

**Cripps Ranch
76+/- Acres
Orchard Development Opportunity
Dixon, CA**



Presented By:

CHARTER REALTY



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(530) 666-7000



Cripps Ranch
76+/- Acres
Orchard Development Opportunity
Dixon, CA

- Location:** This property is located at 5663 Dally Road in Dixon, CA. From Dixon, CA go South on Highway 113. Make a right onto Fry Road. Drive approximately 2.5 miles and make a left onto Dally Road. The property is one field in on your right hand side.
- APN#:** Solano County APN#: 0142-230-090
- Use:** The property is currently being used as sheep pasture. It was irrigated though 2014. The rancher has since retired and chose not to irrigate for the 2015 crop year.
- Soils:** The property is comprised of class II soils. Please see the attached soils map for more information.
- Irrigation:** The property is irrigated by two agriculture wells. Both wells have 20 HP 220 volt 3 phase motors. The combined output is reported to be 1500 gallons per minute. This would be more than sufficient to irrigate the entire 76 acres.
- Home, Shop Barns:** There is a home, barn, corrals, and shop area located on the South East corner of the subject property. This will make for a nice ranch headquarters someday.
- Life Estate:** The owner of the property is a 91 year old sheep rancher. He is a local resident and looks forward to visiting his ranch on a regular basis. The life estate only applies to the home, shops, and corrals. Please see the attached aerial map of the subject property for a better description. The owners would allow shared access to the life estate area and would also be open to the new owner/new owners employees living on the farm.
- Oil, gas, & Mineral Rights:** The sellers will retain the oil, gas, and mineral rights on the subject property.

Taxes: The property is not enrolled in the Williamson Act. The property taxes will change at the close of escrow. Please contact the Solano County Assessor's office at 707-784-6200 for more information.

Price: **\$1,216,000 or \$16,000 per acre**

Terms: Cash at the close of escrow

Comments: Great place to plant an orchard. The property is leveled and has a reliable irrigation system in place. The neighboring property is currently being developed into an orchard and this property can be too.

Photo Gallery



An areal view of the property. The home, corrals, and shops are located in the corner. The property irrigates from the far side of the photo towards the home & shop area in front.

Both of the agriculture wells are in working condition. The combined output is 1500 gallons per minute which is more than sufficient for tree crops.

The property is leveled for irrigated pasture. The conversion to an orchard will be a simple process



Neighboring property has been deep ripped
in preparation for orchard development



(2) Agriculture Wells

Life Estate Area



SID Canal

Daily Road
SID Canal

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Imagery Date: 4/1/2015 38°19'55.57" N 121°52'28.05" W Elev 42 ft eye alt 42 ft

Google


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



Irrigated Capability Class—Solano County, California
(Cripps 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: Feb 4, 2012—Feb 17, 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	72.8	95.2%
SeA	San Ysidro sandy loam, 0 to 2 percent slopes	4	3.7	4.8%
Totals for Area of Interest			76.4	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

