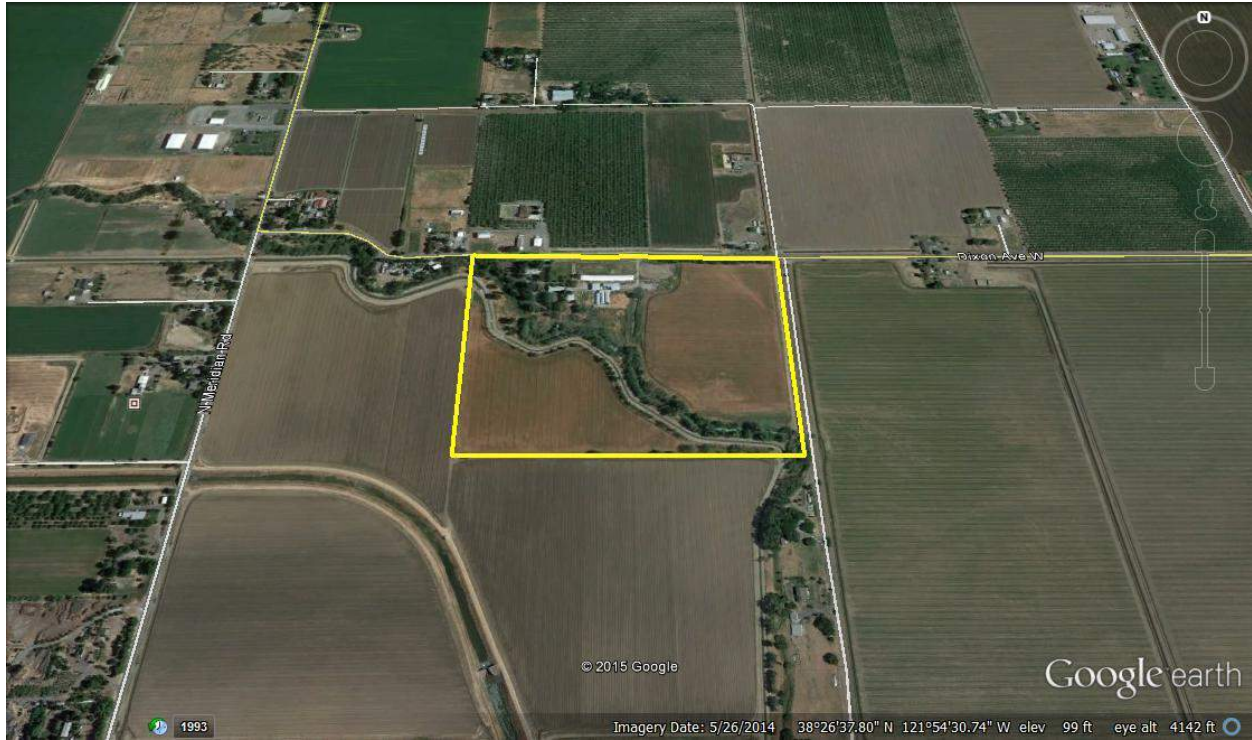


Hull Ranch
Ranch Headquarters & Orchard Development Potential
47.2+/- Acres
Dixon, CA



Presented By:

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000



Hull Ranch
Ranch Headquarters & Orchard Development
47.2+/- Acres
Dixon, CA

- Location:** The address for this ranch is 5356 Dixon Ave West in Dixon, CA. It is located west of Dixon near N. Meridian Road. This area boasts some of the finest orchard yields in the state and is located within one of California's most reliable water districts.
- APN#:** Solano County Assessor's Parcel Numbers 0109-001-090, 100, 110, 112
- Farmable Acres:** The seller believes there are approximately 30 farmable acres. The balance of the property is comprised of the homes, shop, sheds, creek, and county road.
- Irrigation:** This property is located within Solano Irrigation District. The 2015 rates for irrigation purposes are as follows:
- \$25.44 per acre foot plus a standby & assessment charge.
- Soils:** Class II soils. Please see the attached soils map. This property is suitable for permanent crops such as almonds or walnuts.
- Home:** The main home is a 4 bedroom 2 bathroom 2200+/- Sqft home. It has an in ground pool, patio, BBQ, and a huge yard with mature landscaping. The home is well built, beautifully laid out, and is a perfect country home. The home is currently occupied by the sellers. The rental market for this type of home and setup is \$2,500 per month as a conservative estimate.
- Duplex:** One side is a 2 bed 1 bathroom that brings in \$1000/month. The other side is a 4 bed 2 bath that brings in \$1,500/month.
- Manufactured Home:** The Manufactured Home on the subject property is a 3 bedroom 2 bathroom home that generates \$1050/month. This home is designated for farm workers only and would need to stay that way or be removed per county code.
- Barn:** The shop/barn is 40 x 100 and would make for a great mechanics/farm shop.

Lien Tu: There is a 300 x 35 shed that is currently being used to park equipment under. It's rented to a local farmer for \$1,500 every 6 months.

Taxes: The property is in the Williamson Act. Property taxes will remain the same at the close of escrow.

Price: **\$1,200,000.00**

Terms: Cash at the close of escrow

Comments: This is a beautiful ranch with good cash flow. The area is full of producing almonds & walnuts. Cash flow separates this ranch from others on the market. There are very few properties of this size that can be purchased and can generate over \$70,000 in annual income while your trees are being developed. Plant yours today and enjoy healthy returns for many years to come.

Photo Gallery

The 2200 Sqft Custom Home has a beautiful pool & back yard. This place stands out as one of the most attractive landscapes you'll ever see.



The large front lawn & Equipment Storage Shed can be left alone or planted to trees to maximize the open space

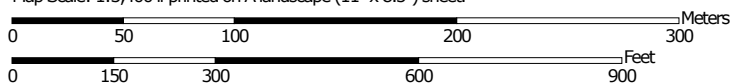
Duplex in the ranch headquarters area are in good condition and generate good rental income.



Irrigated Capability Class—Solano County, California
(Hull Ranch)



Map Scale: 1:3,400 if printed on A landscape (11" x 8.5") sheet.



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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

2/13/2015
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Irrigated Capability Class—Solano County, California
(Hull Ranch)










MAP LEGEND

Area of Interest (AOI)










 Area of Interest (AOI)

Soils



Soil Rating Polygons








-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Soil Rating Lines


-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Soil Rating Points






-  Capability Class - I
-  Capability Class - II

-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available


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: <http://websoilsurvey.nrcs.usda.gov>
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 8, Sep 25, 2014

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

Date(s) aerial images were photographed: Nov 3, 2010—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.

Irrigated Capability Class

Irrigated Capability Class— Summary by Map Unit — Solano County, California (CA095)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ca	Capay silty clay loam	2	7.0	14.6%
Yr	Yolo loam, clay substratum	2	40.8	85.4%
Totals for Area of Interest			47.8	100.0%

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Location Map

