



**CALIFORNIA AGRICULTURAL
PROPERTIES, INC.**

FOSTER BEAR SPRINGS RANCH

LOCATION: The Ranch is located on the top of the Blue Ridge of the Capay Valley, five miles south of the Cache Creek Casino Resort at the end of County Road 78A in western Yolo County.

There are a total of four parcels that make up the property, two are located in Napa County, and two are located in Yolo County.

<u>APN</u>	<u>SIZE</u>	<u>ANNUAL TAXES</u>
Napa County: 015-260-005	12.32 Ac.	\$260.34
Napa County: 015-260-008	27.56 Ac.	\$608.80
Yolo County: 047-040-013	91.86 Ac.	\$1,844.30
Yolo County: 047-040-010-510	80.00 Ac.	\$1,598.36
Yolo County: 047-040-010-520	<u>80.00 Ac.</u>	\$185.80
	291.74 Acres	

Parcel 047-040-010 is owned jointly by two different owners and both owners have agreed to sell the property.

ZONING: A-X Agricultural Extensive. The property does not have a Williamson Act Contract on it.

SOIL TYPE: Rog, Rock Land, Class VIII.

TOPOGRAPHY: Gently rolling to extremely steep terrain.

WATER: There is a older cistern style domestic well on Ranch that can be set up with a solar pump and panel.

PRICE: \$875,220 Cash to Seller.

IMPROVEMENTS: There is a 30" X 30' hunting cabin on the property that is in good condition, with a concrete floor, metal roof and siding, and wood siding on the interior walls.

ACCESS: County Road 78A is accessed off of State Highway 16 and is a graveled year round road. As the road nears the top of the Blue Ridge, there is the Weston Spur, which is a private dirt road that passes through the Wirth Ranch to get to the Bear Springs Ranch.

COMMENTS: This unique property is for the person who really wants their own space on the top of the Blue Ridge in the beautiful Capay Valley. From a top of the mountain hunting get away to a beautiful hiking and wildlife area, the property has unlimited potential for the adventuresome folks who want to enjoy their own peace and quiet. There are exceptional views overlooking the Capay Valley in Yolo County, and beautiful Lake Berryessa in Napa County.

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.

CALIFORNIA AGRICULTURAL PROPERTIES, INC.

37874 COUNTY ROAD 28

WOODLAND, CA 95695

SCOTT A. STONE, BROKER

AUSTIN STONE, ASSOCIATE

(M) (530) 681-1410

(M) (530) 551-2009

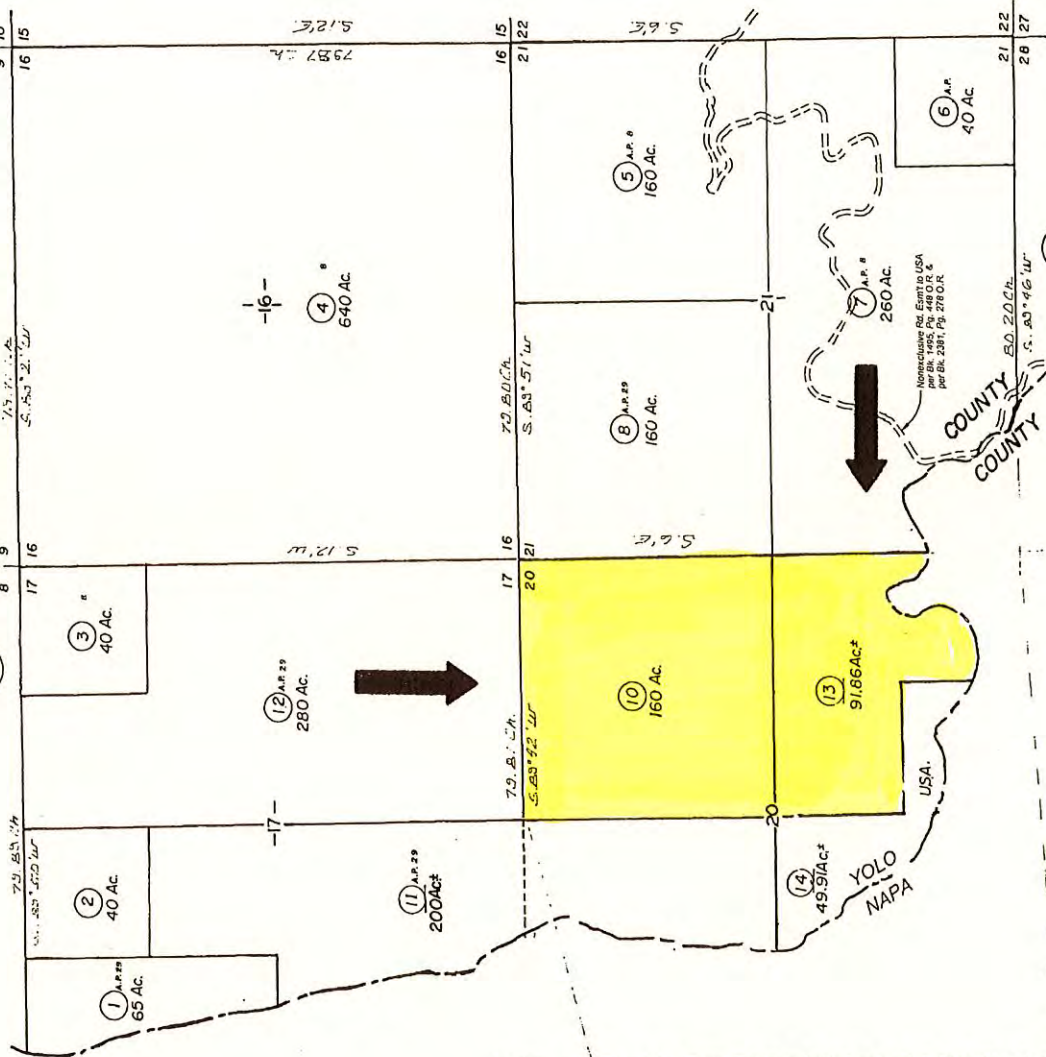
(530) 662-4094 OFFICE

www.calagprop.com

47-04

SEC. 16, POR. SEC. 17, 20, & 21 T. 10 N., R. 3 W., M.D.B. 8 M.

CAUTION - These Maps ARE NOT to be used for legal descriptions.



REVISIONS	DATE	BY	REASON
1	09/14/11	W.D.21007N	
2	12/28/04	W.D.20028M	
3	07/17/12	W.D.21007N	
4	07/17/12	W.D.21007N	
5	07/17/12	W.D.21007N	

Assessor's Map Bk. 47, Pg. 04
County of Yolo, Calif.

12/13

NOTE - Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.

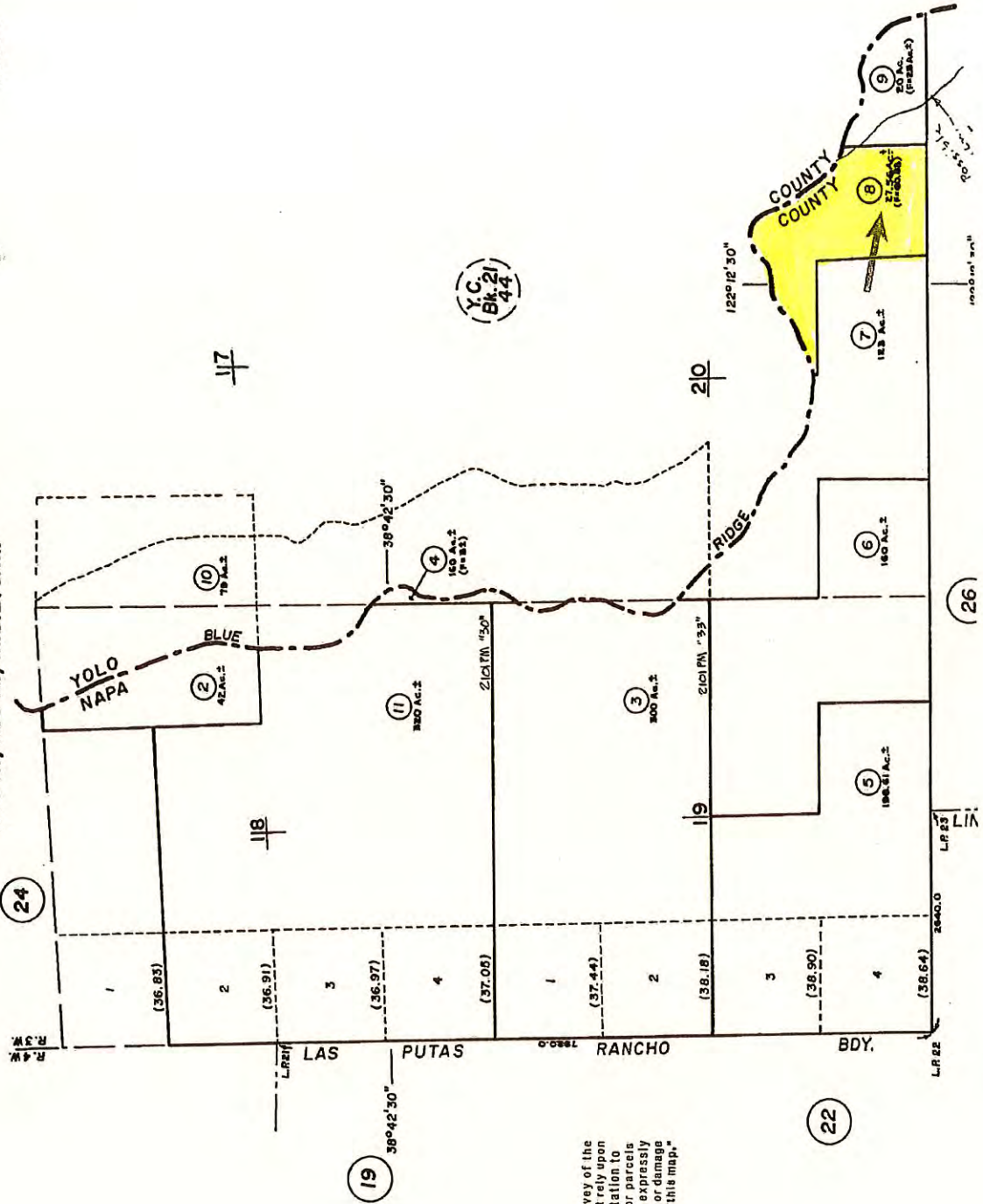
7/13

PARCEL MAP

COUNTY ASSESSOR'S PARCEL MAP T. 10N., R. 3W., M.D.B. & M.

15-25

Tax Area Code
85004



*This map may or may not be a survey of the land depicted herein. You should not rely upon it for any purpose other than orientation to the public. The Assessor or parcels depicted. PLACER TITLE COMPANY, expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

NOTE: This Map Was Prepared For Assessment Purposes Only. No Liability Is Assumed For The Accuracy Of The Data Delivered Hereon.

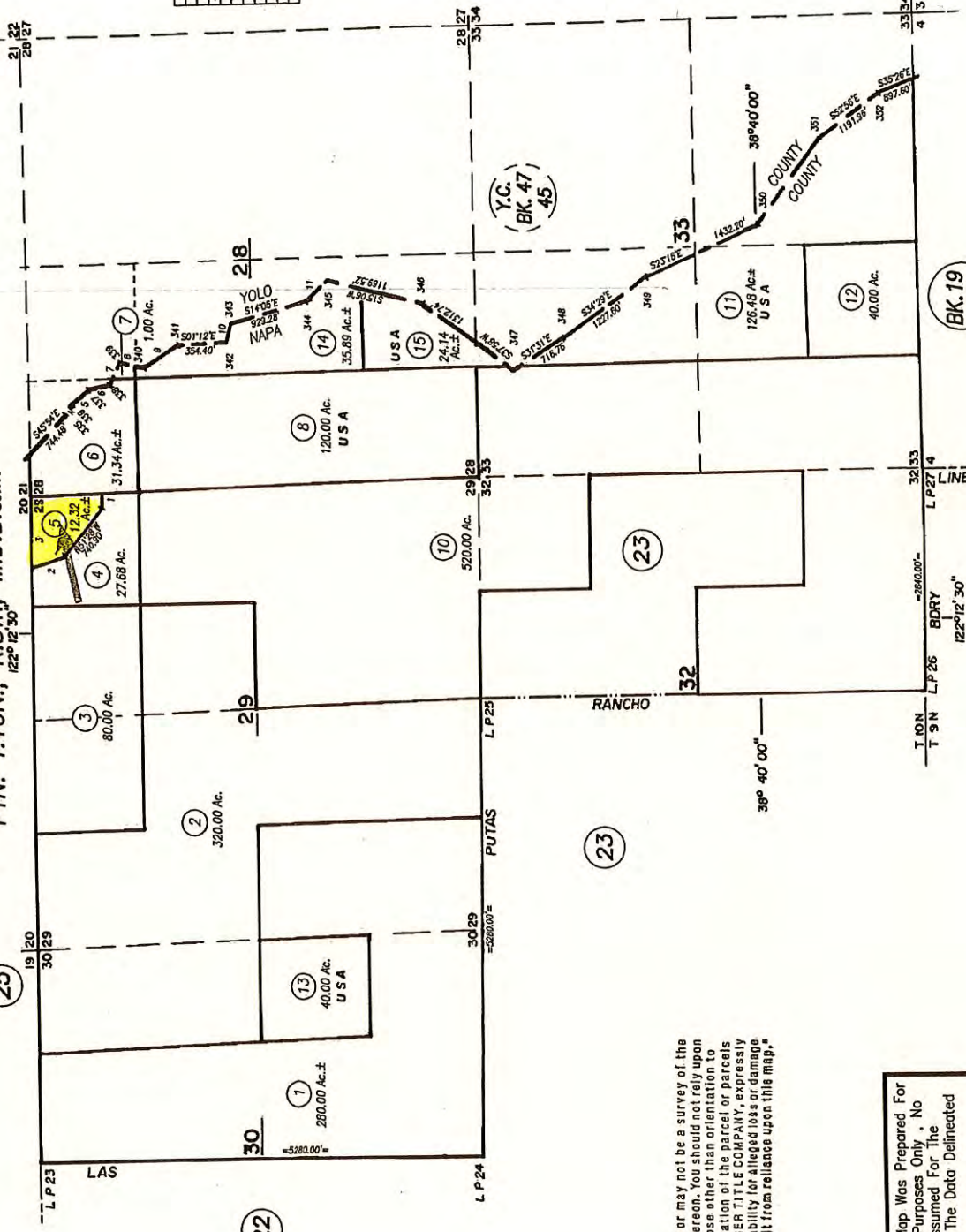
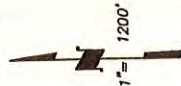
Assessor of Napa County
REVISIONS 1979

PARCEL MAP

15-26

Tax Area Code
85004

COUNTY ASSESSOR'S PARCEL MAP PTN. T.10N., R.3W., M.D.B.&M.



1.	1857	120.00
2.	11650W	43.00
3.	267	114.00
4.	5571E	114.00
5.	5571E	273.54
6.	510719E	246.84
7.	54715E	278.84
8.	51357W	513.48
9.	51357W	513.48
10.	51357W	513.48
11.	54720E	357.22

3-24-88	DATE
260-09 TO PG 23 11-19-98	REVISION
260-12 00C 5-18-10	DATE
1988	REVISION

15-26

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PARCEL MAP

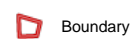
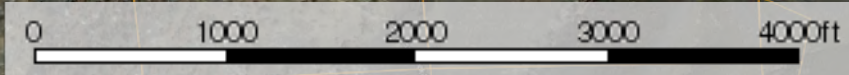
BEAR SPRINGS RANCH AREA MAP

California, 291.7 AC +/-



 Boundary

California, 291.7 AC +/-





View of top of the Blue Ridge



Bear Springs Ranch Landscaping



Bear Springs Ranch Pond



Bear Springs Ranch trail