



BOWLSBEY RANCH

5725 LIBERTY ISLAND ROAD

LOCATION: The Bowlsbey Ranch is located 10 miles southeast of the City of Dixon and 14 miles due south of the City of Davis on the east and south sides of Liberty Island Road in Solano County. The Ranch generally breaks down into two units; 320 Ranch (North) and the Moore Ranch (South).

SIZE:	320 Ranch	312.43
	Moore Ranch	1,609.25
	Total	1,921.68

APN: 042-140-200, -201;
143-240-030, -040; 143-200-020, - 030, -050

ZONING: Ag 80 - Solano County
Both Ranches are encumbered with separate agricultural land use (Williamson Act) contracts.

SOIL TYPE: Cc Capay Clay, Class II, Storie Index 46, CeA Clear Lake Clay, Class II, Storie Index 49, Sd Sacramento Clay, Class III, Storie Index 43, SeA San Ysidro Sandy Loam, Class IV, Storie Index 46.

The Ranch has historically been developed to and utilized for irrigated pasture production. Historically, the North Parcel was reportedly farmed to alfalfa, corn, and sugar beets.

TOPOGRAPHY: All parcels have been leveled for flood irrigated pasture.

WATER &

DRAINAGE: The 320 Ranch is located in Reclamation District 2068, serviced by two lift pumps located on the west side of the Ranch. The 2016 water rate for Reclamation District 2068 is \$14.00 per acre foot.

The Moore Ranch (1,609 acres) is located within Reclamation District 2098. The entire property is riparian to the surrounding sloughs and within the North Delta Water Agency. The irrigation cost is limited to the actual diversion cost and there were no limitations placed on the water supply through the past several years of drought.

Water is supplied to the Ranch by tidal gates from Haas Slough and Duck Slough, through a series of lift pumps and pipelines through the surrounding levees. The majority of the irrigation distribution ditches on the Ranch are concrete lined.

Sycamore Slough, located in the southerly portion of the Ranch is the terminus for drain water. Water may be pumped from the slough via two lift pumps through the levee into the adjacent slough (Haas Slough).

The reclamation district serves to maintain the surrounding levee system.

IMPROVEMENTS: The building improvements are located centrally at one building site on the Moore Ranch and consists of the following:

Modular Office: 14' x 60', three-year old modular trailer in excellent condition, located under a pole barn.

Main Shop: 41' x 76", concrete floor, metal roof and sides, good condition.

Chutes & Corrals: Pipe and cable construction, well sized and in good condition.

Hay Barns: There are two three-sided pole barns that are utilized for storing hay; with a metal roof and sides, and concrete floor. One of the hay barns was used as an airplane hangar many years ago.

Mobile Homes: There are two mobile homes on the Ranch that are occupied but in poor condition.

Scale House: There is a large covered wooden structure that serves as the scale house. On the top floor of the structure is an office that was previously the main office for the Ranch. Condition is fair to poor.

OIL, MINERAL & GAS RIGHTS: All available Oil, Mineral, and Gas Rights will convey with the sale of the Ranch.

PRICE: \$15,000,000 or \$7,806 per acre.

COMMENTS: Large irrigated pasture properties such as this rarely come onto the market. This one is well developed, has excellent water rights, is located in the heart of the Dixon pasture belt, with recreational hunting and delta mitigation potential.

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.

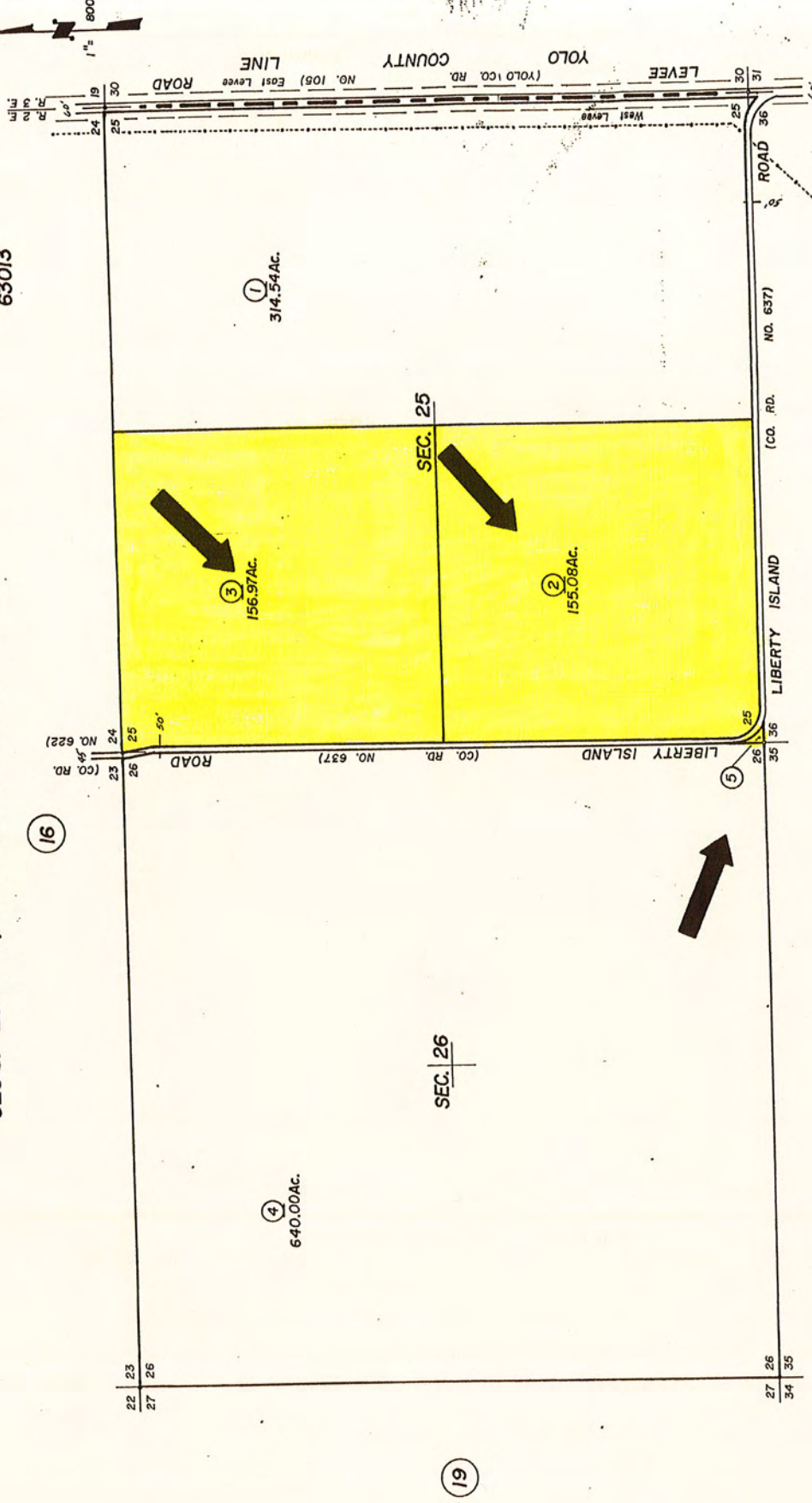
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CALIFORNIA AGRICULTURAL
PROPERTIES, INC.
37874 County Road 28 – Woodland,
CA 95695, Ph. (530) 681-1410
www.calaprop.com

John Brennan - Broker
BRENNAN, JEWETT &
ASSOCIATES
315 4th Street – Colusa, CA 95932
Ph. (530) 870-6625

143-20

Tax Area Code
63004
63013

SEC'S. 25 & 26, T. 6 N., R. 2 E., M. D. B. & M.



Assessor's Map Bk. 143 Pg. 20
County of Solano, Calif.

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

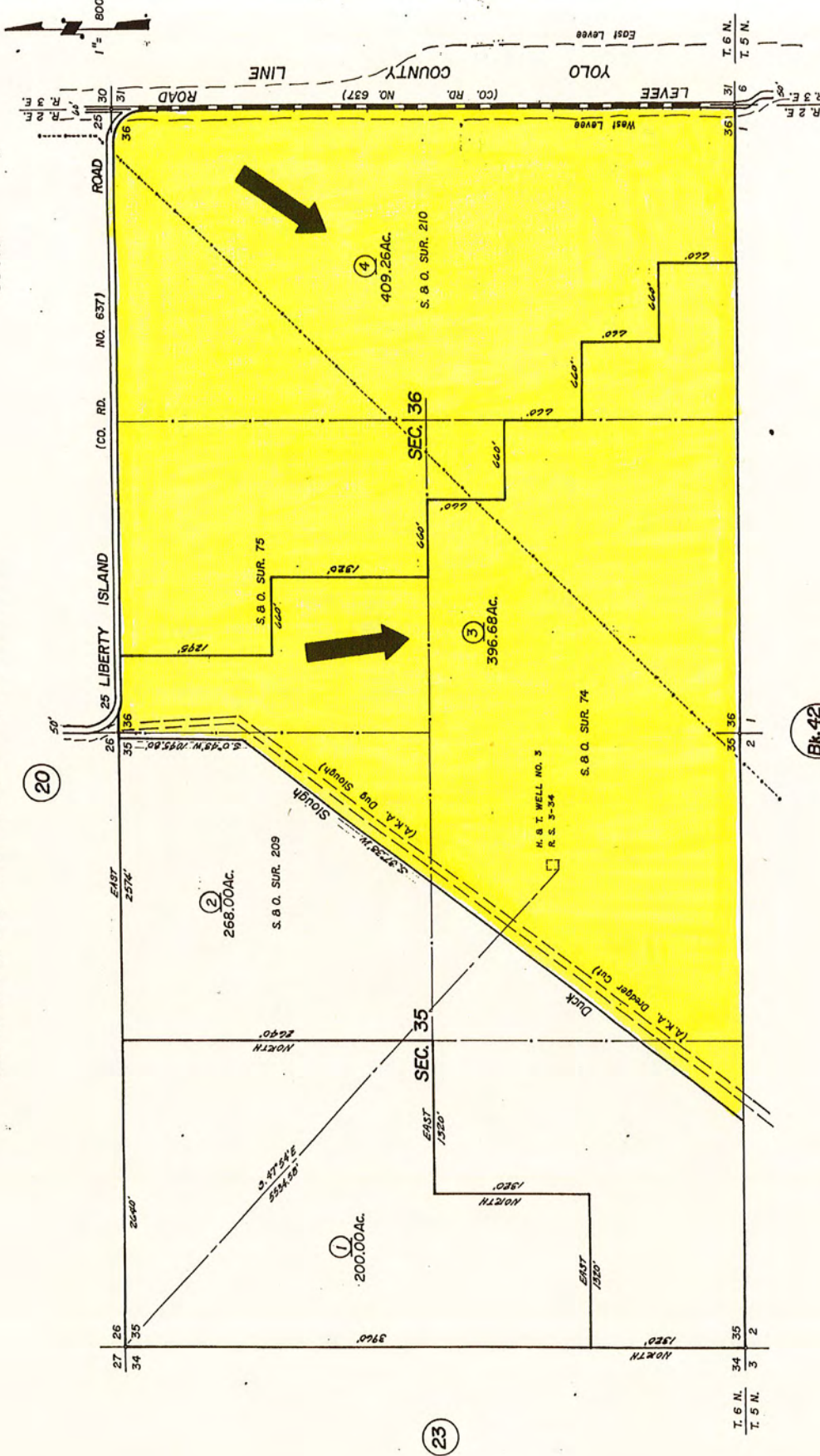
REVISION	DATE	BY

PARCEL MAP

Tax Area Code
63013

SEC'S 35 & 36, T. 6 N., R. 2 E., M. D. B. & M.

143-24

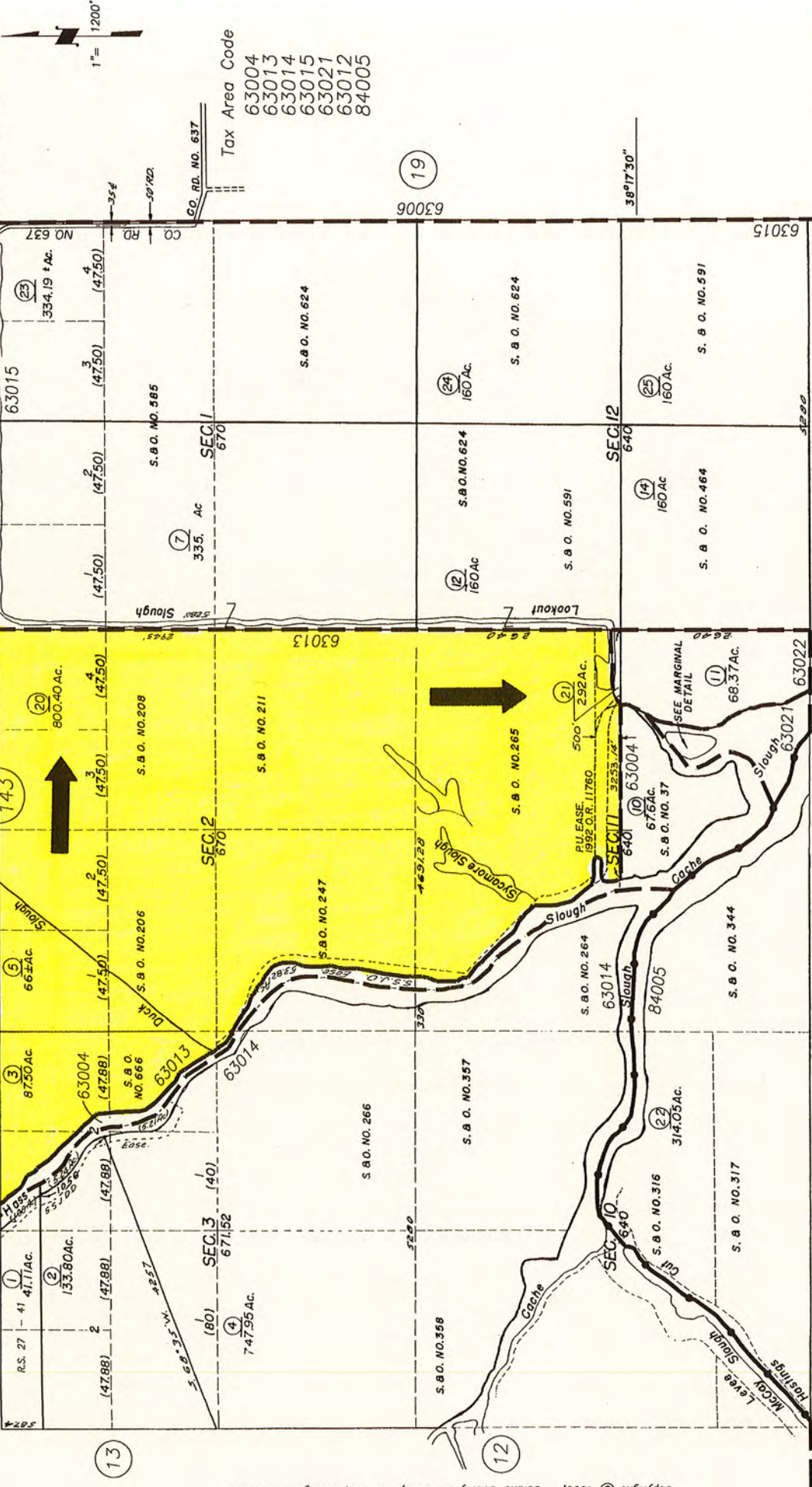


Assessor's Map Bk. 143 Pg. 24
County of Solano, Calif.

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

REVISION	DATE	BY

PARCEL MAP



Assessor's Map Bk. 42 Pg. 14

County of Solano, Calif.

09-10

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

TAC Layer (Nm)	8-26-08	Cr
REVISION	DATE	BY
140-01 (RS)	4-17-06	DV

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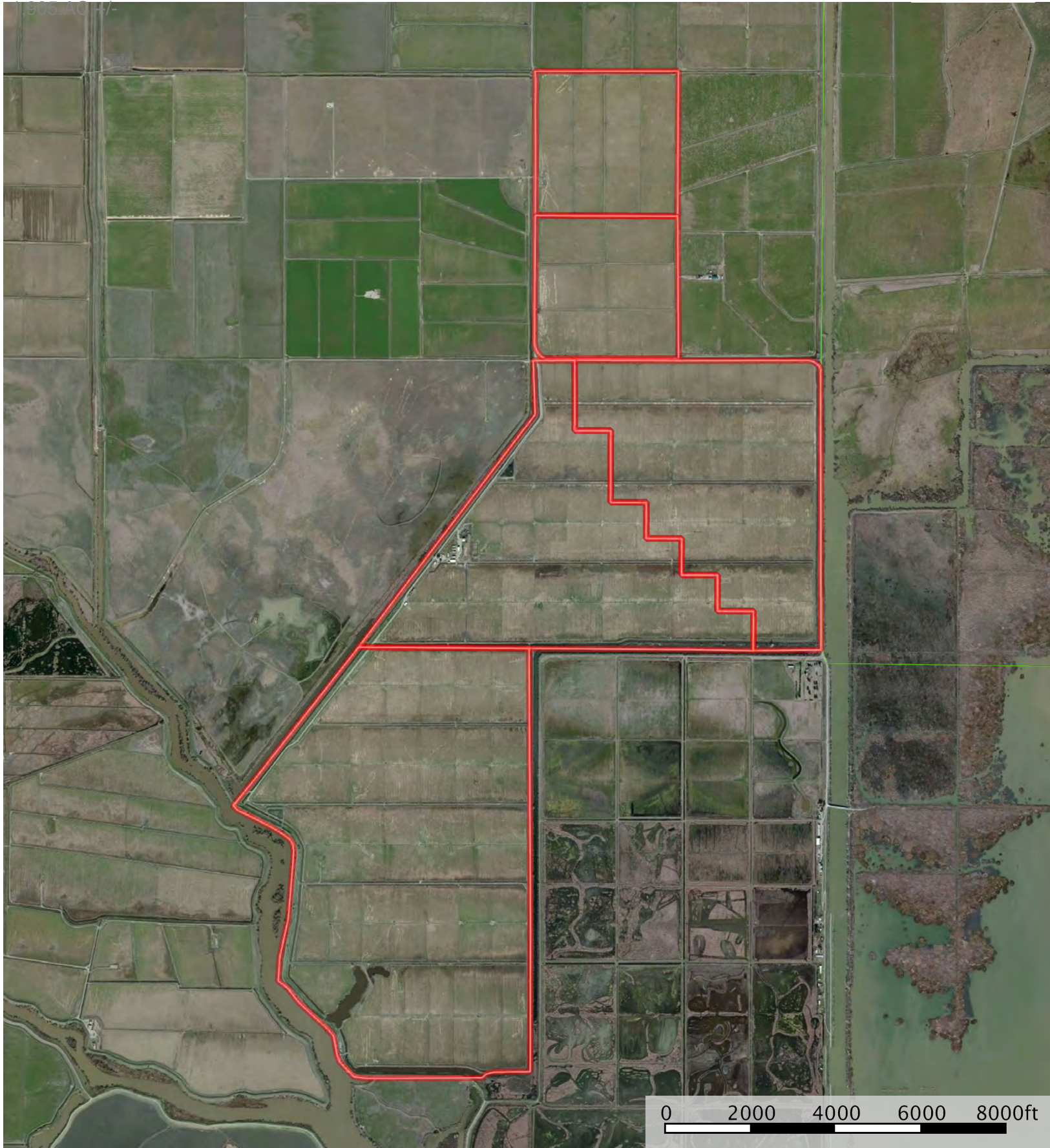
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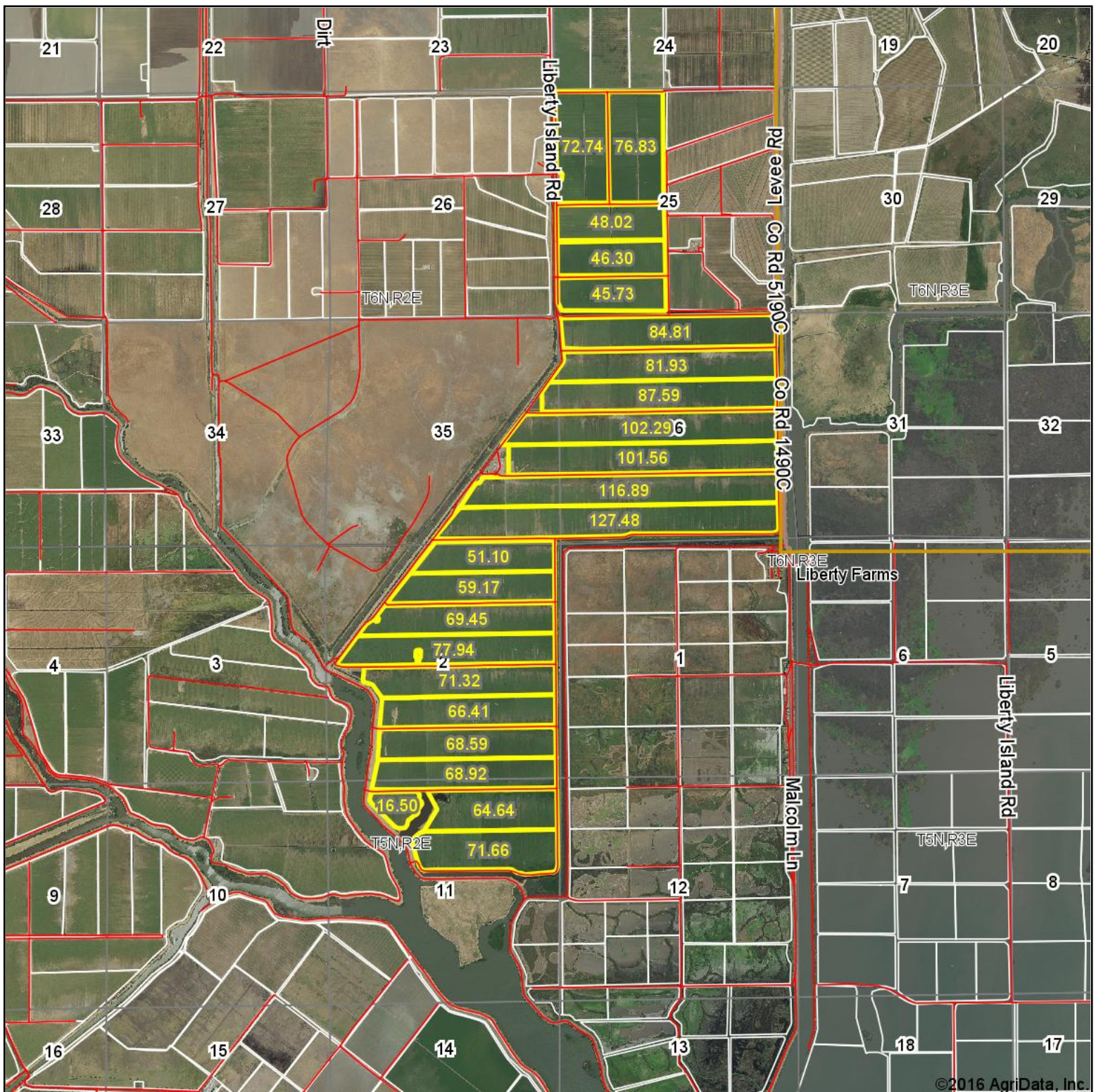
121°42'30"

1,905.AC +/-



 Boundary

BOWLSBEY RANCH FIELD MAP



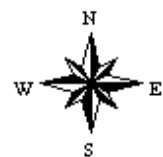
map center: 38° 18' 50.78, 121° 42' 48.18

0ft 3645ft 7290ft

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2016 www.AgriDataInc.com

2-5N-2E
Solano County
California



6/1/2016



United States
Department of
Agriculture

FARM SERVICE AGENCY MAPS

Solano County, California



roads100k_l_solano

Tract Boundary

Common Land Unit

Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 289.62 acres

2016 Program Year

Map Created November 12, 2015

Farm 315
Tract 1039

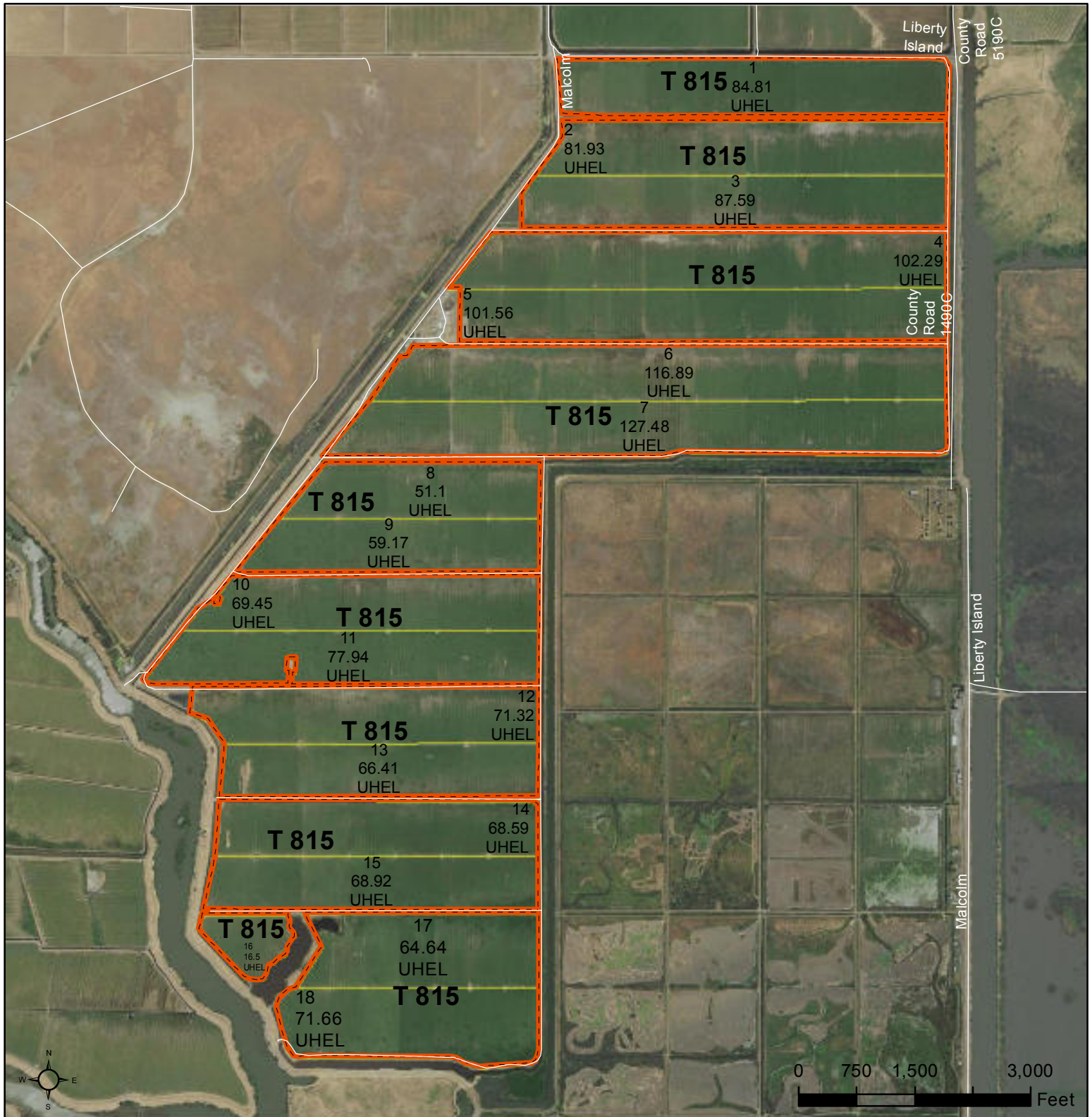
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United States
Department of
Agriculture

FARM SERVICE AGENCY MAPS

Solano County, California



roads100k_l_solano

Tract Boundary

Common Land Unit

Cropland

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 1388.25 acres

2016 Program Year

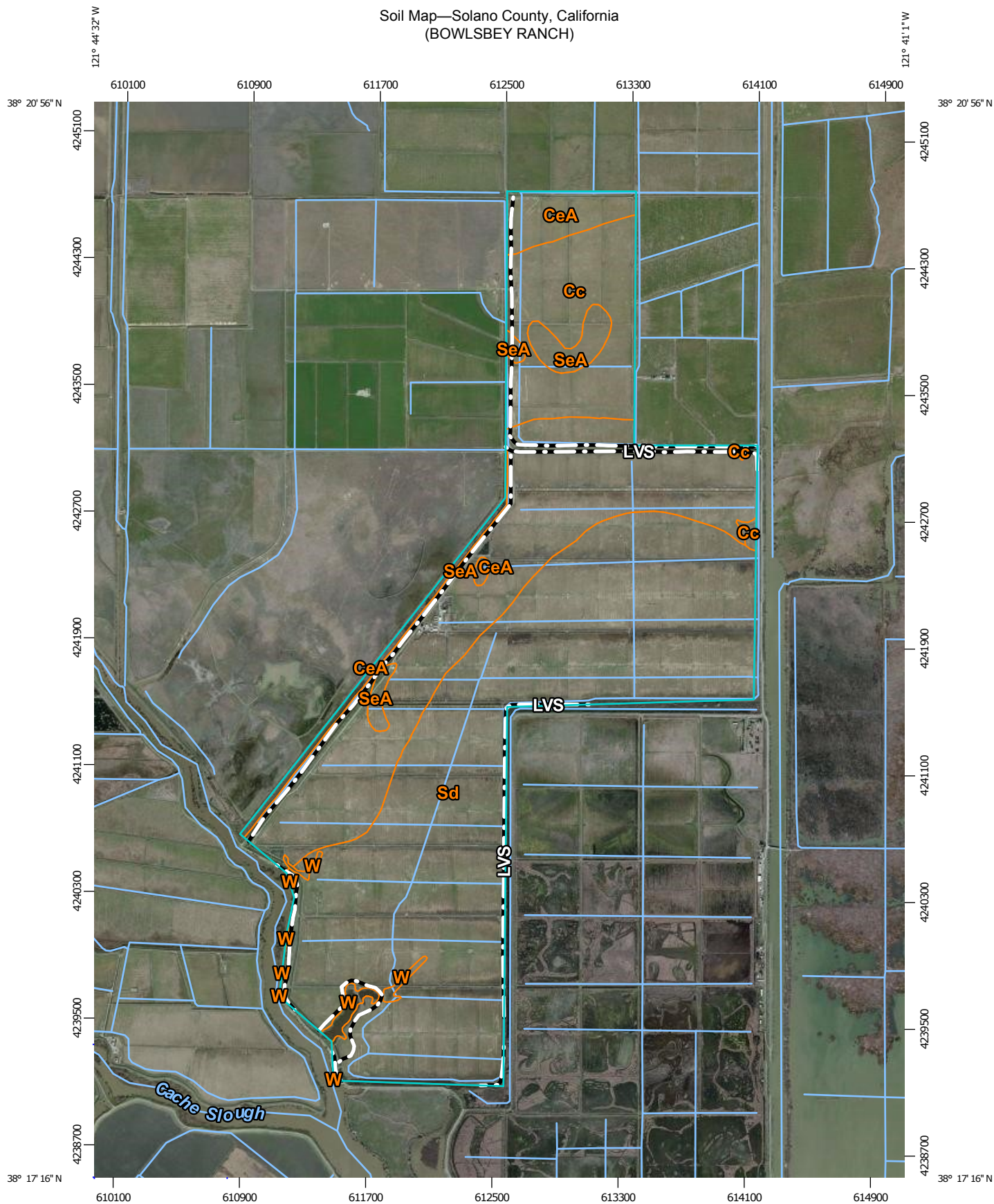
Map Created November 12, 2015

Farm 315
Tract 815

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USDA SOILS MAP

Soil Map—Solano County, California
(BOWLSBEY RANCH)



Map Scale: 1:33,100 if printed on A portrait (8.5" x 11") sheet.



0 450 900 1800 2700 Meters

0 1500 3000 6000 9000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/31/2016
Page 1 of 3

Soil Map—Solano County, California
(BOWLSBEY RANCH)

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 1:24,000.

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: Solano County, California

Survey Area Data: Version 9, Sep 23, 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

Solano County, California (CA095)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cc	Capay clay	207.8	10.8%
CeA	Clear Lake clay, 0 to 2 percent slopes, MLRA 17	558.5	28.9%
Sd	Sacramento clay, 0 to 2 percent slopes, MLRA 16	1,077.0	55.8%
SeA	San Ysidro sandy loam, 0 to 2 percent slopes	45.8	2.4%
W	Water	40.8	2.1%
Totals for Area of Interest		1,929.9	100.0%



GOATS GRAZING ON LEVEE



DRAINAGE SLOUGH FOR SYCAMORE SLOUGH



SYCAMORE SLOUGH



HAAS SLOUGH INLET



HAPPY HEIFERS GRAZING



CONCRETE IRRIGATION DITCHES



SOUTH IRRIGATION POND



CONCRETE IRRIGATION DITCH



DUCK SLOUGH LIFT PUMP



COWS GRAZING ON PASTURES



GRAIN STORAGE HOPPERS



HAY STORAGE BARN (AIRPLANE HANGER)



CATTLE & SHEEP LOADING FACILITIES



WORKING CORRALS



FARM SHOP



OFFICE



NORTH PASTURE DRAIN SLOUGH



NORTH PASTURE (RD 2068 WATER)



STEERS & SHEEP GRAZING



DRAIN PUMPS