

**Raue Ranch
Orchard Development Ground
126.71+/- Acres
Esparto, CA**



Presented By:

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000



**Raue Ranch
Row Crop & Orchard Development Ground
127+/- Acres
Esparto, CA**

- Location:** This property is located at 26075 County Road 23 Esparto, CA 95627. From Interstate 505 drive 0.6 miles West on Highway 16. When you come to the stop sign in Madison turn left on road 89 and go 1.2 miles. Make a right on Road 23. The property will be 2.8 miles on the left hand side of the road.
- APN#:** Yolo County APN# 049-220-002
- Soils:** The entire ranch is comprised of Class II soils. A NRCS soils map can be found within this brochure.
- Irrigation:** The property is in Yolo County Flood Control Irrigation District. This property was eligible for 0.40 acre feet during the 2015 crop year. YCFC charges \$24/acre foot and doesn't have any assessments.
- Wells:** There are two well casings on the subject property. Both wells have 16" steel casings and are between 300-400 feet deep. Both wells were abandoned many years ago because it was much cheaper to farm with the district water than using well water.
- Crops:** This farm has historically been farmed to row crops. Its last crop was cultivated in 2013 and was alfalfa. The tenant retired that year and the landowner has elected to leave the farm fallow rather than lease the land to another grower.
- Neighboring Crops:** The neighbors are farming row crops on 3 sides and almonds on one side of the subject property. There are several almond & walnut orchards within the immediate vicinity of the subject property.
- Mobile Home:** There is a 2 bedroom 1 bathroom mobile home on the property that is in good condition. It stays with the property and would make for a great caretaker unit.
- Oil, gas & Mineral Rights:** The property has its oil, gas, and mineral rights intact. They will transfer to the new buyer at the close of escrow.

Taxes: The property is not enrolled in the Williamson Act. The property taxes will change the at the close of escrow.

Price: **\$2,290,000 or \$18,072 per acre**

Terms: The seller would prefer to be paid over a three to five year period. Please contact the listing agent for more information.

Comments: This is a great orchard development site. There are two wells that just need pumps & motors to be operational. The farm is in one of the most inexpensive irrigation districts in California. It boasts class II soils and is located within a prime almond growing region. Please call 530-666-7000 for a private showing today!

Photo Gallery

The subject property is outlined in yellow. The property has row crops on 3 sides and a young almond orchard on its 4th.

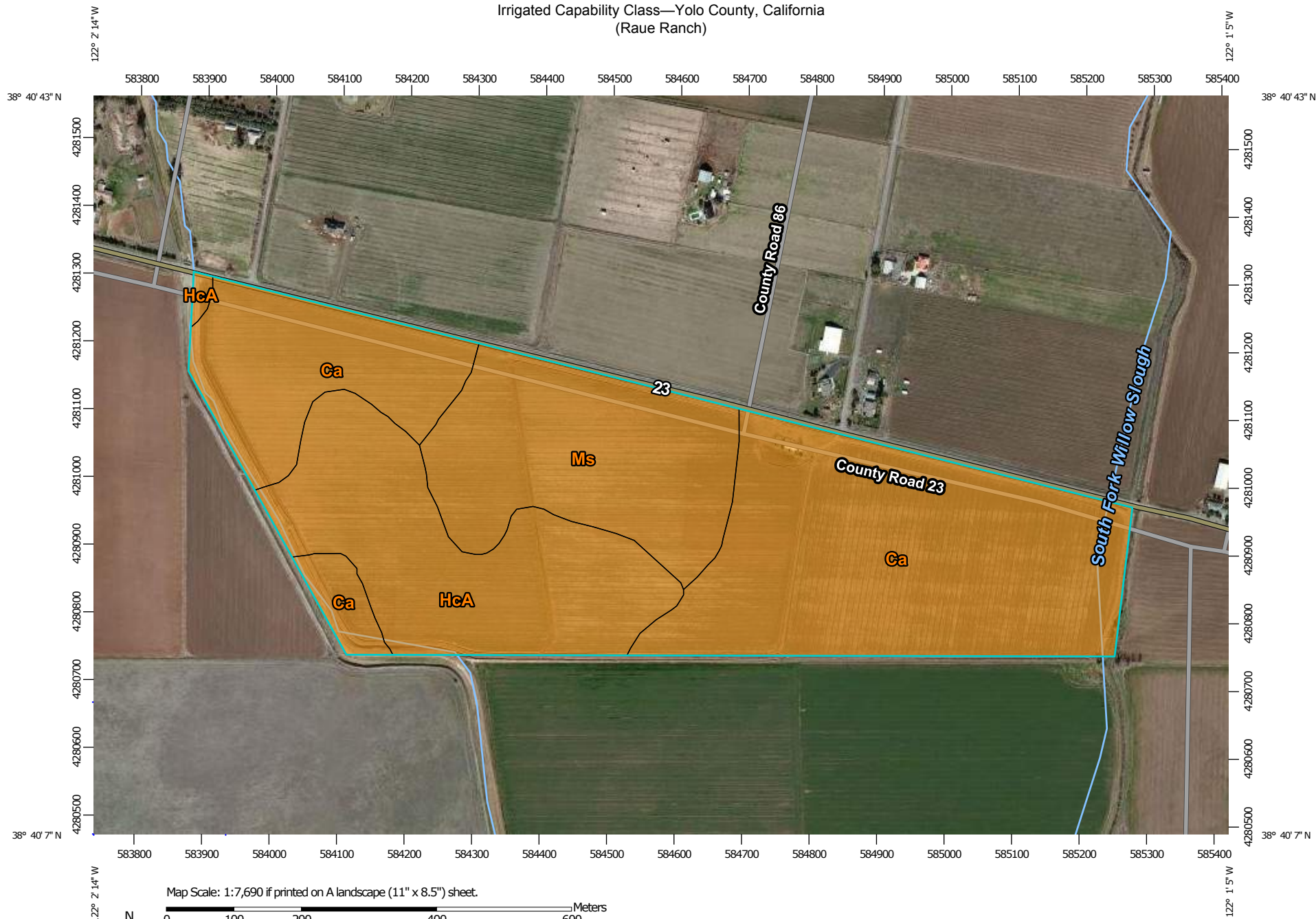


Scenic setting! The property is located at the base of the foothills. The property has the potential to be a perfect location for a custom home.

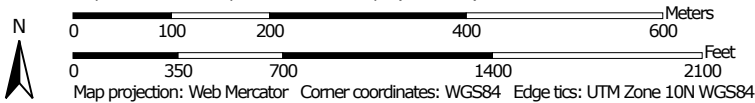
Young almond orchard next door. The subject property has similar soils & water as its neighbors.



Irrigated Capability Class—Yolo County, California
(Raue Ranch)



Map Scale: 1:7,690 if printed on A landscape (11" x 8.5") sheet.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

8/21/2015
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Irrigated Capability Class—Yolo County, California
(Raue 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 1:20,000.

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: <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: Yolo County, California
Survey Area Data: Version 10, 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 — Yolo County, California (CA113)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ca	Capay silty clay	2	66.4	53.8%
HcA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	2	30.4	24.6%
Ms	Myers clay	2	26.7	21.6%
Totals for Area of Interest			123.5	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

Subject Property

