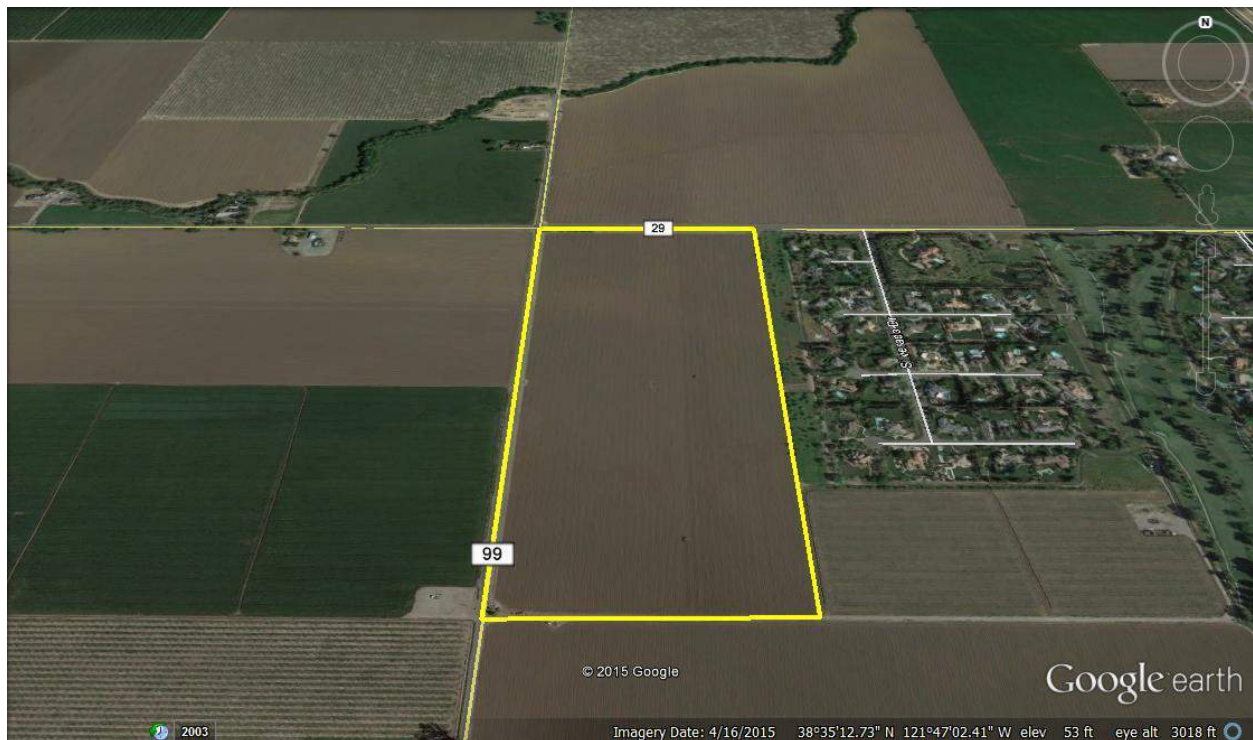


**J&A Ranch  
70.33+/- Acres  
Row Crop Ground  
Davis, CA**



**Presented By:**

**CHARTER REALTY**  
  
[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)  
**(530) 666-7000**



**J&A Ranch  
70.37+/- Acres  
Row Crop Ground  
Davis, CA**

- Location:** This property is located at the SE corner of Roads 99 and 29, just north of Davis, CA. From Interstate 80, go north on highway 113. Take the Road 29 exit. Go west on Road 29. The farm will be 1 mile west on the south side of the road.
- APN#:** 041-120-047
- Irrigation:** The farm is irrigated by two wells. One well is a 30Hp well and the 2<sup>nd</sup> is a 50Hp well. The farm is irrigated using sub-surface drip irrigation.
- Soils:** The property is 100% class II soils. Please see the attached soils report for more details.
- Use:** The farm is a ROW CROP FARM ONLY. It has easements in perpetuity prohibiting the planting of trees or vineyards. It also has an easement in place prohibiting the development of houses.
- It would be an ideal agri-tourism destination. The farm could be converted to a pumpkin patch, fruit stand, corn maze, etc.
- Shop:** The easement on the subject property excludes a 2 acre section on the SW corner of the subject property that could be used for a shop, barn, etc. It is restricted in that it does not allow for the construction of a home.
- Lease:** There are no leases on the subject property. However, depending on when the ranch sells, the buyer will be required to reimburse the tenant farmer for expenses incurred to date.
- Oil, Gas & Mineral Rights:** All of the oil, gas, and mineral rights owned by the seller will transfer to the buyer at the close of escrow.

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

**Price:** **\$985,180 or \$14,000 per acre**

**Terms:** Cash at the Close of Escrow

**Comments:** This is a high yielding row crop farm. The property is in the heart of Yolo County tomato country. It's easily accessible and is within driving distance from Woodland, Davis, and Sacramento.

## Photo Gallery



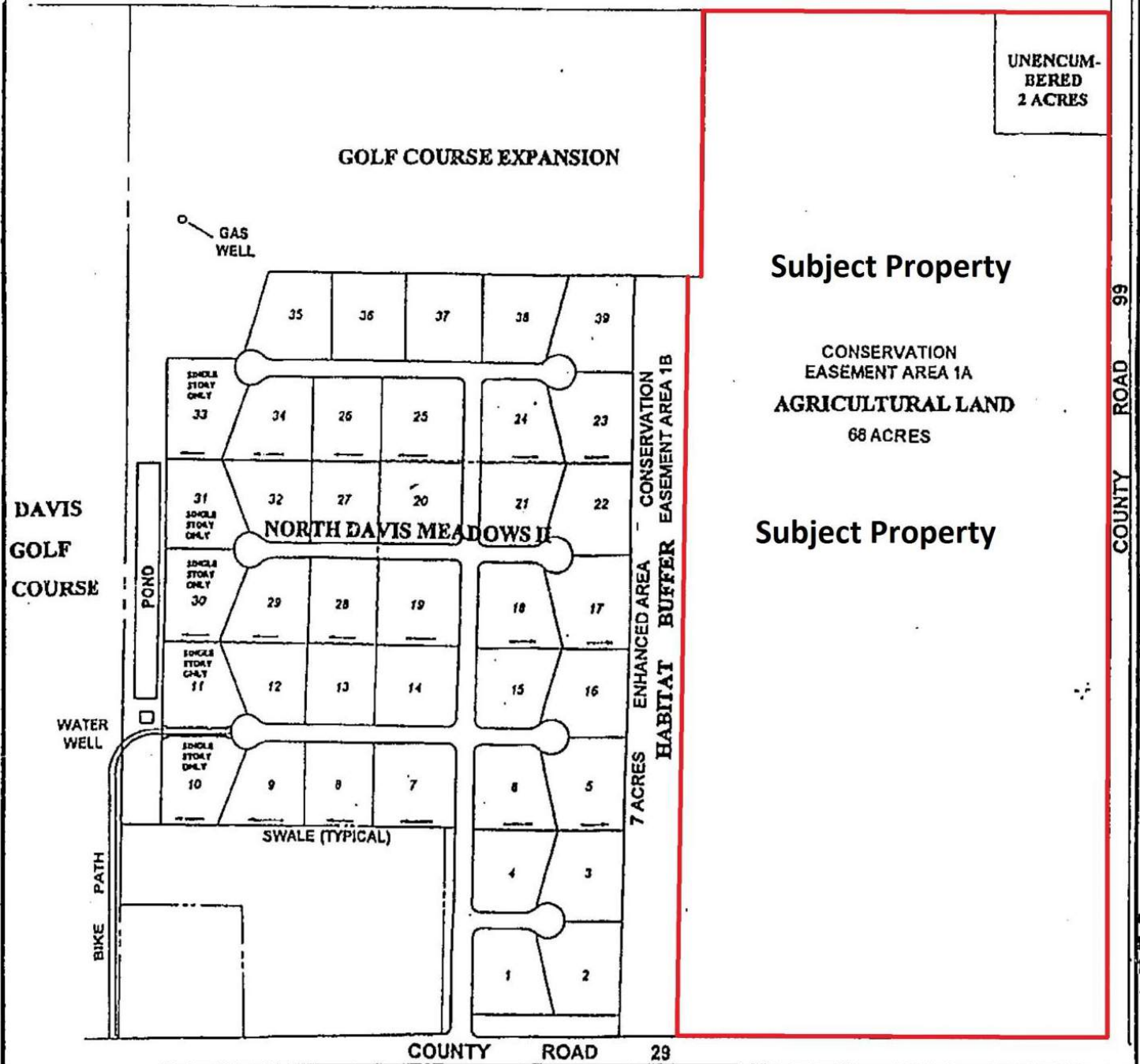
Yolo County has some of the highest quality row crop ground in the world. This farm continuously produces high tomato, sunflower, & wheat crops.

There are two wells that irrigate the subject property. The 1<sup>st</sup> well is a 50Hp well and the 2<sup>nd</sup> is a 30Hp.



The farm is located near a golf course community just north of Davis, CA.

# EXHIBIT B



022869 SEP 17 99




Irrigated Capability Class—Yolo County, California












## 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 11, Sep 18, 2015

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

Date(s) aerial images were photographed: Data not available.

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
Rg	Rincon silty clay loam	2	69.7	100.0%
<b>Totals for Area of Interest</b>			<b>69.7</b>	<b>100.0%</b>



## 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.

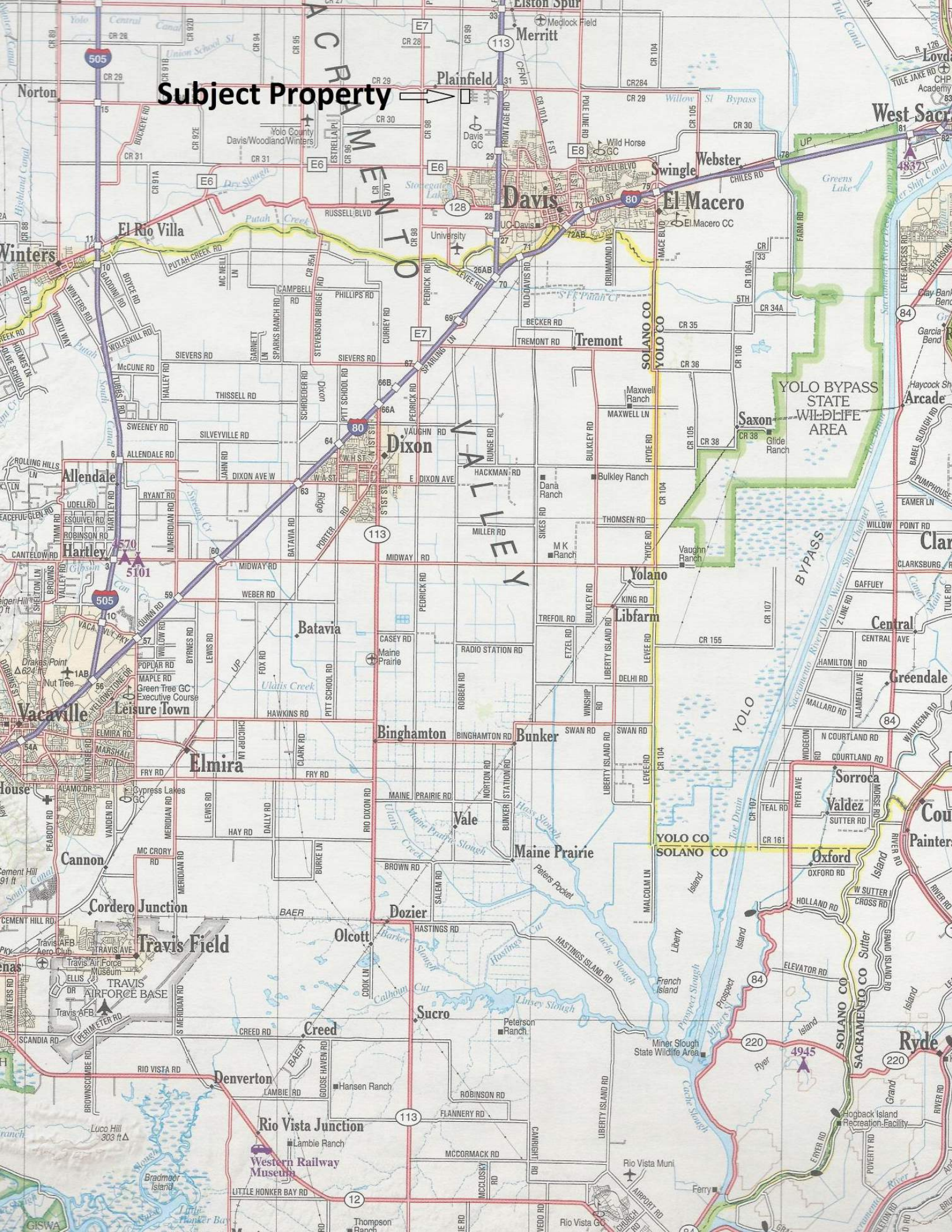
## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher





**Subject Property**

Plainfield

Davis

El Macero

Dixon

Batavia

Vacaville

Elmira

Binghamton

Bunker

Maine Prairie

Dozier

Sucro

Denverton

Rio Vista Junction

Yolano

Libfarm

Central

Greendale

Soroca

Valdez

Oxford

Ryde