



CALIFORNIA AGRICULTURAL
PROPERTIES, INC.

WILLIAMS RANCH CAPAY, CALIFORNIA

LOCATION: The Ranch is located two miles north of the town of Capay on the west side of County Road 85 in western Yolo County.

SIZE: APN: 048-150-007, 433.06 acres
APN: 048-160-002, 624.00 acres
APN: 061-170-004, 320.00 acres
APN: 061-170-005, 240.00 acres
APN: 061-180-008, 160.00 acres
TOTAL: 1,777.06 acres

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

SOIL TYPE: The irrigated row-crop soils are TaA Tehama Loam, Class II, Storie Index 72. The dryland farming ground is TaA Tehama Loam, Class II, Storie Index 72, and Za Zamora Loam, Class I, Storie Index 95, and the grazing ground is comprised of HcA Hillgate Loam, Class IV, Storie Index 54, CtD2 Corning Gravelly Loam, BaG3 Balcolm Silty Clay Loam, Class VIII, Storie Index 7, BaE2 Balcolm Silty Clay Loam, Class IV, Storie Index 43, BaF2 Balcolm Silty Clay Loam, Class VI, Storie Index 22, DbG2 Dibble-Milsholm Complex, Class VII, Storie Index 11, BdF2 Balcolm Dibble Complex, Class VI, Storie Index 32, BaD3 Balcolm Silty Clay Loam, Class II, Storie Index 64. The irrigated ground has been utilized for wheat, sunflowers, corn, and tomatoes. The irrigated ground is currently leased to Payne Brothers Ranches, and the grazing ground is leased to the neighbor on the north side of the Ranch.

TOPOGRAPHY: Level to grade on the irrigated row-crop land, slightly undulating on the dryland farm/grazing ground, and undulating to steep on the Rangeland ground.

WATER: All of the parcels are in the Yolo County Flood Control and Water Conservation District with the exception of APN 061-170-005. District water is accessed from a District turnout on the neighbor's orchard immediately south of the property, and pumped 1,000 feet across the property through an above ground 12" aluminum pipe to the southeast corner of the irrigated fields along County Road 85. There is also a 75 HP Agricultural well on the property, drilled in 2012 that is 300 feet deep, with a 16" casing and puts out about 1,150 GPM.

IMPROVEMENTS: There is an old house, a couple of sheds and a small barn nestled amongst the majestic Eucalyptus trees on the property. There is no value in the old structures, but it is a very nice location for a future home and Ranch improvements. There is a domestic well in the farmstead area that is used for livestock water.

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 590.90 acres, and Corn 139.70 acres.

PRICE: \$7,915,000 Cash to Seller. The Ranch valuation is broken down as follows:

| | |
|---|---------------------------|
| 250 Acres irrigated row-crop at \$12,000/ac. | \$3,000,000 |
| 750 Acres dryland farmable ground within the YCFCWCD @ \$5,000/ac | \$3,750,000 |
| 777 Acres grazing land @\$1,500/ac. | <u>\$1,165,500</u> |
| TOTAL PRICE | \$7,915,500 |

COMMENTS: This Ranch an extremely unique and rare combination of use types that includes irrigated row-crop, dryland farming, and grazing lands in Western Yolo County with two water sources, good access, and good soils with excellent potential for a variety of expanded uses.

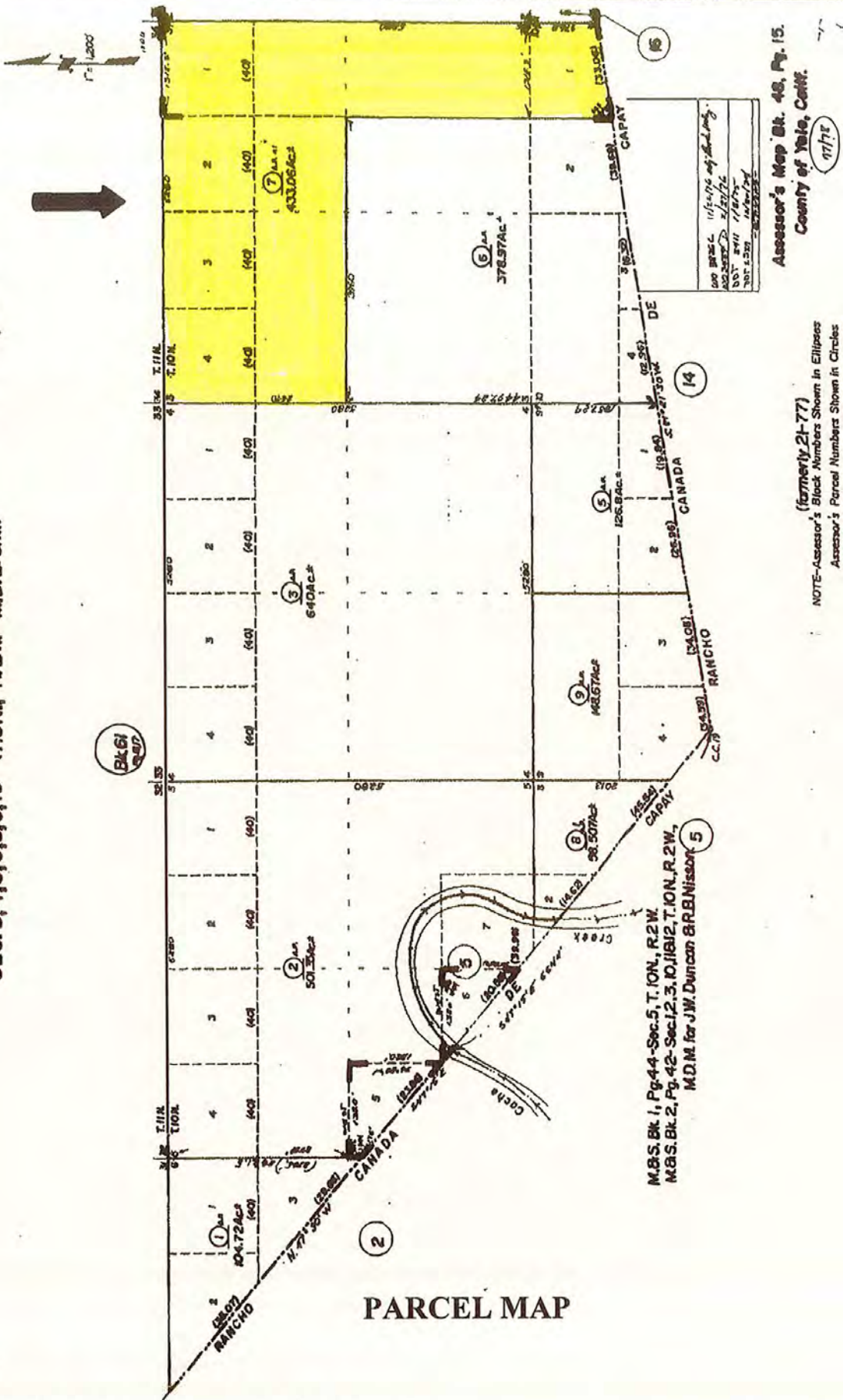
The above information has been supplied by the Owner or by sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

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

SEC. 3, 4, 5, 6, 8, 9, 10 T. 10N., R. 2W. M.D.B. 8.M.

FT



PARCEL MAP

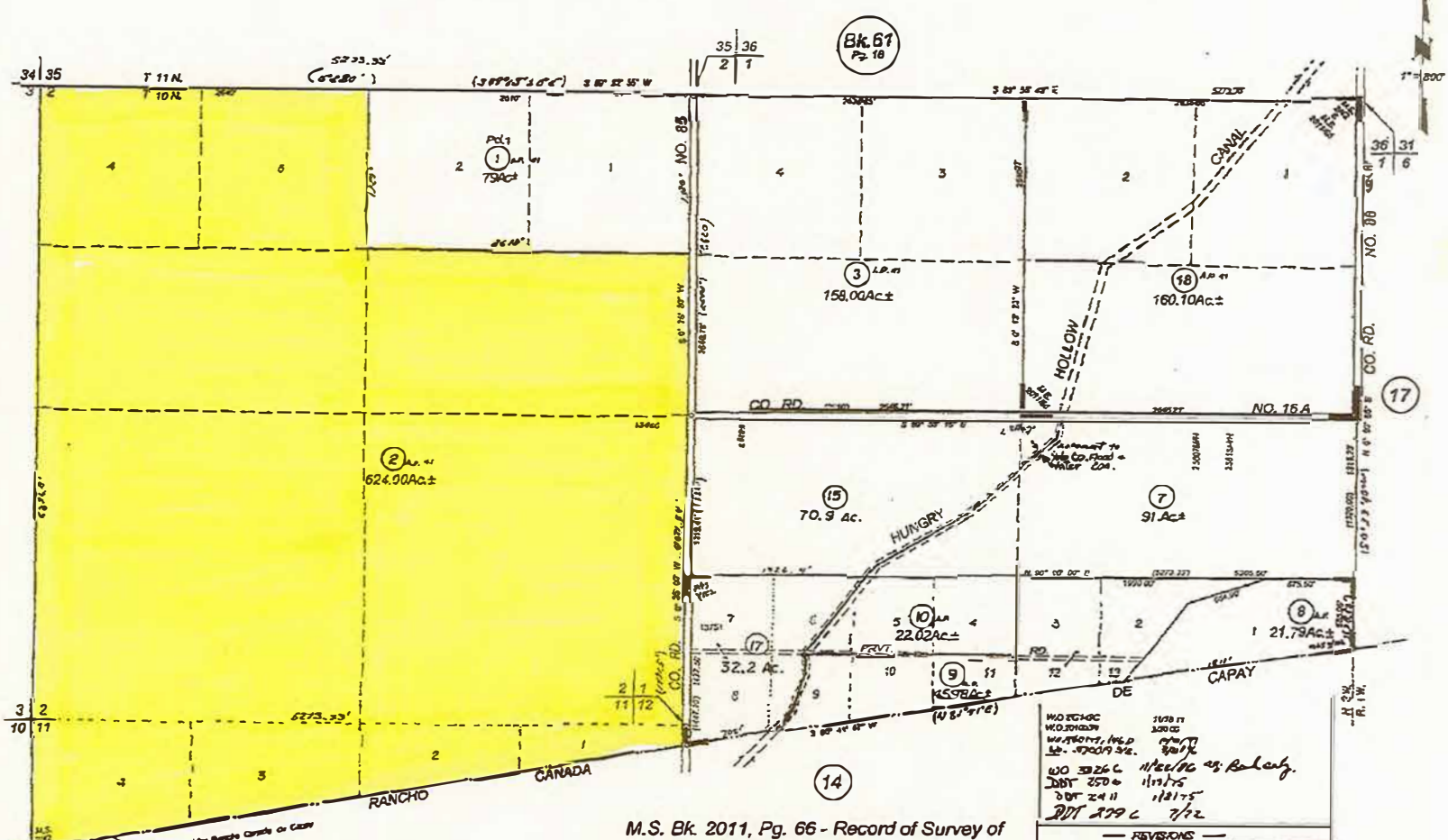
Assessor's Map Bl. 48, Pg. 15.
County of Yolo, Calif.

(formerly 21-77)
NOTE-Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

M.B.S. Bl. 1, Pg. 4-4-Sec. 5, T. 10N., R. 2W.
M.S. Bl. 2, Pg. 42-Sec. 12.3, 10, 11, 12, T. 10N., R. 2W.,
M.D.M. for J.W. Duncan & R. B. Nissoon

Description: Yolo, CA Assessor Map 48.16 Page: 1 of 1
Order: r Comment:

PARCEL MAP



M.B. Bk. 2, Pg. 45-Nisson Subd.
M.&S. Bk. 2, Pg. 42-Sec. 1, 2, 3, 10, 11 & 12, T. 10N., R. 2W., M.D.M.,
for J.W. Duncan & R.B. Nisson.
M.&S. Bk. 3, Pg. 102-Nisson Subd.

M.S. Bk. 2011, Pg. 66 - Record of Survey of
the lands of Black Martin LLC & Sobito

| | | |
|------------|----------|-------------|
| NO. 3026 C | 11/22/16 | as. Balady. |
| NO. 2570 | 11/21/15 | |
| NO. 2411 | 11/21/15 | |
| NO. 2396 C | 7/12 | |

REVISIONS

Assessor's Map Bk. 48, Pg. 16
County of Yolo, Calif.

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

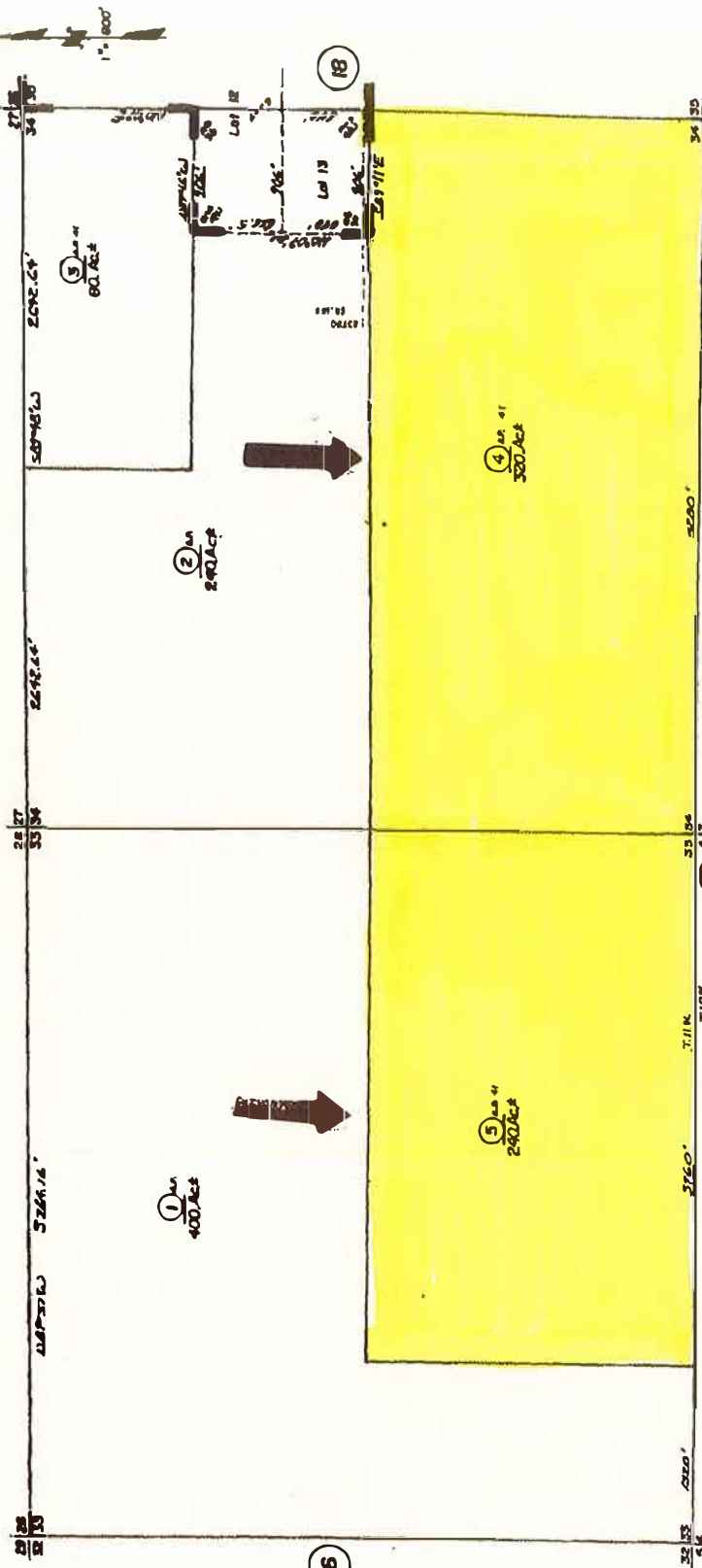
12/13

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

SEC 33834, T.11N., R.2W., M.D.B. & M.

5T

14



PARCEL MAP

M.B. Bk. 3, Pg. 1 - Goodnow-Parker Almond Subd.
M.B. Bk. 4, Pg. 21 - " " " " " "

(formerly por. 18-39 B-40)

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

Assessor's Map Bk. 61, Pg. 17.
County of Yolo, Calif

77718

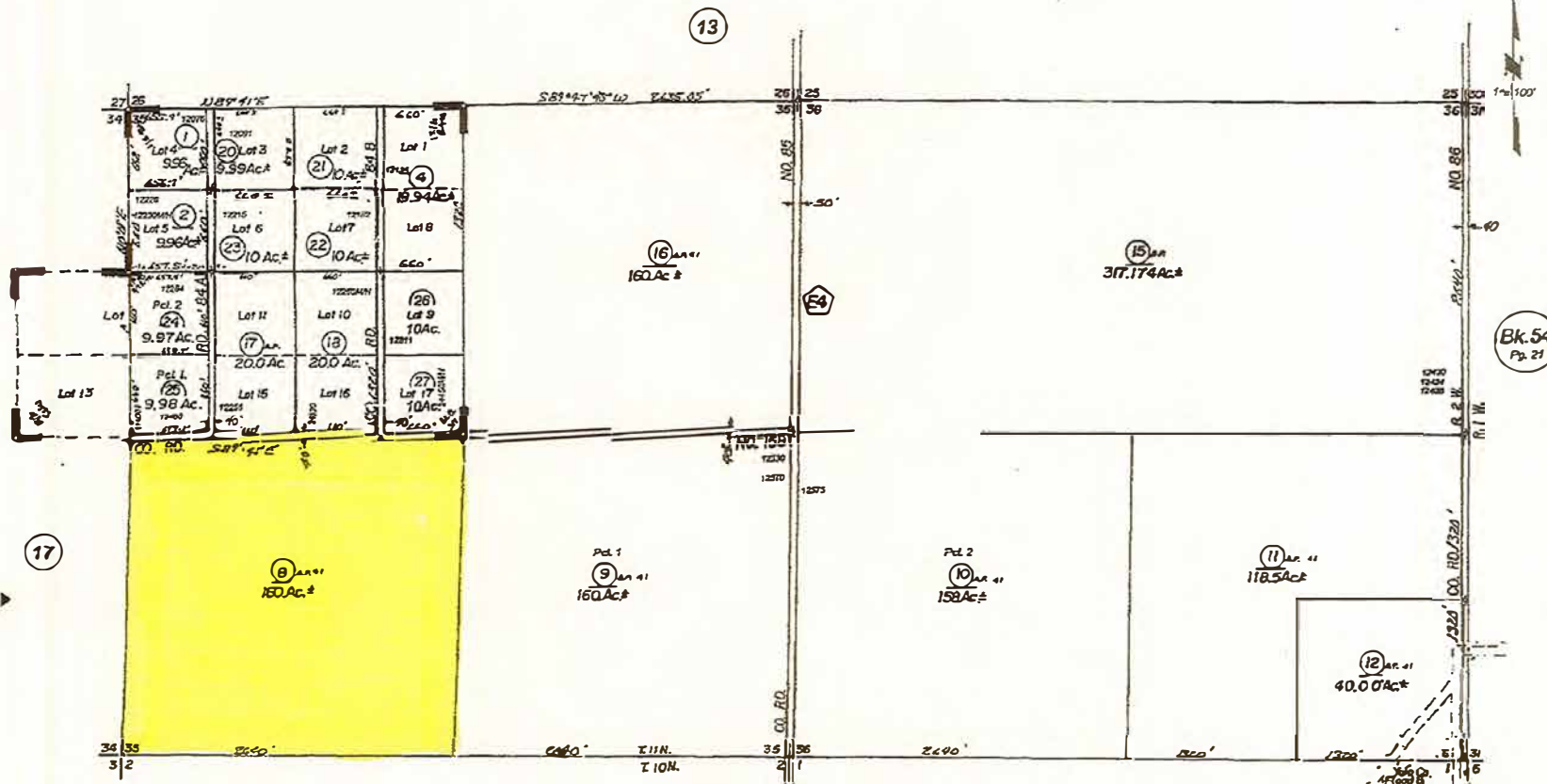
Bk. 49
Pg. 15

SEC. 35 & 36, T.11 N., R.2 W., M. D. B. & M.

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

61-18

Description: Yolo, CA Assessor Map 61.18 Page: 1 of 1
Order: X Comment:



PARCEL MAP

M.B. Bk. 3, Pg. 1 - Goodnow-Parker Almond Subd.
M.B. Bk. 4, Pg. 21 - " " " "
P.M. Bk. 11, Pg. 43, 44 - Parcel Map. # 4122.

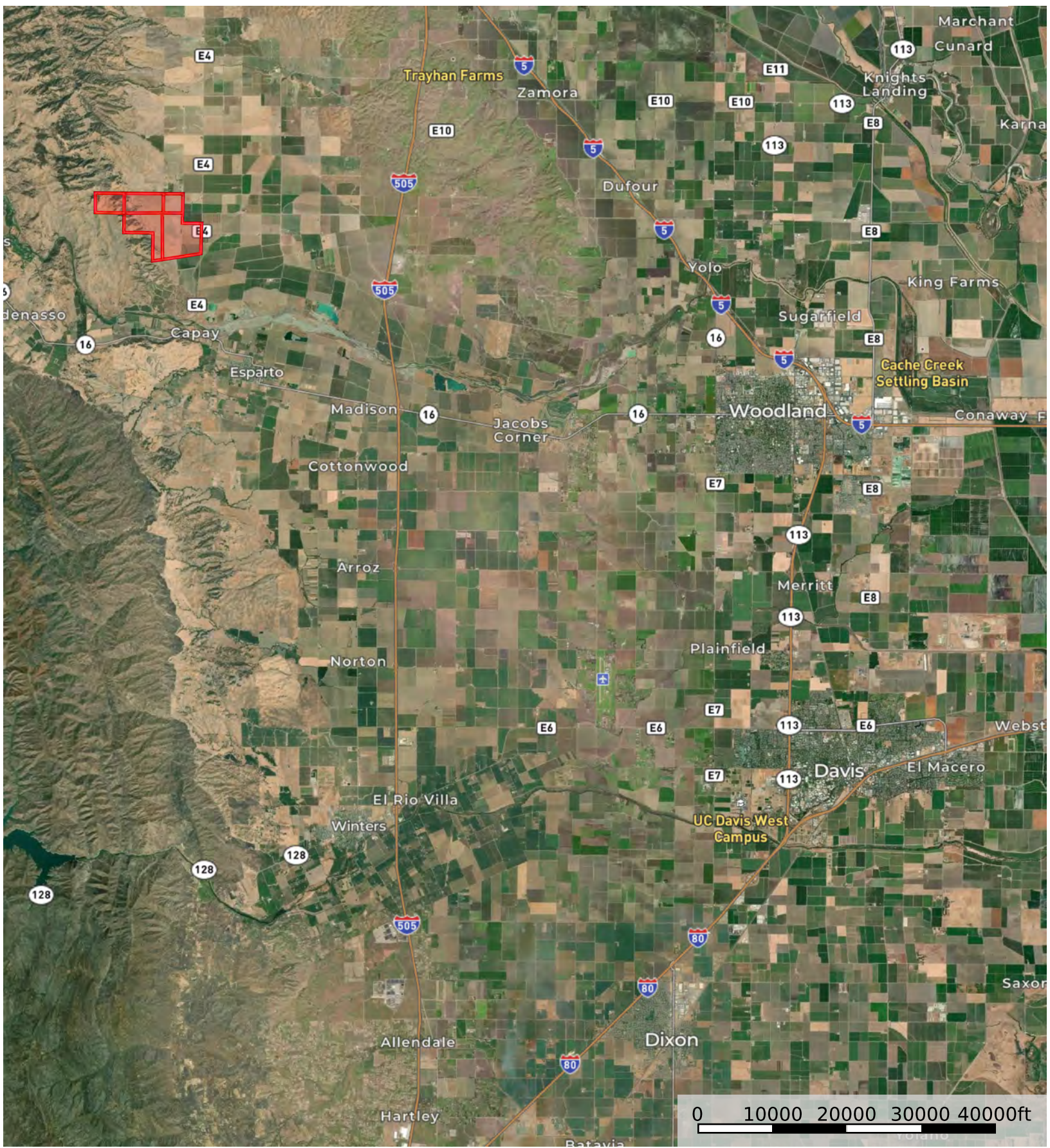
Assessor's Map Bk. 61, Pg. 18
County of Yolo, Calif.

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

| REVISIONS | |
|-----------|------|
| NO. 1 | DATE |
| NO. 2 | DATE |
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| NO. 10 | DATE |

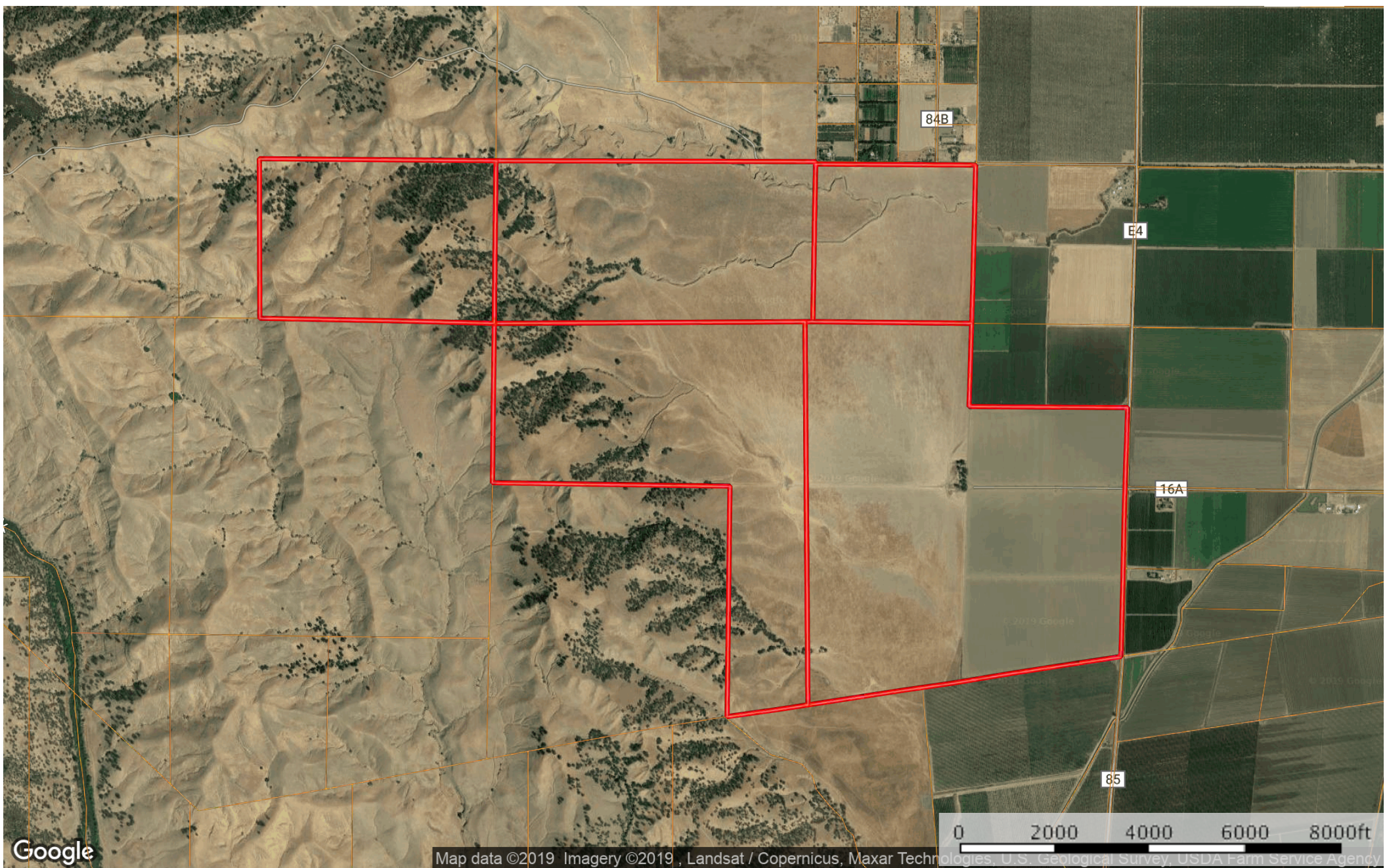
03/04


AREA MAP WILLIAMS RANCH Yolo County, California, 1,777 AC +/-



- Boundary 1
- Boundary 2
- Boundary 3
- Boundary 4
- Boundary 5

WILLIAMS RANCH 1,777AC +/- CAPAY, CALIFORNIA



 Boundary



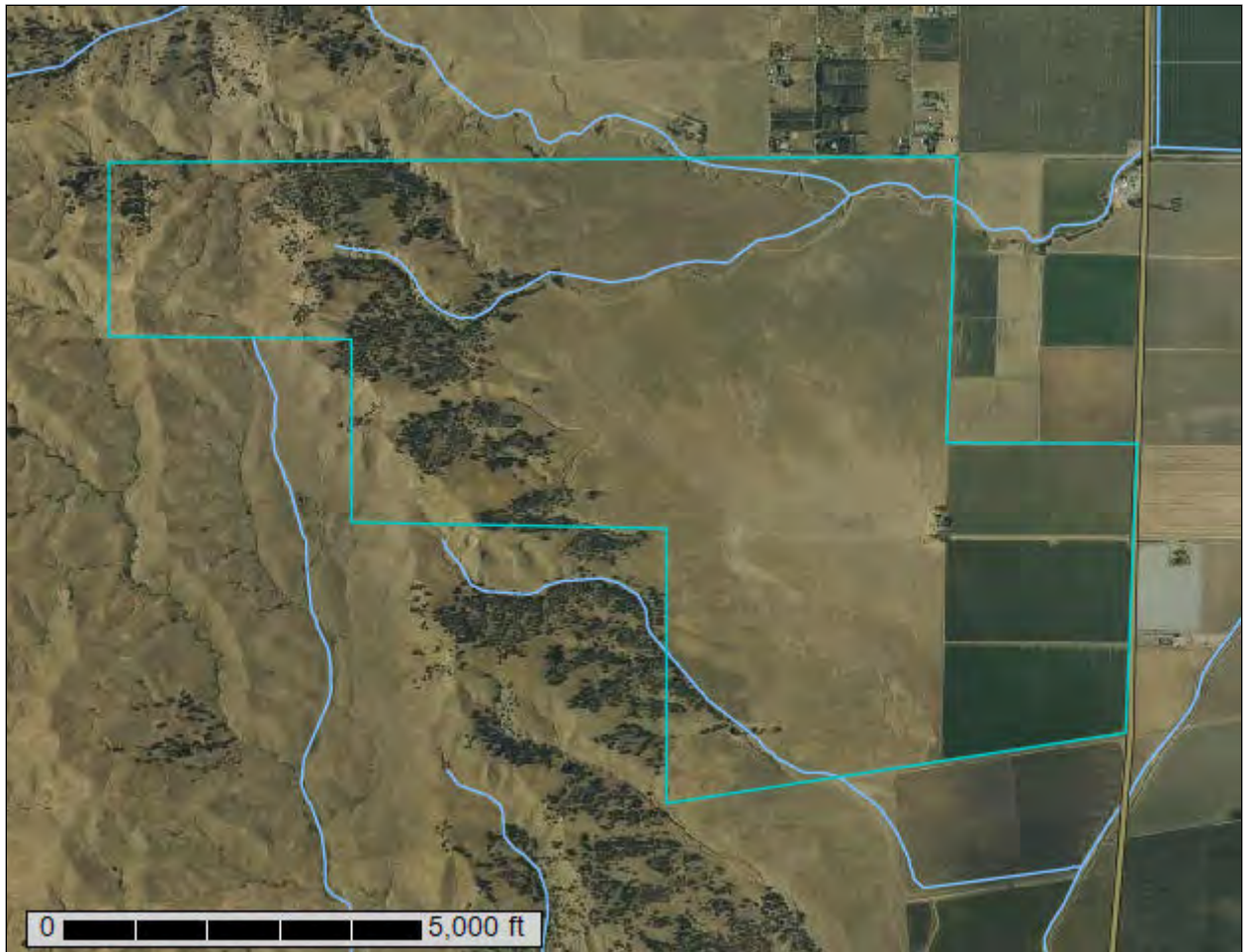
United States
Department of
Agriculture

NRCS

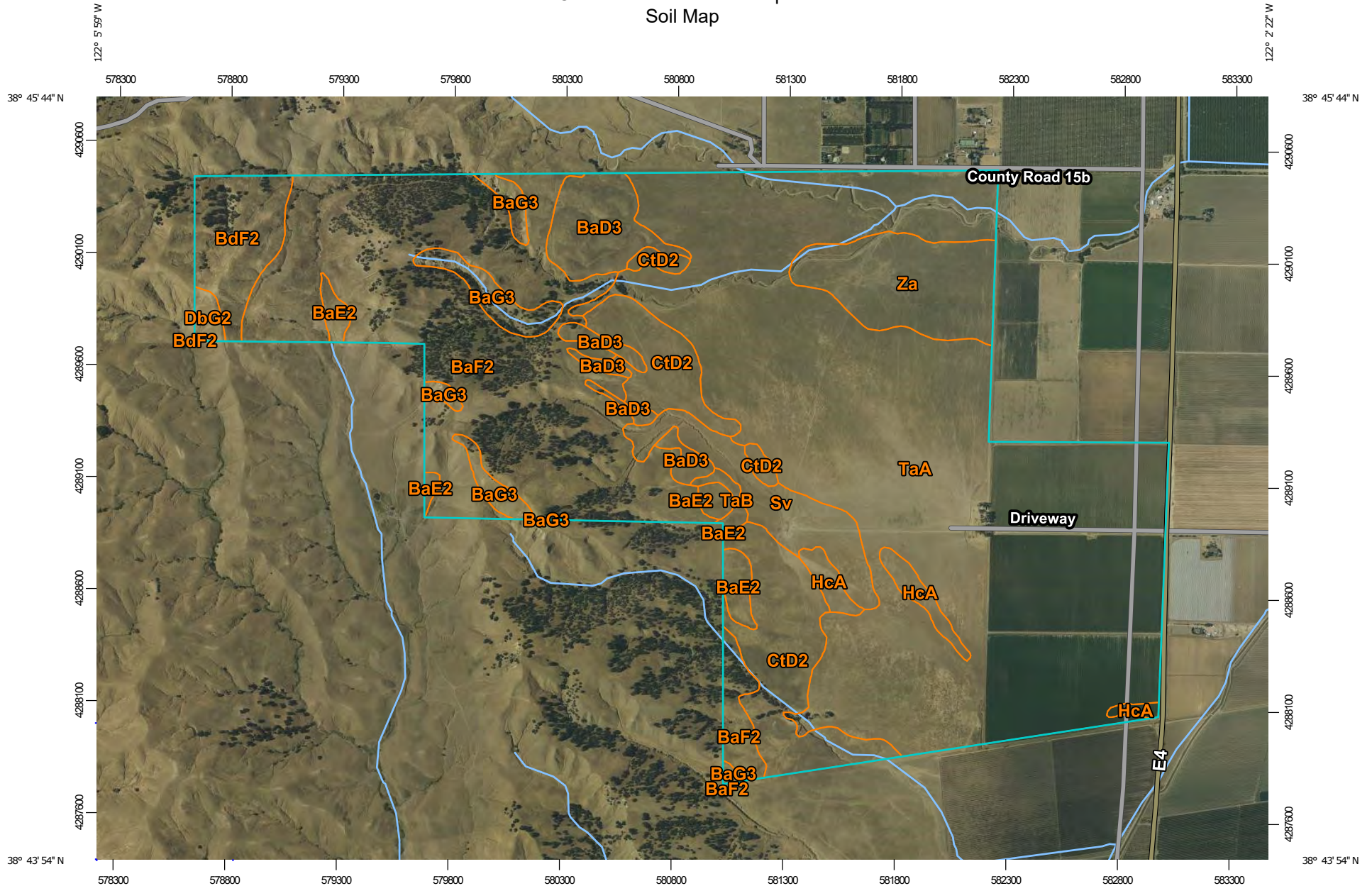
Natural
Resources
Conservation
Service

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

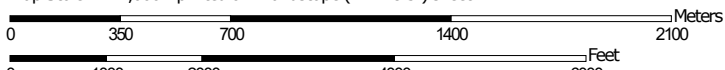
Custom Soil Resource Report for Yolo County, California



Custom Soil Resource Report Soil Map



Map Scale: 1:24,000 if printed on A landscape (11" x 8.5") sheet.



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

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 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: Jul 2, 2019—Jul 5, 2019

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 |
|------------------------------------|--|----------------|----------------|
| BaD3 | Balcom silty clay loam, 5 to 15 percent slopes, severely eroded | 63.1 | 3.6% |
| BaE2 | Balcom silty clay loam, 15 to 30 percent slopes, eroded | 22.4 | 1.3% |
| BaF2 | Balcom silty clay loam, 30 to 50 percent slopes, eroded | 415.4 | 23.9% |
| BaG3 | Balcom silty clay loam, 50 to 75 percent slopes, severely eroded | 39.5 | 2.3% |
| BdF2 | Balcom-Dibble complex, 30 to 50 percent slopes, eroded | 54.0 | 3.1% |
| CtD2 | Corning gravelly loam, 0 to 12 percent slopes, MLRA 17 | 140.4 | 8.1% |
| DbG2 | Dibble-Millsholm complex, 50 to 75 percent slopes, eroded | 6.6 | 0.4% |
| HcA | Hillgate loam, 0 to 2 percent slopes, MLRA 17 | 22.4 | 1.3% |
| Sv | Sycamore complex, drained | 55.9 | 3.2% |
| TaA | Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17 | 834.0 | 47.9% |
| TaB | Tehama loam, 2 to 5 percent slopes | 5.4 | 0.3% |
| Za | Zamora loam | 81.5 | 4.7% |
| Totals for Area of Interest | | 1,740.5 | 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.

Custom Soil Resource Report

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

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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.



FRONT FARM FIELDS



LOOKING EAST



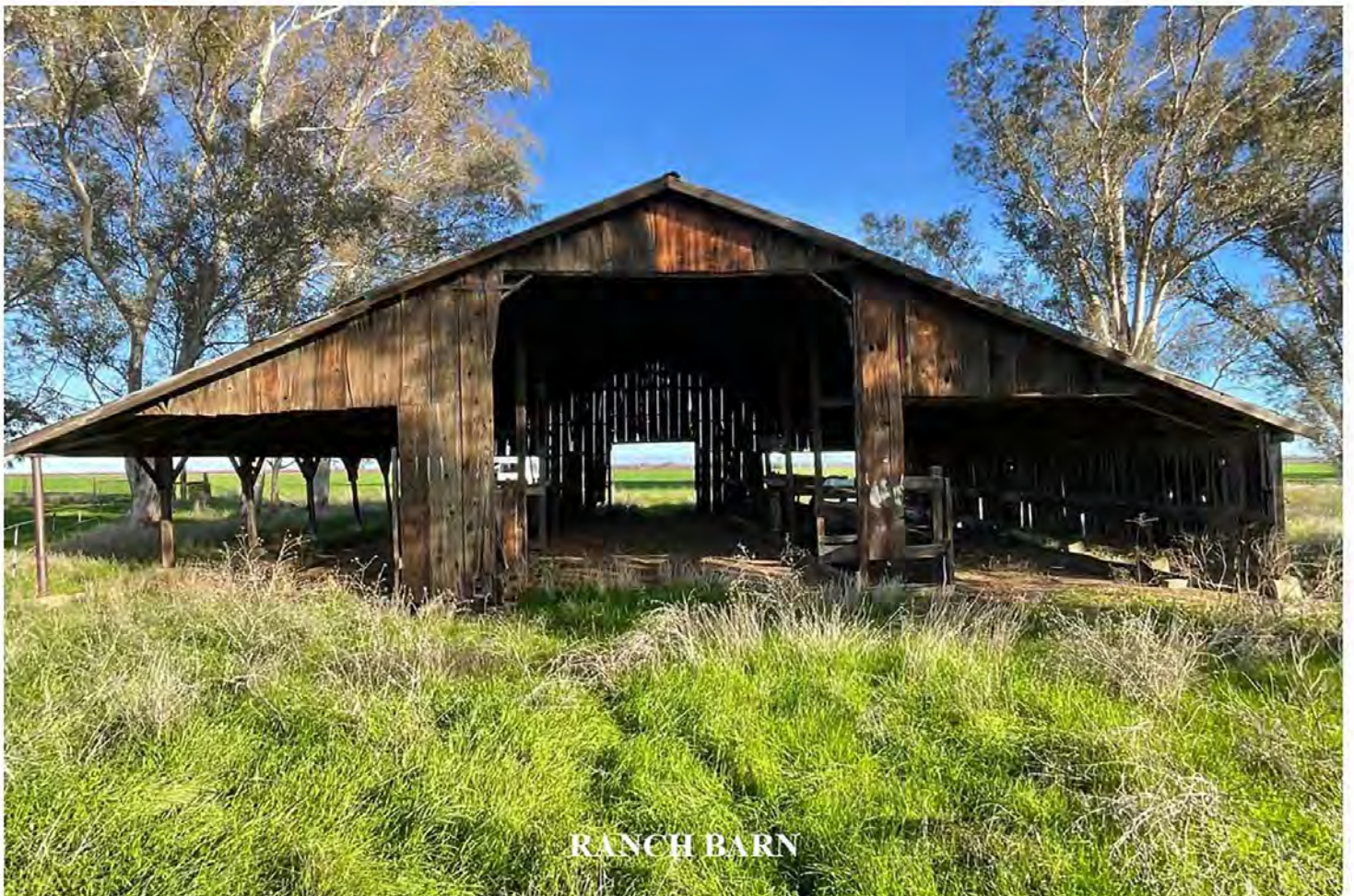
VIEW TO THE WEST



WELL AND FILTER SYSTEM



PLENTY OF GRASS



RANCH BARN