



CALIFORNIA AGRICULTURAL
PROPERTIES, INC.

STORZ TRUST FARM

LOCATION: The parcels are located four miles north of the City of Winters on the east side of Freeway 505 between County Roads 28 and 29 in western Yolo County.

SIZE: APN: 050-170-01, 254.74 acres. APN: 050-170-04, 240.00 acres, Annual Taxes: \$27,860

ZONING: AN Intensive Agriculture. Both parcels are enrolled in the Williamson Act.

SOIL TYPE: The soils are predominantly Ca Capay Silty Clay Loam, Class II, Storie Index 50, Mf Marvin Silty Clay Loam, Class II, Storie Index 65, with some Rg Rincon Silty Clay Loam, Class II, Storie Index 73, and a very small amount of Ms Meyers Silty Clay Loam, Class II, Storie Index 51. The Farm has historically been utilized for Rice and irrigated row-crop production.

TOPOGRAPHY: Level to grade.

WATER: Both parcels are in the Yolo County Flood Control and Water Conservation District and receive surface water from the District. There is also a 125 HP Agricultural well on the property, that is utilized but in need of replacement.

IMPROVEMENTS: There is a small two bedroom, 1 bath home consisting of 960 sq. ft. that is in fair condition. There is also a small metal shop (960 sq. ft.) with a concrete floor and metal sides and roof that is in serviceable condition. The Farm Tenants rent the house and shop for \$500 per month, and house one of their employees there.

OIL, MINERAL, & GAS RIGHTS: The owners of the property are in full possession of the Oil, Mineral, and Gas Rights, and they will convey with the sale of the property.

FARM SERVICE AGENCY BASE: The Farm has the following FSA acreage base: Wheat 280.60 acres, Rice 227.60 acres, Corn 1.80 acres.

PRICE: \$6,382,150 (\$12,900/ac.) Cash to Seller.

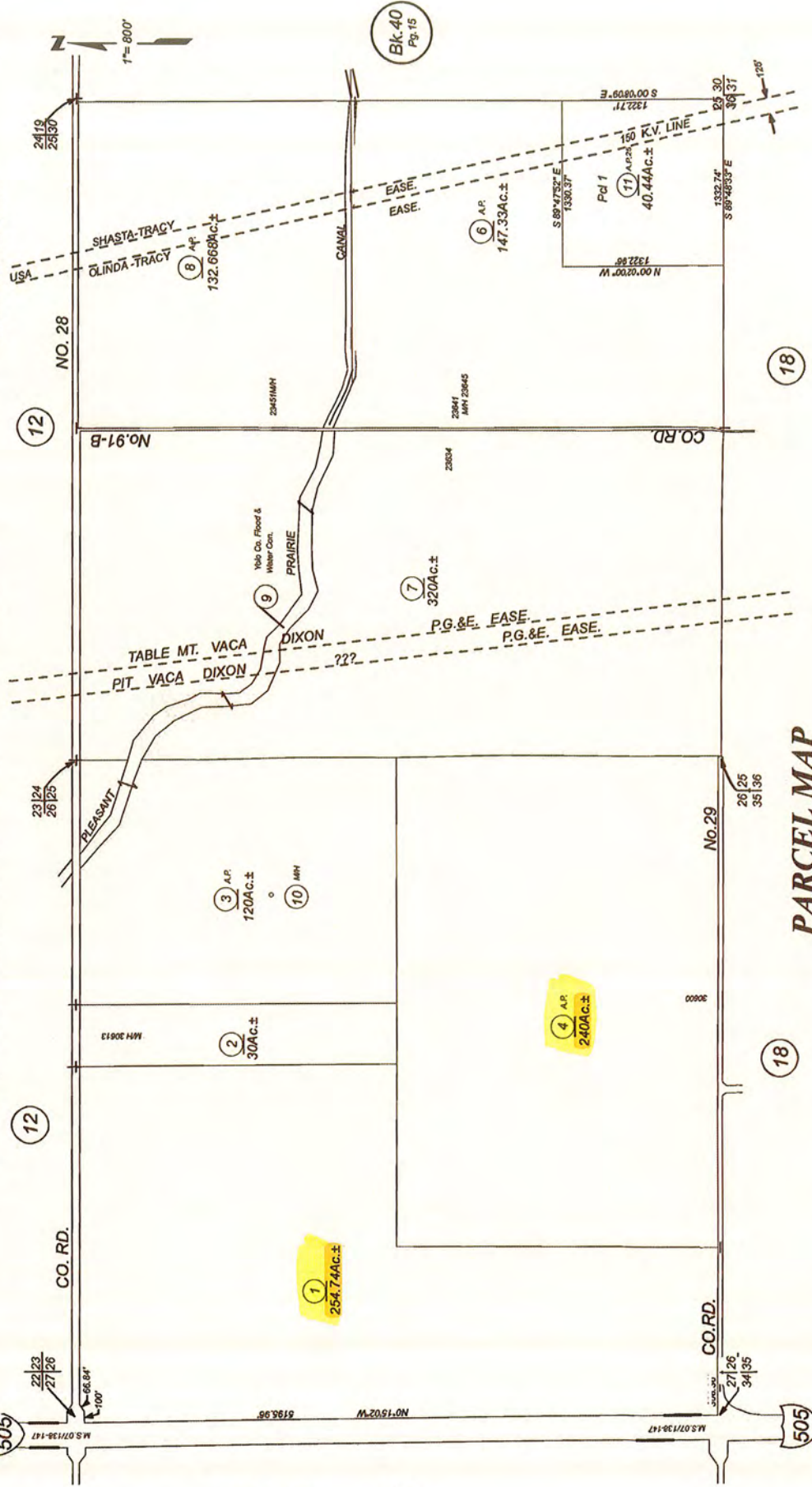
COMMENTS: This is a well located rice and row-crop property in Western Yolo County with two water sources and good access. The farm is currently leased to Rominger Rice until the end of the 2026 crop year.

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. SCOTT A. STONE, BROKER
37874 COUNTY ROAD 28, WOODLAND, CA. 95695
(M) (530) 681-1410 (O) (530) 662-4094
www.calagprop.com

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

SEC. 26, 25 & POR. SEC. 27, T. 9N., R. 1W., M.D.B. & M.



PARCEL MAP

NO.	DATE	REVISIONS
0605	20	
1010	07	
1209	08	
1309	09	
1409	09	
1509	09	
1609	09	
1709	09	
1809	09	
1909	09	
2009	09	
2109	09	
2209	09	
2309	09	
2409	09	
2509	09	
2609	09	
2709	09	
2809	09	
2909	09	
3009	09	
3109	09	
3209	09	
3309	09	
3409	09	
3509	09	
3609	09	
3709	09	
3809	09	
3909	09	
4009	09	
4109	09	
4209	09	
4309	09	
4409	09	
4509	09	
4609	09	
4709	09	
4809	09	
4909	09	
5009	09	

M.S. Bk. 2007, Pg. 138 - 147 - Record of Survey of Monumentation St. Highway 505

Assessor's Map Bk. 50, Pg. 17
County of Yolo, Calif

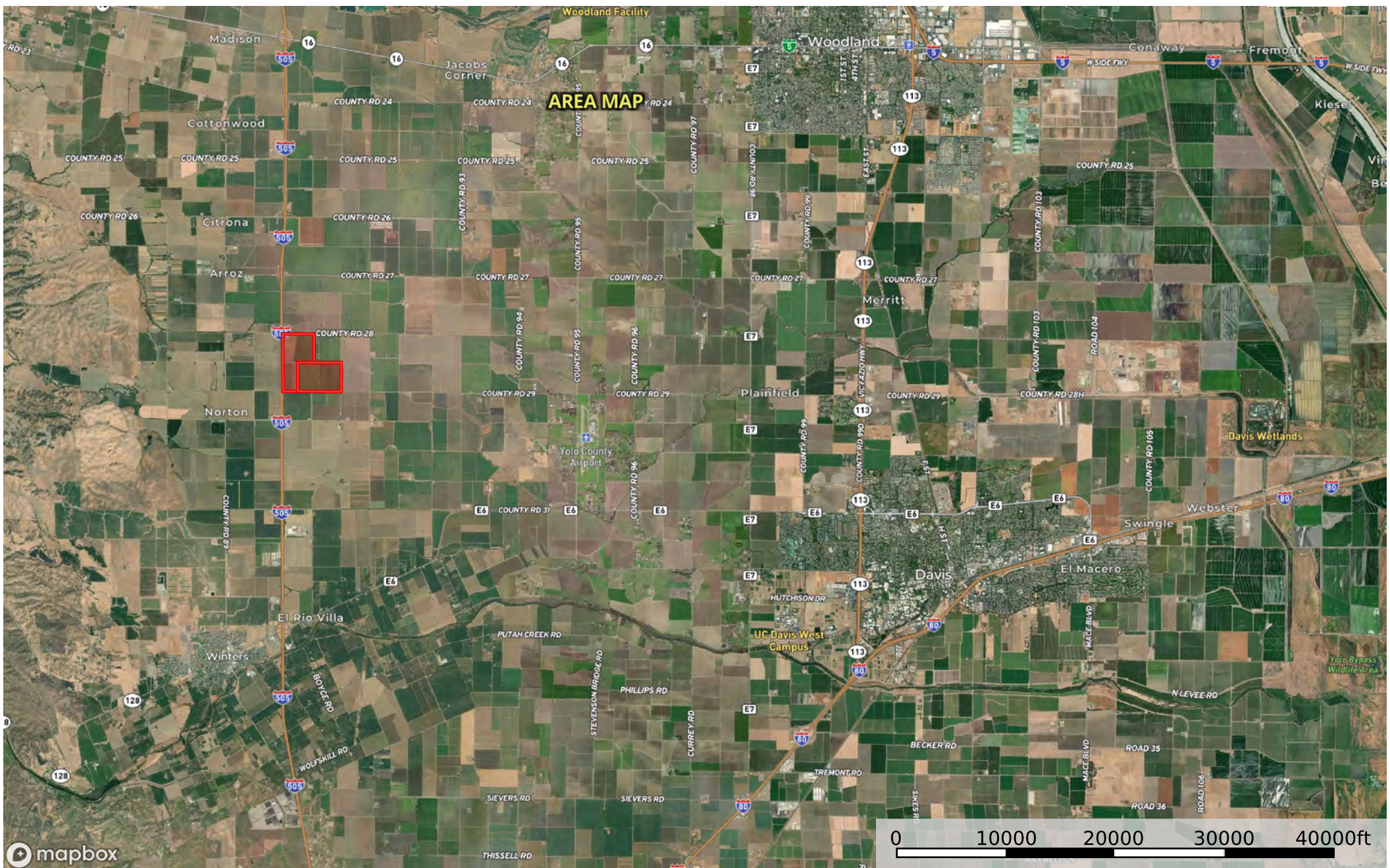
NOTE - Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.


(formerly por. 21 - 54)

NOTE:
Certificate of Compliance, Doc#2020-0016425 YCR
APN: 050-170-005

STORZ TRUST AREA MAP

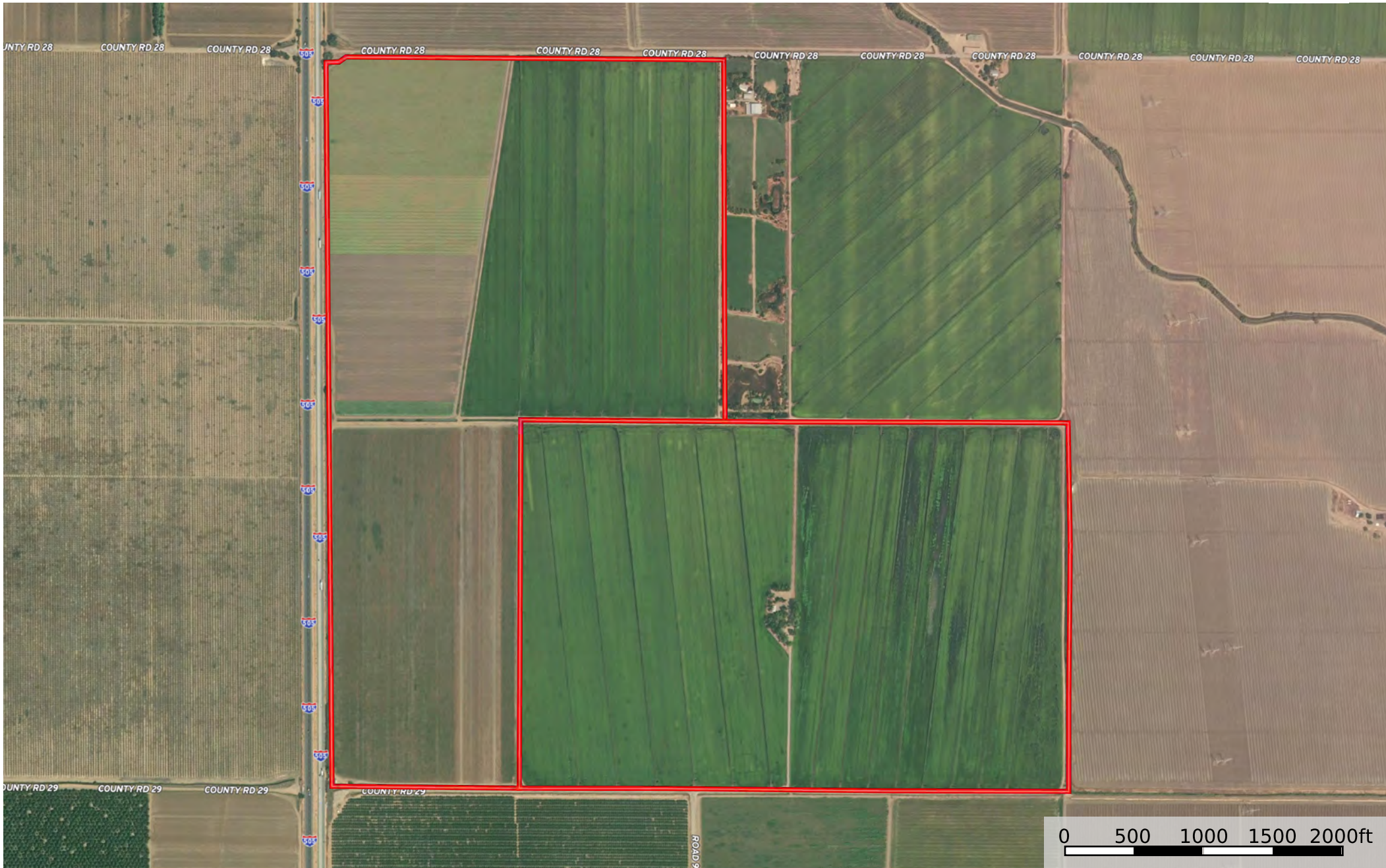
Yolo County, California, 494.74 AC +/-




 Boundary 2  Boundary 1

STORZ TRUST FARM

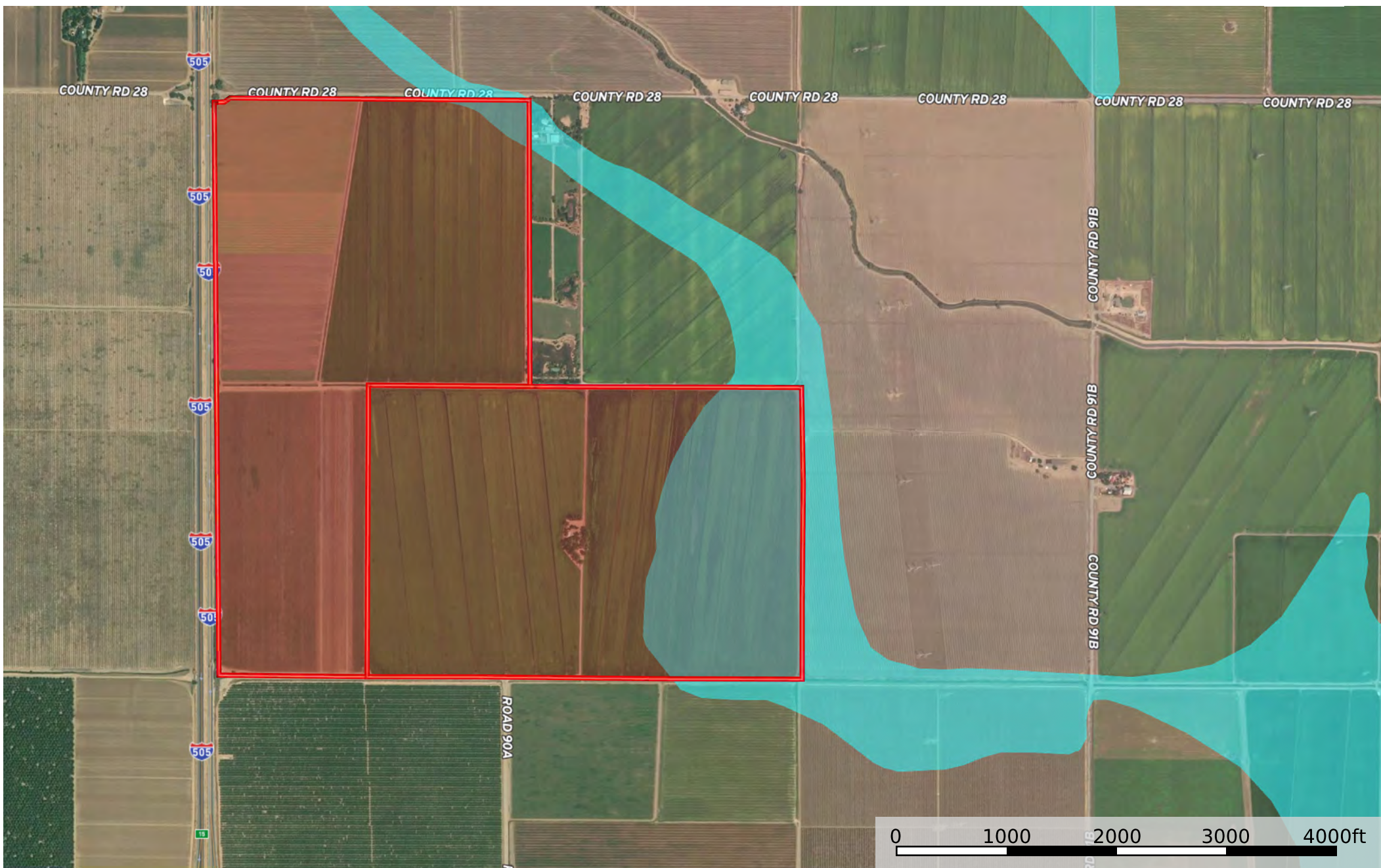
Yolo County, California, 494.74 AC +/-



 Boundary

STORZ FEMA FLOOD PLAIN MAP

Yolo County, California, 494.74 AC +/-



- Boundary 2
- Boundary 1
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



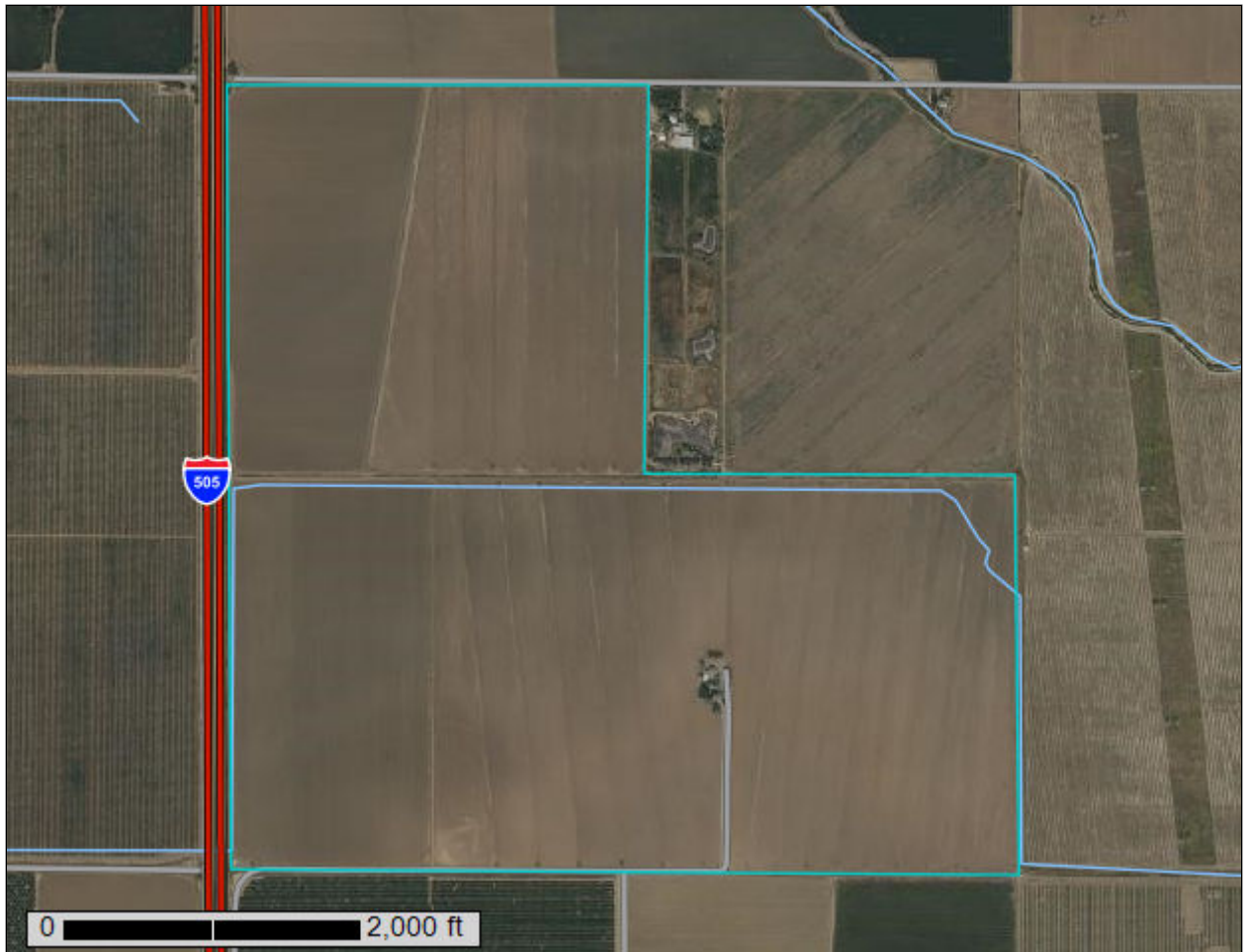
United States
Department of
Agriculture

NRCS

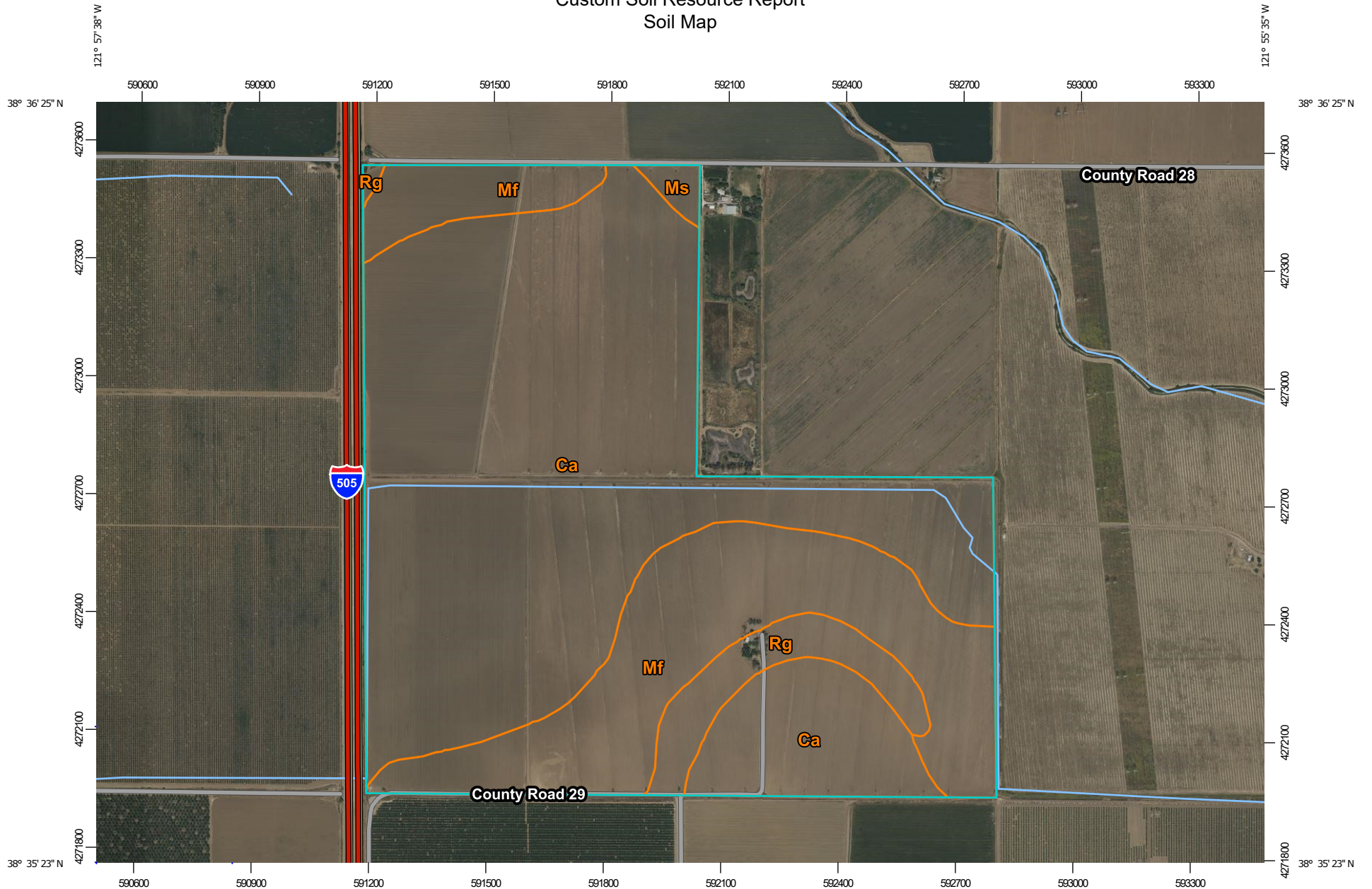
Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

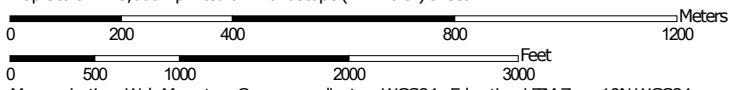
Custom Soil Resource Report for Yolo County, California



Custom Soil Resource Report Soil Map



Map Scale: 1:13,600 if printed on A landscape (11" x 8.5") sheet.



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.

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 21, Sep 12, 2023

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

Date(s) aerial images were photographed: Apr 23, 2022—Apr 24, 2022

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
Ca	Capy silty clay, 0 percent slopes, MLRA 17	335.5	68.2%
Mf	Marvin silty clay loam	127.7	26.0%
Ms	Myers clay, 0 to 1 percent slopes, MLRA 17	3.7	0.7%
Rg	Rincon silty clay loam	24.9	5.1%
Totals for Area of Interest		491.8	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

Abbreviated 156 Farm Record

Tract 248 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	249.72	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	139.70	0.00	84
Corn	0.90	0.00	125
TOTAL	140.60	0.00	

NOTES

Tract Number : 5199
Description : Jb12 26 9N 1W
FSA Physical Location : CALIFORNIA/YOLO
ANSI Physical Location : CALIFORNIA/YOLO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : LOIS STORZ SURVIVOR'S TRUST, MARSHALL STORZ CREDIT SHELTER TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
237.11	237.11	237.11	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	237.11	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.20	0.00	84
Rice-Temporate Japonica	227.60	0.00	7222
TOTAL	228.80	0.00	

NOTES

Abbreviated 156 Farm Record

Tract 248 Continued ...

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NOTES



2 BEDROOM HOUSE



SHOP BUILDING



AG WELL



DISTRICT PRESSURE SYSTEM & FILTERS