



HRDY "SINGLETON" ORCHARD

32890 RUSSELL BOULEVARD, DAVIS, CA.

LOCATION: The orchard is located at 32890 Russell Boulevard which is four miles west of the City of Winters at the intersection of County Road 93A and Russell Boulevard in western Yolo County. The property is located on the north side of Russell Boulevard.

SIZE: 299.1 Acres. APN 038-100-018, 298.42 acres, and APN 038-100-017, .069 acres.

ZONING: AN Intensive Agriculture. The property is encumbered by a Williamson Act Contract. The Assessors Map shows two parcels, but the underlying map reflects 15 parcels originally.

SOIL TYPE: The soils consist of about 50% Rg Rincon Silty Clay Loam, Class I, Storie Index 81, the balance of the orchard is Rg Rincon Silty Clay Loam, Class II, Storie Index 73, and Ca Capay Silty Clay, Class II, Storie Index 50. These soils are very well suited to Walnut orchard production.

TOPOGRAPHY: Leve to grade, to slightly undulating.

WATER: There are three Agricultural wells that provide water to the orchards, two are 100 HP powered by electricity, and the third is 150 HP which is powered by propane . In addition to the wells the northern part of the orchard is in the Yolo County Flood Control and Water Conservation District.

FARM SERVICE AGENCY ACREAGE BASE: The property has Wheat, Corn, Sorghum, and Barley acreage base.

ORCHARD IMPROVEMENTS: The orchards are planted to Walnuts and the blocks are varying sizes and ages as follows:

NORTH SIDE:

Chandler Planted 2004 24 Acres Spacing 30' X 30'
Chandler Planted 2008 60 Acres Spacing: 24' X 30'
Howard Planted 2004 35 Acres Spacing: 30' X 30'

SOUTH SIDE:

Chandler Planted 2007 40 Acres Spacing: 26' X 30'
Tulare Planted 2003 30 Acres Spacing: 26' X 30'

There are 70 acres of open ground that was previously planted to Walnuts and now has been prepped for orchard planting. This parcel has been deep ripped, and also ripped along the tree row's on an 18ft. spacing. The mainlines for the irrigation system are in place for this parcel and interconnected to the three wells. The Owner has ordered Platinum Pistachio rootstock from Sierra Gold Nursery for planting in 2022. The orchards have been professionally managed by longtime orchard expert, Joseph Martinez from Winters.

Production records are available upon request.

STRUCTURAL IMPROVEMENTS:

The main house is a historic 2,500 sq. foot two story 4 bedroom, 2 bathroom home with a water tower and a detached garage. The home was built in 1934 and has been upgraded through the years. It has hardwood floors, central heating and air conditioning, and gas appliances in the kitchen. The home has wood siding and a composition roof. The home is currently used as a rental house.

The secondary house is 1,625 sq. ft with stucco siding and a composition roof. There are four bedrooms, 2 bathrooms, a basement, and a 400 sq. ft. detached garage. It also has central heat and air, hardwood floors, and electric appliances. The home is currently utilized for employee housing.

In addition to the two homes there are three barn/shop type structures on the property.

Storage Barn # 1: 1,400 sq. ft. Metal roof and sides, dirt floor.

Storage Barn # 2: 1,150 sq. ft. Metal roof, metal and wood sides, concrete floor

Shop Barn # 3: 1,800 sq. ft. Metal roof and sides, concrete floor.

All structures are in fair condition.

OIL, MINERAL & GAS RIGHTS: All of the Oil, Mineral, and Gas Rights are held by the current owners and will convey with the sale of the Orchard.

PRICE: \$7,500,000 (\$25,075 per acre) Cash to Seller.

COMMENTS: This is a very nice, hard to find Walnut Ranch in an excellent location between the Cities of Davis and Winters with two sources of irrigation water. The orchard is managed by Martinez Ranches and reflects pride of ownership and high quality care. Sale is contingent upon the Seller performing a 1031 Tax Deferred Exchange upon the successful sale of the property.

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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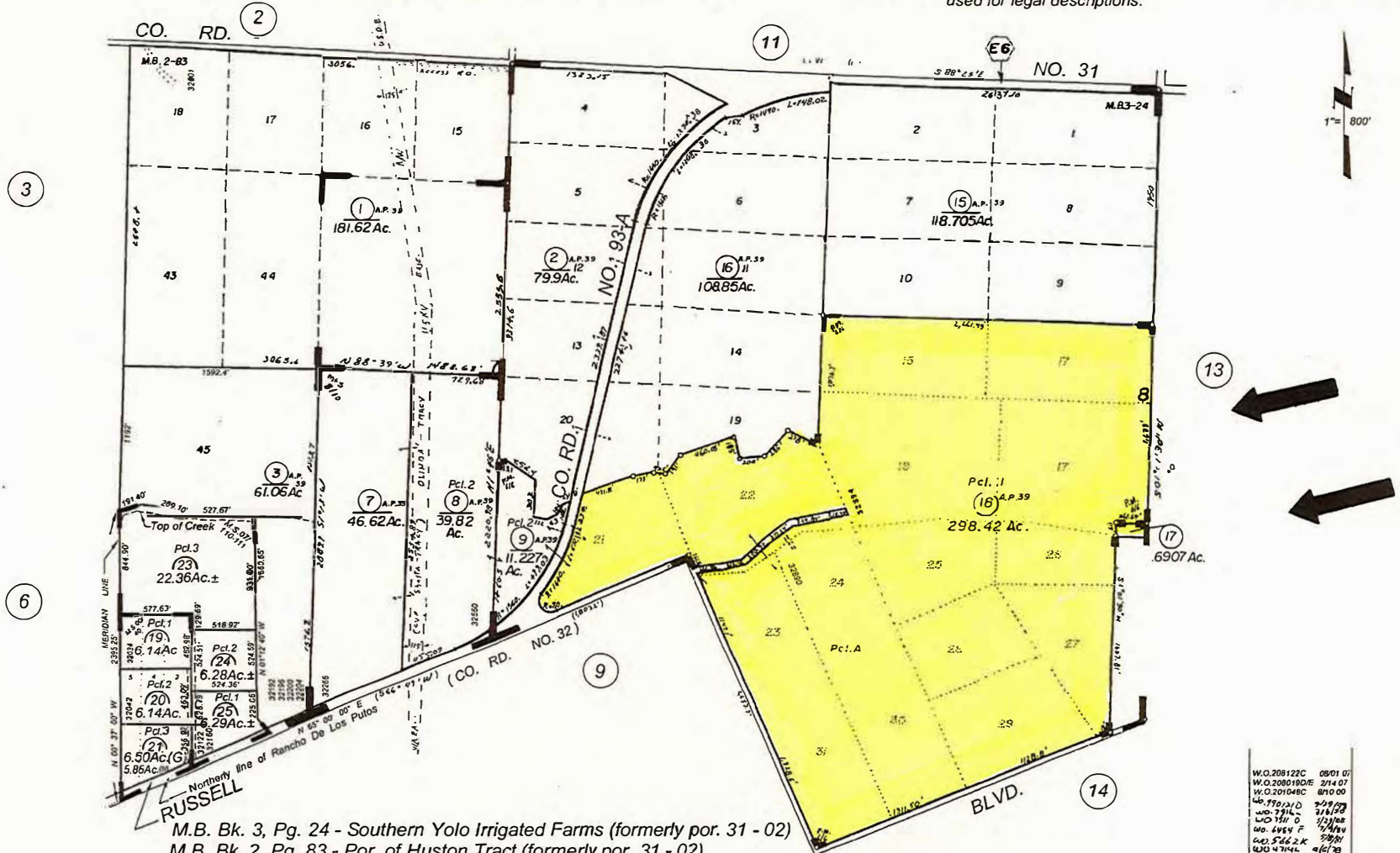
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www.calagprop.com

SEC. 7, POR. OF SEC. 8, T. 8N., R. 1E., M.D.B. & M.

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

38 - 10



M.B. Bk. 3, Pg. 24 - Southern Yolo Irrigated Farms (formerly por. 31 - 02)
M.B. Bk. 2, Pg. 83 - Por. of Huston Tract (formerly por. 31 - 02)
M. & S. Bk. 3, Pg. 49 - Ferdericka Overhouse Homestead Tract (formerly por. 31 - 02)
M. & S. Bk. 8, Pg. 10 - F. Carmelo Ramos
P.M. Bk. 6, Pg. 6 - Fukumoto Farms, Inc., Pcl. Map # 2998
M. & S. Bk. 00, Pg. 40 - Record of Survey.
M. & S. Bk. 07, Pg. 110 - 111 - Record of Survey
for Thomas P. Ramos

Assessor's Map Bk. 38, Pg. 10
County of Yolo, Calif.

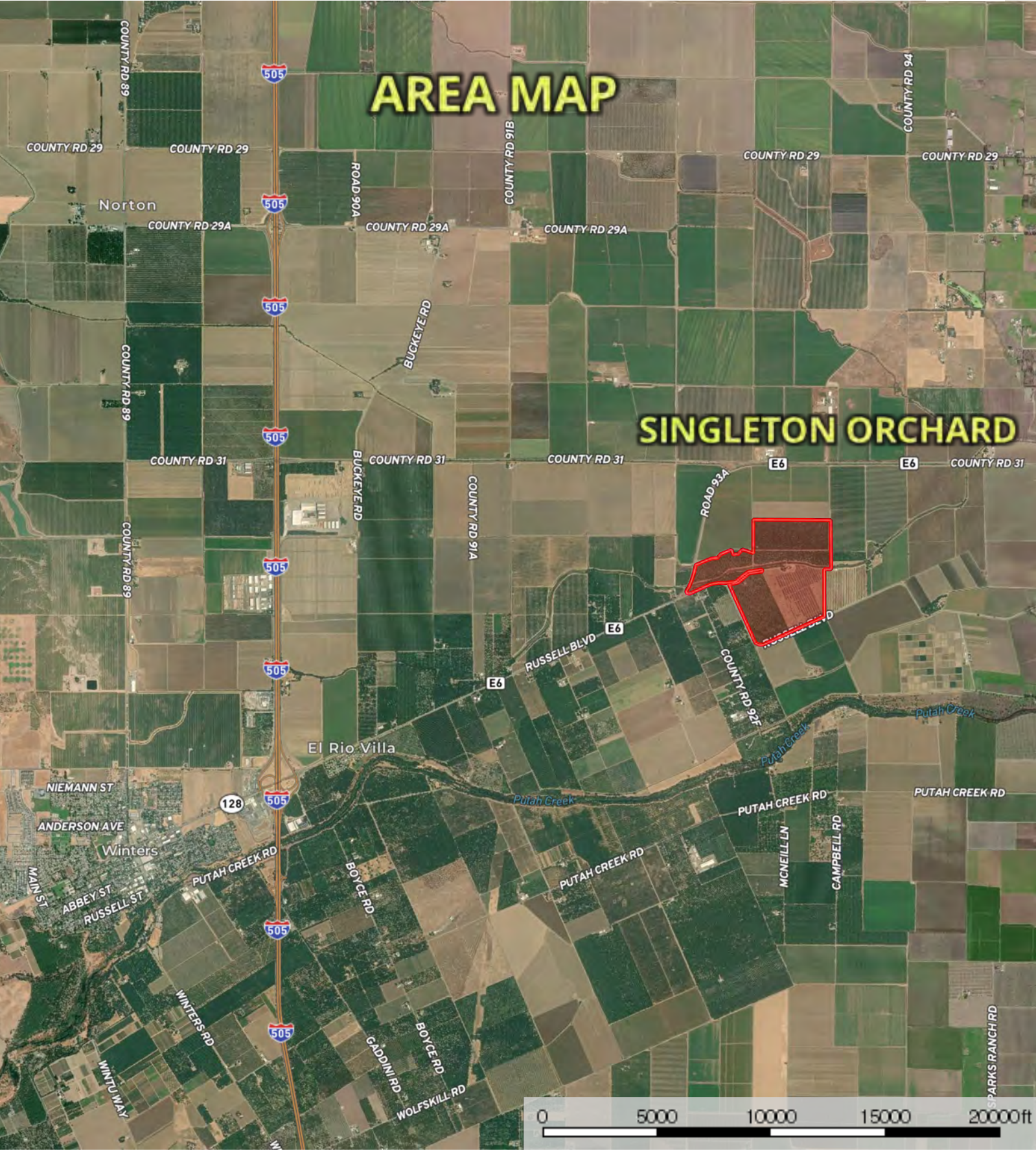
NOTE - Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.

W.O. 208122C	08/01/07
W.O. 2080190E	2/14/07
W.O. 201048C	8/10/00
W.O. 978121D	9/09/98
W.O. 7716	2/16/98
W.O. 1510	1/1/98
W.O. 4459 F	7/18/94
W.O. 5462 K	5/28/91
W.O. 4714L	9/6/78
W.O. 2724	2/3/78

- REVISIONS -

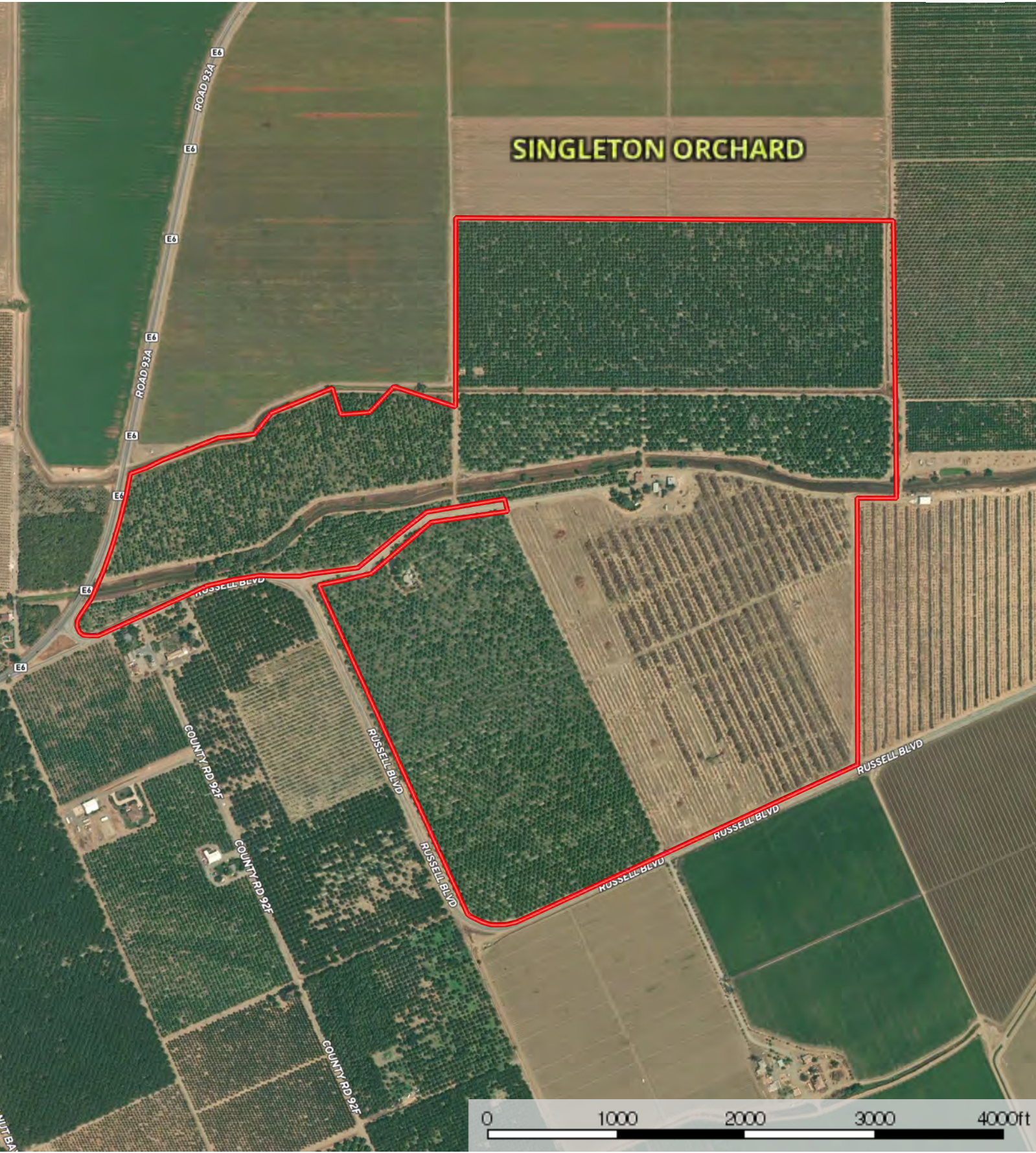
08 / 09


PARCEL MAP



Boundary

HRDY "SINGLETON" ORCHARD
Yolo County, California, 299.1 AC +/-



 Boundary

SINGLETON ORCHARD MAP
Yolo County, California, 299.1 AC +/-



CHANDLER S Boundary Boundary Boundary Boundary

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:
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 16, Jun 1, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

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

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrA	Brentwood silty clay loam, 0 to 2 percent slopes	143.3	48.1%
Ca	Capy silty clay, 0 percent slopes, MLRA 17	112.1	37.6%
Rg	Rincon silty clay loam	42.4	14.3%
Totals for Area of Interest		297.8	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.

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.



SINGLETON WALNUT ORCHARD



SINGLETON WALNUT ORCHARD



SINGLETON ORCHARD PROPANE POWERED WELL



SINGLETON ORCHARD RIPARIAN AREA



SINGLETON ORCHARD WELL #2



SINGLETON ORCHARD WELL #3



SINGLETON MAIN HOME



SINGLETON MAIN HOUSE KITCHEN



SINGLETON MAIN HOME DINING ROOM



SINGLETON MAIN HOUSE LIVING ROOM



SINGLETON SECOND HOME



SINGLETON SHOP



SINGLETON STORAGE BARN #1



SINGLETON STORAGE BARN #2