



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

BOWLSBEY 320

LIBERTY ISLAND ROAD

SELLER: BOWLSBEY TRUST

BUYER: RASSMUSSEN TRUST

LOCATION: The Bowlsbey 320 is located ten (10) miles southeast of the City of Dixon and fourteen (14) miles due south of the City of Davis on the east side of Liberty Island Road in southeasterly Solano County.

SIZE: According to the Solano County Tax Assessor, the property contains a total of 312.43 acres.

APN: 143-200-020 155.08 acres
143-200-030 156.97 acres
143-200-050 .38 acres
TOTAL 312.43 acres

ZONING: Ag 80 - Solano County, the property is encumbered with an agricultural land use (Williamson Act) contract.

SOIL TYPES: Cc Capay Clay, Class II, Storie Index 46, CeA Clear Lake Clay, Class II, Storie Index 49, SeA San Ysidro Sandy Loam, Class IV, Storie Index 46.

The Ranch has been developed to and utilized for irrigated pasture production over the last 35 years. Prior to it's conversion to irrigated pastures, the property was farmed to alfalfa, corn, and sugar beets.

The Ranch is currently leased to Schene Enterprises for the balance of the 2017 grazing season.

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

WATER &

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

IMPROVEMENTS: There are no building improvements on the property.

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

SALES PRICE: \$2,000,000 or \$6,401 per acre, Cash to Sellers **CLOSE OF ESCROW: 4/6/2018**

COMMENTS: Nice smaller irrigated pasture properties such as this rarely come onto the market. This property is well developed, has excellent water rights, is located in the heart of the Dixon pasture belt, and is easy to manage and take care of.

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

Scott Stone, Broker

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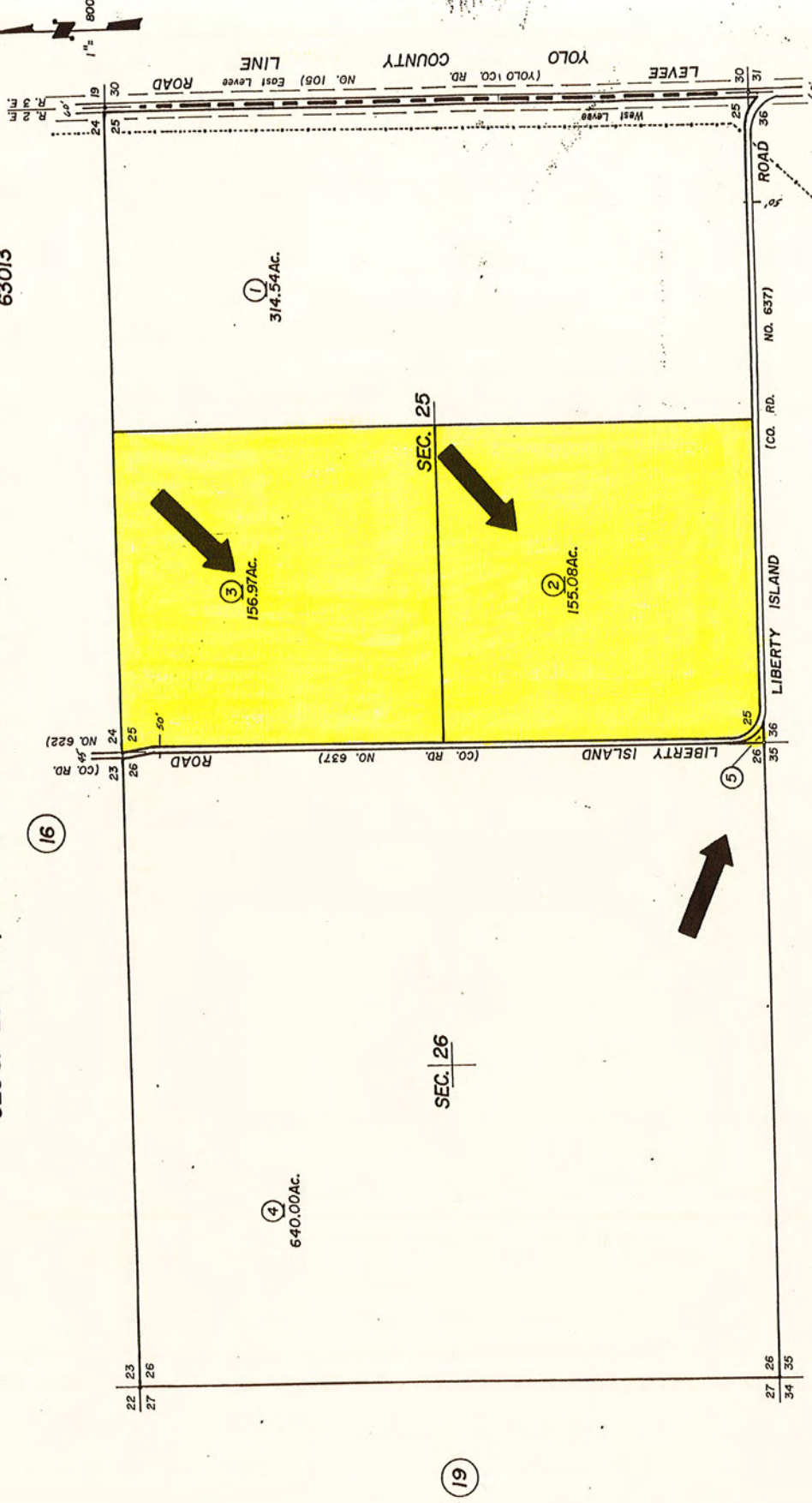
John Brennan, Broker

BRENNAN, JEWETT & ASSOCIATES
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Woodland, CA. 95695
Office – (530) 723-5161
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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



Well Boundary



United States
Department of
Agriculture

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

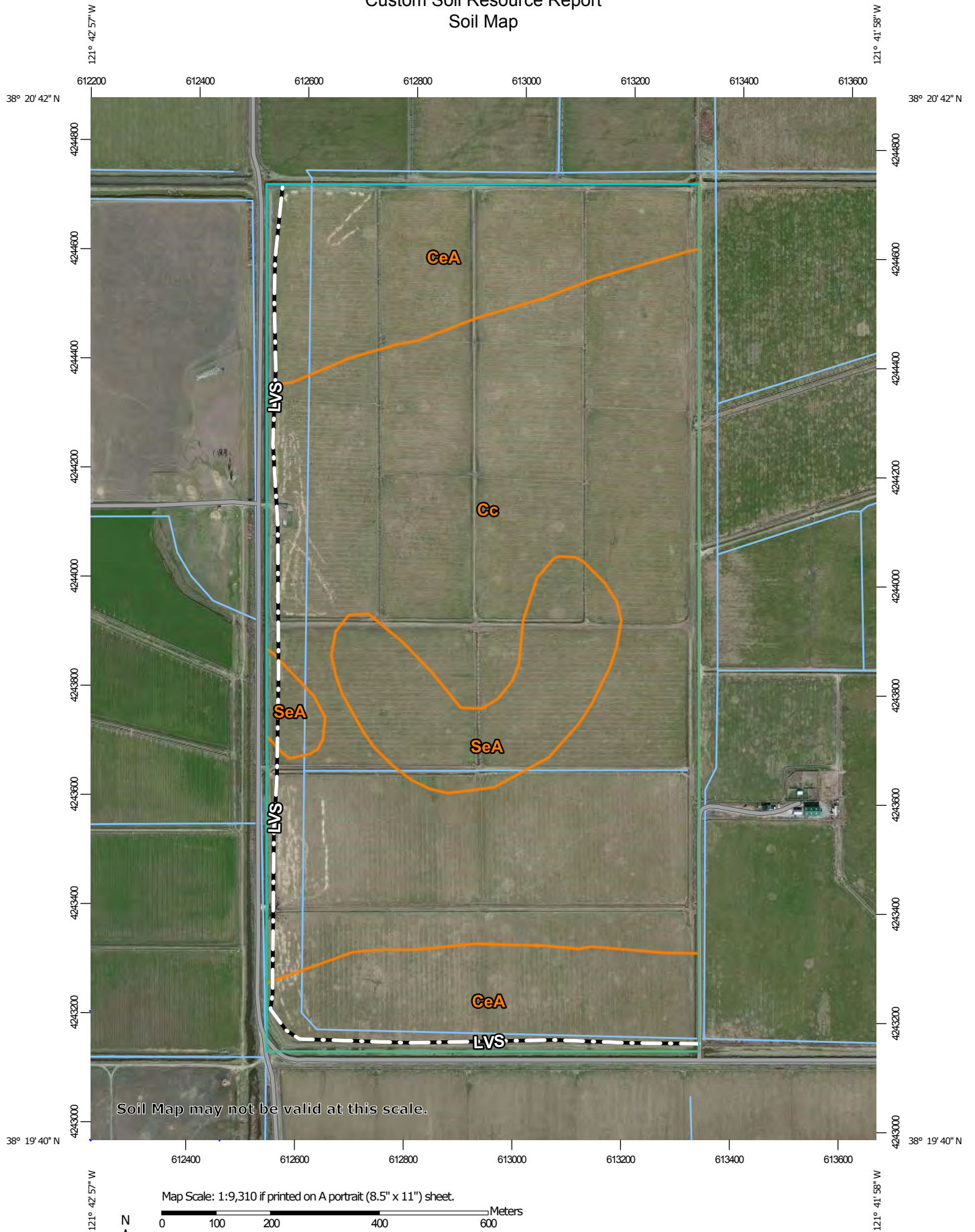
2016 Program Year

Map Created November 12, 2015

Farm 315
Tract 1039


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Custom Soil Resource Report Soil Map




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.

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:
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 10, Sep 28, 2016

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	197.4	63.0%
CeA	Clear Lake clay, 0 to 2 percent slopes, MLRA 17	83.9	26.8%
SeA	San Ysidro sandy loam, 0 to 2 percent slopes	32.2	10.3%
Totals for Area of Interest		313.5	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.

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 intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.



IRRIGATION PUMP AND DITCH



GRAZING SHEEP ON NORTH PASTURE



RD 2068 DRAINAGE DITCH



SOUTH PASTURES