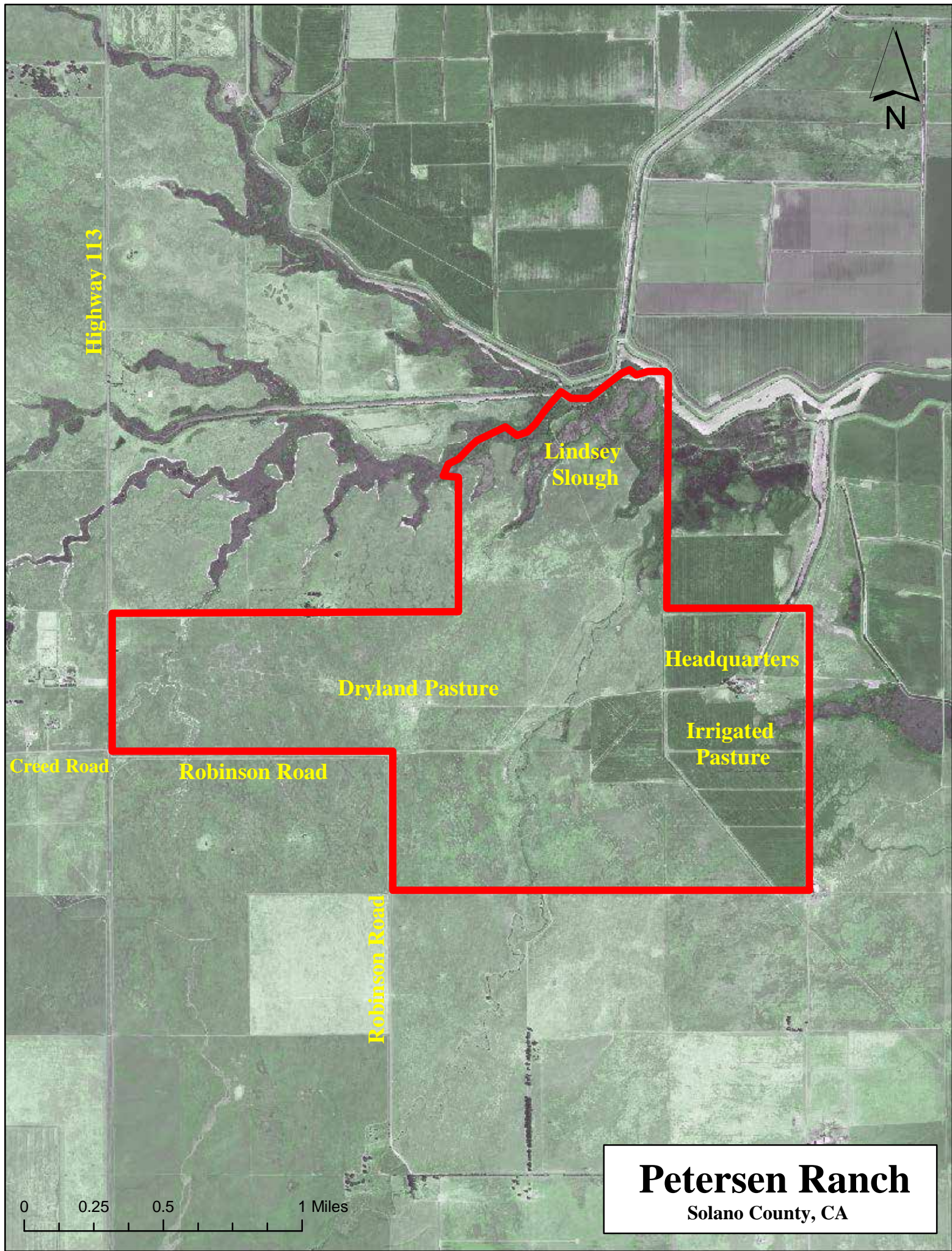
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29-5N-2E
Solano County
California



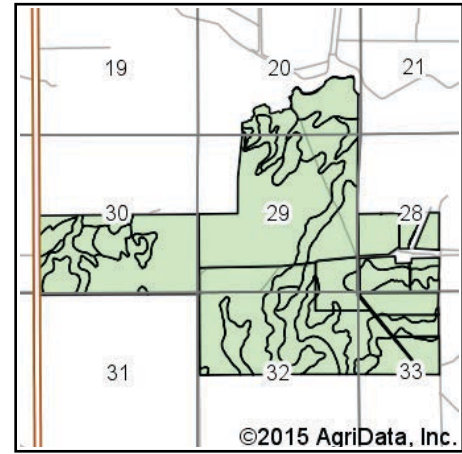
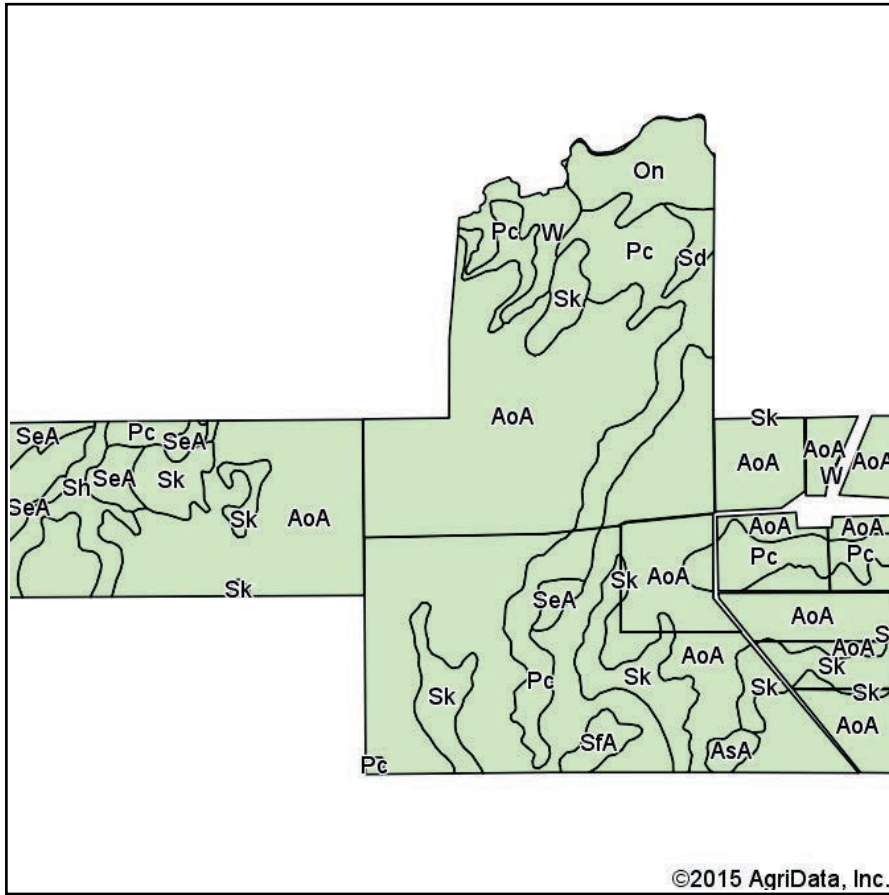
2/12/2015

Maps Provided By:
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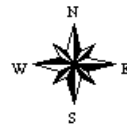


Petersen Ranch
Solano County, CA

Soil Map



State: **California**
 County: **Solano**
 Location: **29-5N-2E**
 Township: **Rio Vista**
 Acres: **1584.18**
 Date: **2/12/2015**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: CA095, Soil Area Version: 8

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Alfalfa hay Irrigated	Barley	Barley Irrigated	Celery Irrigated	Corn Irrigated	Grain sorghum Irrigated	Pasture Irrigated	Pasture	Rice Irrigated	Sugar beets Irrigated	Tomatoes Irrigated	Wine grapes Irrigated
AoA	Antioch-San Ysidro complex, 0 to 2 percent slopes	1044.79	66.0%	IVe	IVs		40								20	25	
Pc	Pescadero clay loam	197.65	12.5%	IVw	IIIw	6		60					1.5		25		
Sk	Solano-Pescadero complex	151.65	9.6%	IVe	IVs							12					
On	Omni silty clay	53.11	3.4%	IVw	IIIw		60		1450	180	80	10		110		30	
SeA	San Ysidro sandy loam, 0 to 2 percent slopes	39.13	2.5%	IVe	IVs	4	15					15					
Sh	Solano loam	33.35	2.1%	IVe	IVs							12					
W	Water	32.63	2.1%														
SfA	San Ysidro sandy loam, thick surface, 0 to 2 percent slopes	12.98	0.8%	IVe	IIIIs												
Sd	Sacramento clay	10.94	0.7%	IVw	IIw	7.5		75		215	135			125	25	25	
AsA	Antioch-San Ysidro complex, thick surface, 0 to 2 percent slopes	7.95	0.5%	IVe	IIIIs		50								20	27	
Weighted Average						0.9	29	8	48.6	7.5	3.6	2.1	0.2	4.6	16.6	17.8	

Area Symbol: CA095, Soil Area Version: 8

Soils data provided by USDA and NRCS.



ORIGINAL RANCH HOUSE



MAIN RANCH BARN



LINDSEY SLOUGH LOOKING NORTH



LINDSEY SLOUGH PASTURE



LINDSEY SLOUGH



LIFT PUMP AND IRRIGATION SLOUGH



IRRIGATED PASTURE



DRYLAND PASTURE



CATTLE GRAZING ON DRYLAND PASTURE



DRYLAND GRAZING PASTURE