

TOLSON ESTATE County Road 13 & County Road 98

LOCATION: The parcel is located 81/2 miles north of the City of Woodland on the north side of County Roads 13 and west of County Road 98 in Yolo County.

SIZE: 333.11 Acres

APN: 056-130-0280.65 acresAPN: 056-130-06211.65 acresAPN: 056-130-07<u>40.81 acres</u>TOTAL333.11 acres

There are three separate parcels, with three separate Williamson Act Contracts, and Successor Agreements for each parcel.

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, Mf Marvin Silty Clay Loam, Class II, Storie index 65, Cb Capay Silty Clay, Flooded, Class IV, Storie Index 35, Pc Pescadero Soils, Flooded. Class IV, Storie Index 15. The property has historically been farmed to irrigated pasture and dryland row-crops. The 80 acre north parcel has a one year farming lease on it for the 2016 season with Joe Muller & Sons.

The 80 acres also has drip tape irrigation improvements installed on it by the current tenant, any sale of the property will require the existing tenant to get reimbursed for irrigation improvements as provided for in the farm lease, a copy of which can be provided upon request.

FARM SERVICE AGENCY INFORMATION: The Ranch has the following FSA base: Wheat 102.21 acres, Corn 116.94 acres, Grain Sorghum 16.66 acres, Safflower 9.98 acres, Barley 3.78 acres.

TOPOGRAPHY: Level to grade on the majority of the Ranch.

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

WATER: The Ranch is in Reclamation District 787 and has 252 shares in the Colusa Drain Mutual Water Company. There is an old 20 HP lift pump that supplies water to the parcel out of the Ridge Cut Slough. The lift pump moves the water into a ditch that carries the water to the south where there is another 7.5 HP lift pump to lift it into the fields. Both pumps are not in serviceable condition at this time.

The Ridge Cut Slough is currently overgrown with tules and the slough needs to be dredged out to utilize the lift pump. Water is provided to the 80 acre north parcel through the use of a Well Sharing agreement with the neighboring 80 acre parcel to the west that has a well on it. The property is located within the 100 Floodplain and does flood on wet years.

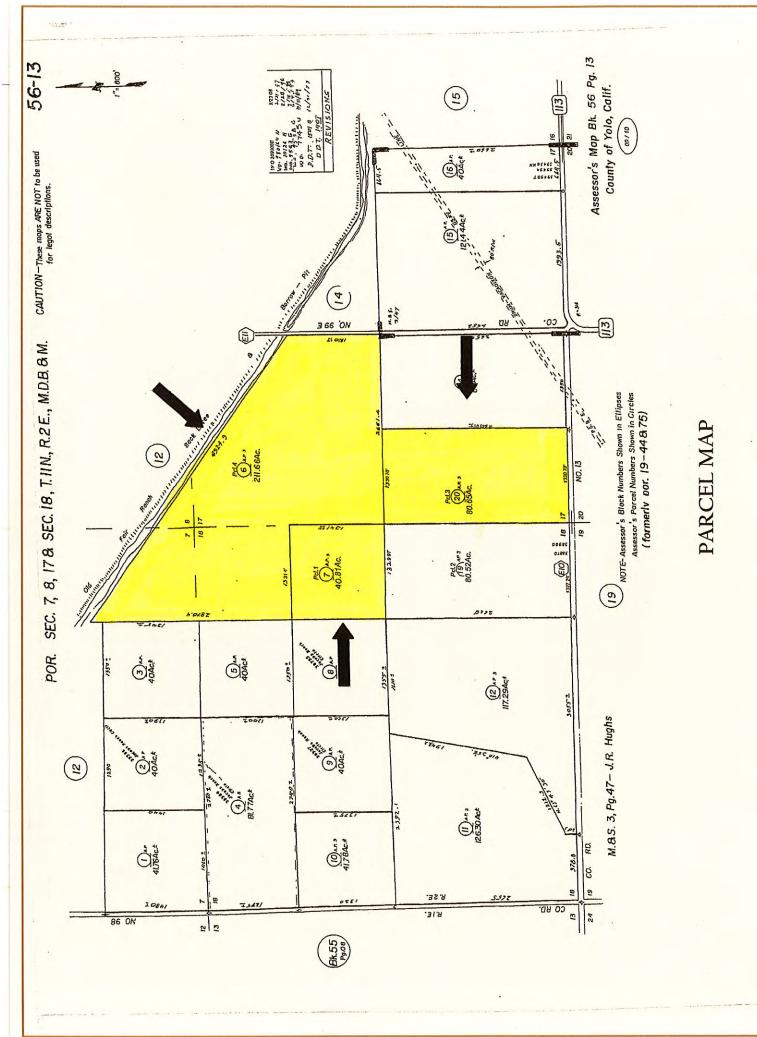
SALES PRICE: \$3,245,995 (\$9,744 per acre) Cash to Sellers.

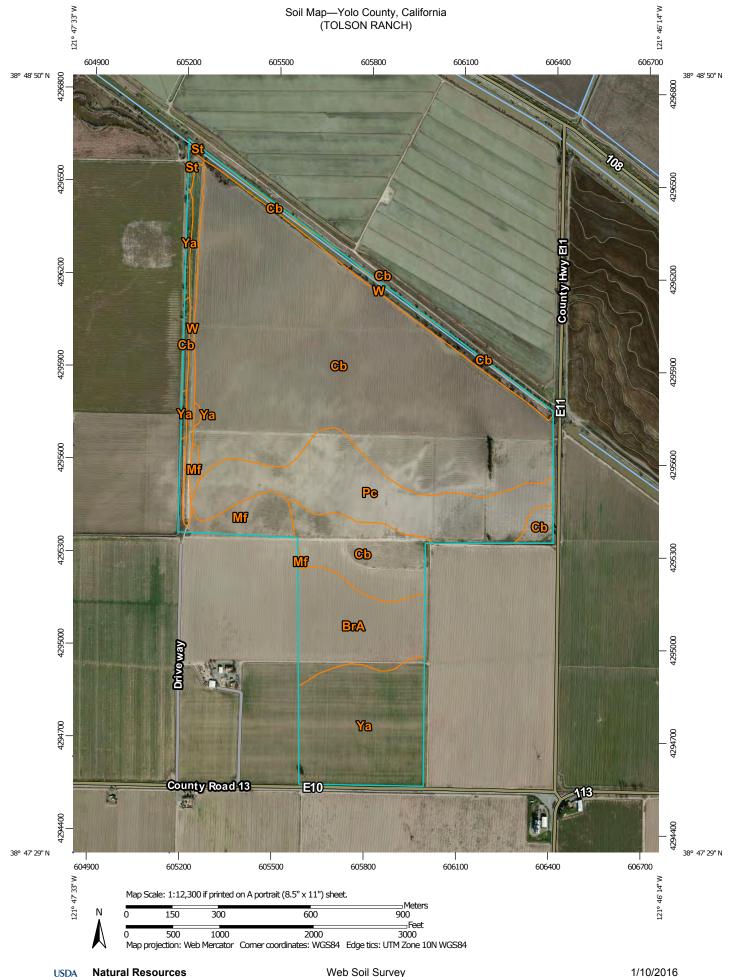
IMPROVEMENTS: There are no improvements on the property.

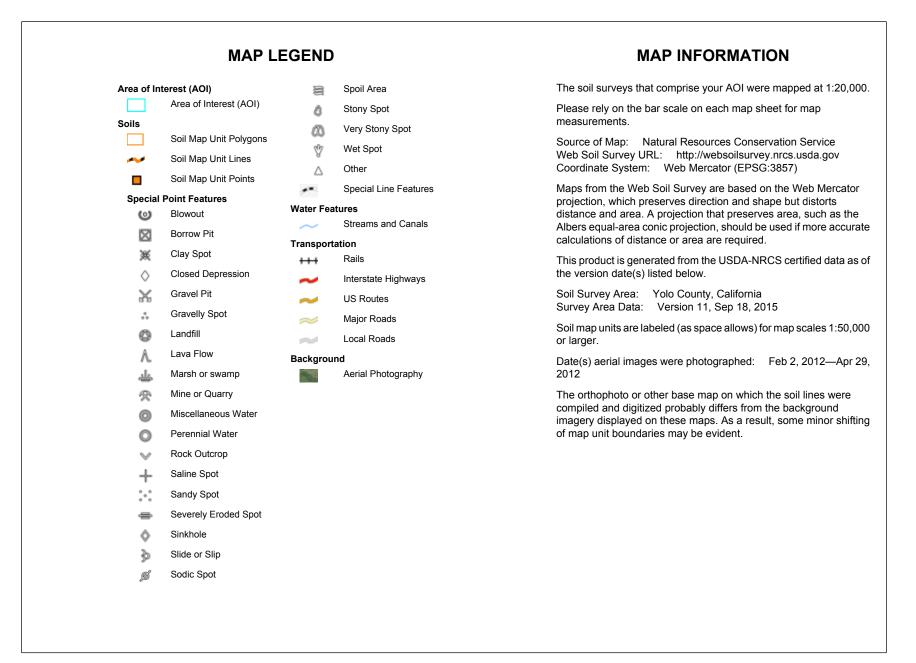
COMMENTS: This is an irrigated row-crop parcel north of the City of Woodland with a range of soils on it. Some of the better soils can be utilized for growing a number of different crops. **These parcels can be sold as a 333 acre unit, or in combination with the 81 acre Tolson Ranch on the south side of County Road 13.**

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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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	27.0	8.0%
Cb	Capay silty clay, flooded	196.0	58.0%
Mf	Marvin silty clay loam	10.7	3.2%
Pc	Pescadero soils, flooded	46.5	13.8%
St	Sycamore silty clay loam, drained	0.8	0.2%
W	Water	16.1	4.8%
Ya	Yolo silt loam, 0 to 2 percent slopes, MLRA 17	40.6	12.0%
Totals for Area of Interest		337.8	100.0%

TOLSON ESTATE AREA MAP YOLO, California, AC +/-





D TOLSON ESTATE



TOLSON ESTATE 333 ACRES AERIAL YOLO, California, AC +/-





D TOLSON ESTATE





Looking toward the West at Fallow Fields



Looking toward the North along the Ridge Cut Slough



Ridge Cut Slough on the North



Looking along the South-West edge of property