



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

TOLSON ESTATE

38435 County Road 13

LOCATION: The parcel is located 8 miles north of the City of Woodland on the southeast corner of County Roads 13 and 98 in Yolo County.

SIZE: 81.81 Acres

APN: 056-190-01

ZONING: A-N, Agricultural Intensive

SOIL TYPE: Ya Yolo Silt Loam, Class I, Storie Index 100, BrA Brentwood Silty Clay Loam, Class I, Storie Index 81, Rg Rincon Clay Loam, Class II, Storie Index 73, Mf Marvin Silty Clay Loam, Class II, Storie index 65, Pb Pescadero Silty Clay. Class IV, Storie Index 14. The property has historically been farmed to irrigated row-crops. There is a two acre area on the northwest corner of the Ranch that is planted to Eucalyptus trees.

TOPOGRAPHY: Level to grade.

OIL, MINERAL & GAS RIGHTS: All available Oil, Mineral, and Gas Rights owned by the Sellers will convey with the property.

FARM SERVICE AGENCY BASE: There are 28.10 acres of Wheat base and 26.20 acres of Safflower base.

WATER: There is an Ag well with a 50 HP pump that supplies water to the parcel.

SALES PRICE: \$1,250,000 Cash to Sellers

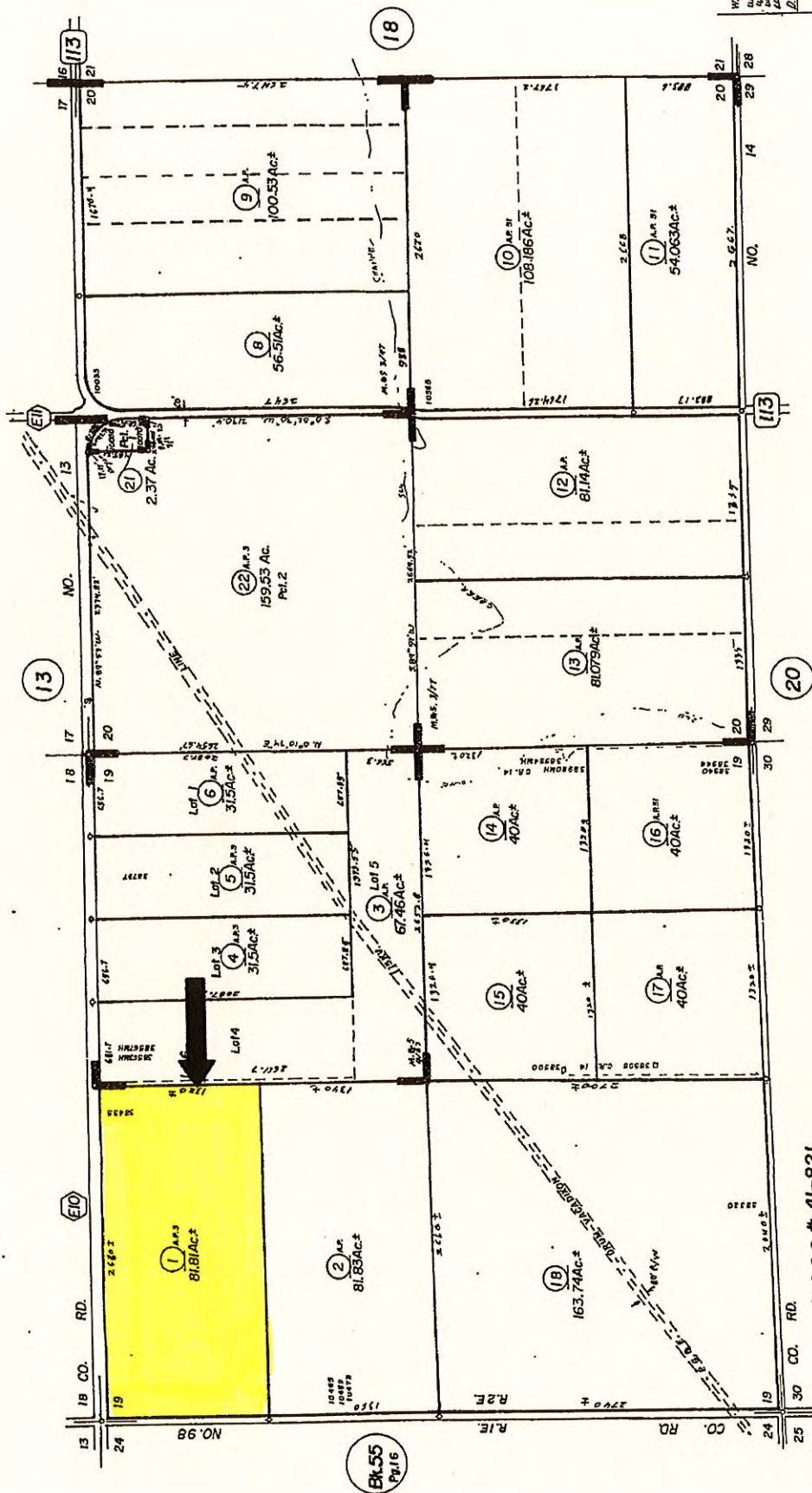
IMPROVEMENTS: There is an older two bedroom, 1 bathroom home on the property that is around 1,000 sq. ft. and in good shape. The home has a raised foundation, 6 year old composition roof and the carpet and linoleum are in good condition. There is also a small 2 car garage with concrete floor, wood sides, and a metal roof, and a good sized barn with wood siding, metal roof, and concrete floor on two of the three bays.

COMMENTS: This is a very nice 81 acre parcel that has some good soils on it that can be utilized for growing a number of different crops. **This parcel can be sold independently or in combination with the 333 acre Tolson Ranch on the north side of County Road 13.** The property is located within the 100 Flood Plain.

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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SEC. 19, & 20, T. 1 N., R. 2 E., M. D. B. & M.



M. & S. 3, Pg. 77—J.A. Leathers
M. & S. 4, Pg. 63—Nickell Ranch
P. M. Bk. 5, Pg. 1—Detling Bros. 2892

Assessor's Map Bk. 56 Pg. 19
County of Yolo, Calif.

**NOTE- Assessor's Block Numbers Shown In Ellipses
Assessor's Parcel Numbers Shown in Circles**

(formerly por. 19-76)

PARCEL MAP


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 2, 2012—Apr 29, 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
BrA	Brentwood silty clay loam, 0 to 2 percent slopes	0.6	0.7%
Mf	Marvin silty clay loam	16.1	19.7%
Pb	Pescadero silty clay, saline-alkali	22.9	28.0%
Rg	Rincon silty clay loam	35.3	43.2%
Ya	Yolo silt loam, 0 to 2 percent slopes, MLRA 17	6.8	8.3%
Totals for Area of Interest		81.8	100.0%

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.



- Boundary
- Well
- House
- Barn



Large Barn with shop area



2 Bedroom Ranch House