

Liu Ranch

320 +/- Acres
Orchard Development Potential

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000



CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000

Liu Ranch

320 +/- Acres
Orchard Development Potential



Property Information

Location:	From Interstate 505 take the Road 14 exit. Go west for 1.4 miles. Make a right on Road 89 and go south for .4 miles. The property will be on the right hand side behind a locked gate.
APN#:	Yolo County Assessor Parcel Number: 054-190-009
Use:	The property is currently vacant and is not being used for any type of agricultural production.
Soils:	The entire farm is comprised of class II & III soils
Water:	There is a domestic well & a pond on the subject property. The property also lies within the boundaries of the Yolo County Flood Control & Water Conservation District. The property has a recorded 20ft easement to get water from the water district ditch, which is located SW of the subject property. Please refer to the last two pages of this brochure.
Home:	The home on the ranch has incredible views of the ranch, Vaca Mountains, and valley in between. It is a 2 bedroom 2 bathroom 2,370 sqft home. It's powered by off grid solar. The home has a domestic well & septic tank.
Surrounding Properties:	Nearby properties are currently farming vineyards, walnuts, almonds, pistachios, and wheat. This property would be suitable for any of the above.
Leases:	The property is free and clear of any leases
Oil, Gas & Mineral	The oil, gas, and mineral rights owned by the seller on the subject property will transfer to the buyer at the close of escrow
Probate Sale:	This is a probate sale. Court Confirmation is not required.

Liu Ranch

320 +/- Acres
Orchard Development Potential

Property Information

Taxes:	The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.
Prices:	\$3,200,000 or \$10,000 per acre
Terms:	Cash at the close of escrow
Comments:	This property has good soils and will make for a great orchard someday. It is located in an area that is abundant with a variety of different nut crops. It's in the Williamson Act and the property taxes will remain low at the close of escrow. It is one of few properties in the Sacramento Valley that is large enough to be a standalone economic unit. Please call Charter Realty for more info!

The ranch is in the foreground. Behind it you can see sunflowers, almonds, walnuts, alfalfa, and the Vaca Mountain range towards the rear.



Liu Ranch

CHARTER REALTY
www.CharterFarmRealty.com
(530) 666-7000

320 +/- Acres
Orchard Development Potential

Solar panels are hooked up to a battery system which generates power for the home



The property captures winter rain water in this pond. The pond typically has water in it though late spring and remains dry until the following winter.



Liu Ranch

320 +/- Acres
Orchard Development Potential

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000

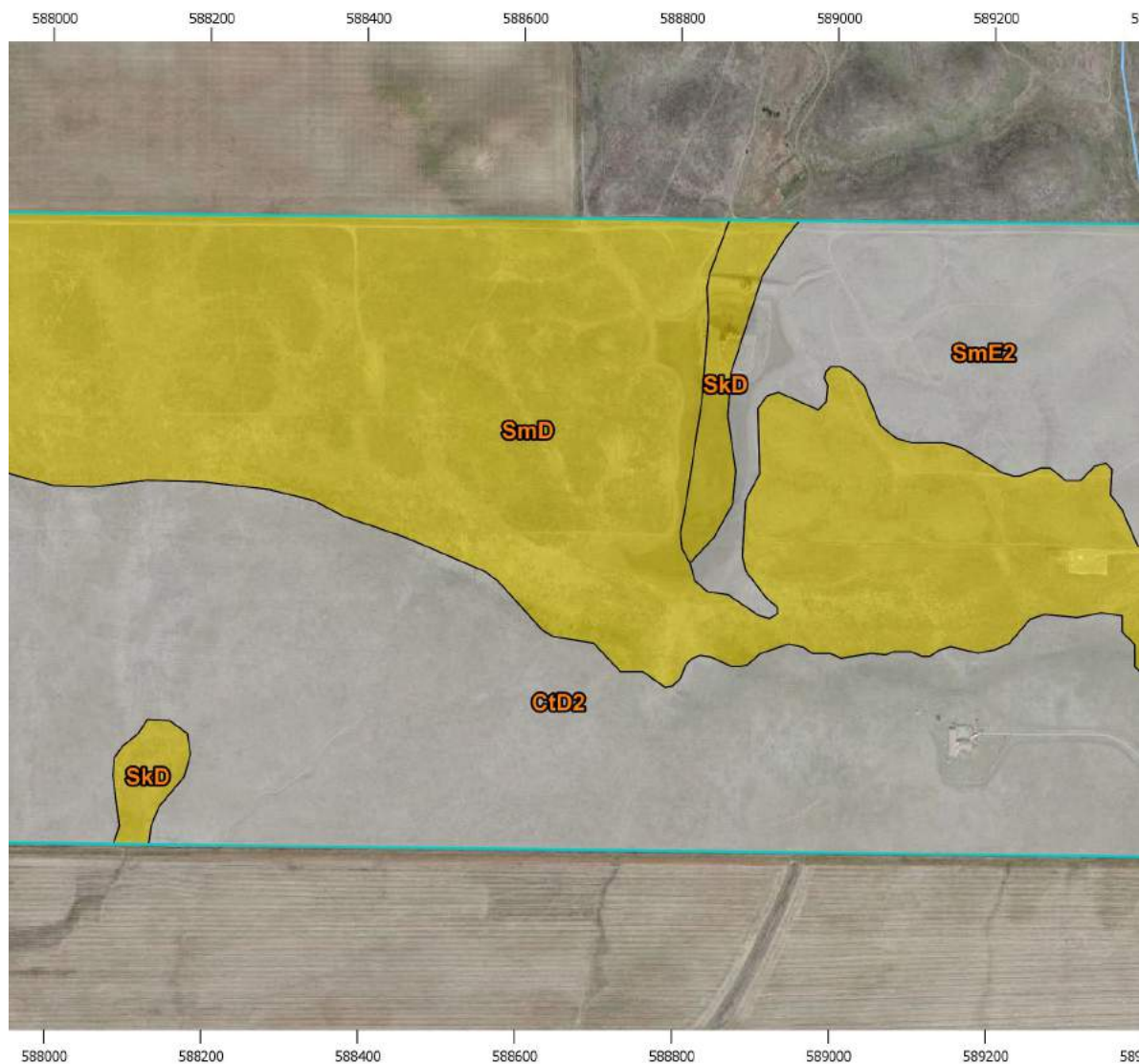


An electric domestic well supplies water to the home at this point, but the windmill is still in operating condition.

Liu Ranch

320 +/- Acres
Orchard Development Potential

Irrigated Capability Class—Yolo County, California



1,850 if printed on A landscape (11" x 8.5") sheet.

Meters
200 400 600
Feet
800 1600 2400
Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

is
vice

Web Soil Survey
National Cooperative Soil Survey




































Liu Ranch

320 +/- Acres

Orchard Development Potential

Irrigated Capability Class—Yolo County, California

MAP LEGEND

Area of Interest (AOI)		 Capability Class - III
 Area of Interest (AOI)		 Capability Class - IV
Soils		 Capability Class - V
Soil Rating Polygons		 Capability Class - VI
 Capability Class - I		 Capability Class - VII
 Capability Class - II		 Capability Class - VIII
 Capability Class - III		 Not rated or not available
 Capability Class - IV		
 Capability Class - V		Water Features
 Capability Class - VI		 Streams and Canals
 Capability Class - VII		
 Capability Class - VIII		Transportation
 Not rated or not available		 Rails
Soil Rating Lines		 Interstate Highways
 Capability Class - I		 US Routes
 Capability Class - II		 Major Roads
 Capability Class - III		 Local Roads
 Capability Class - IV		
 Capability Class - V		Background
 Capability Class - VI		 Aerial Photography
 Capability Class - VII		
 Capability Class - VIII		
 Not rated or not available		
Soil Rating Points		
 Capability Class - I		
 Capability Class - II		

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: 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.

Liu Ranch

320 +/- Acres

Orchard Development Potential

Irrigated Capability Class— Summary by Map Unit — Yolo County, California (CA113)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CtD2	Corning gravelly loam, 2 to 15 percent slopes, eroded		132.1	41.2%
SkD	Sehorn clay, 2 to 15 percent slopes	3	8.1	2.5%
SmD	Sehorn-Balcom complex, 2 to 15 percent slopes	3	136.5	42.6%
SmE2	Sehorn-Balcom complex, 15 to 30 percent slopes, eroded		43.8	13.7%
Totals for Area of Interest			320.5	100.0%

Liu Ranch

320 +/- Acres

Orchard Development Potential

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

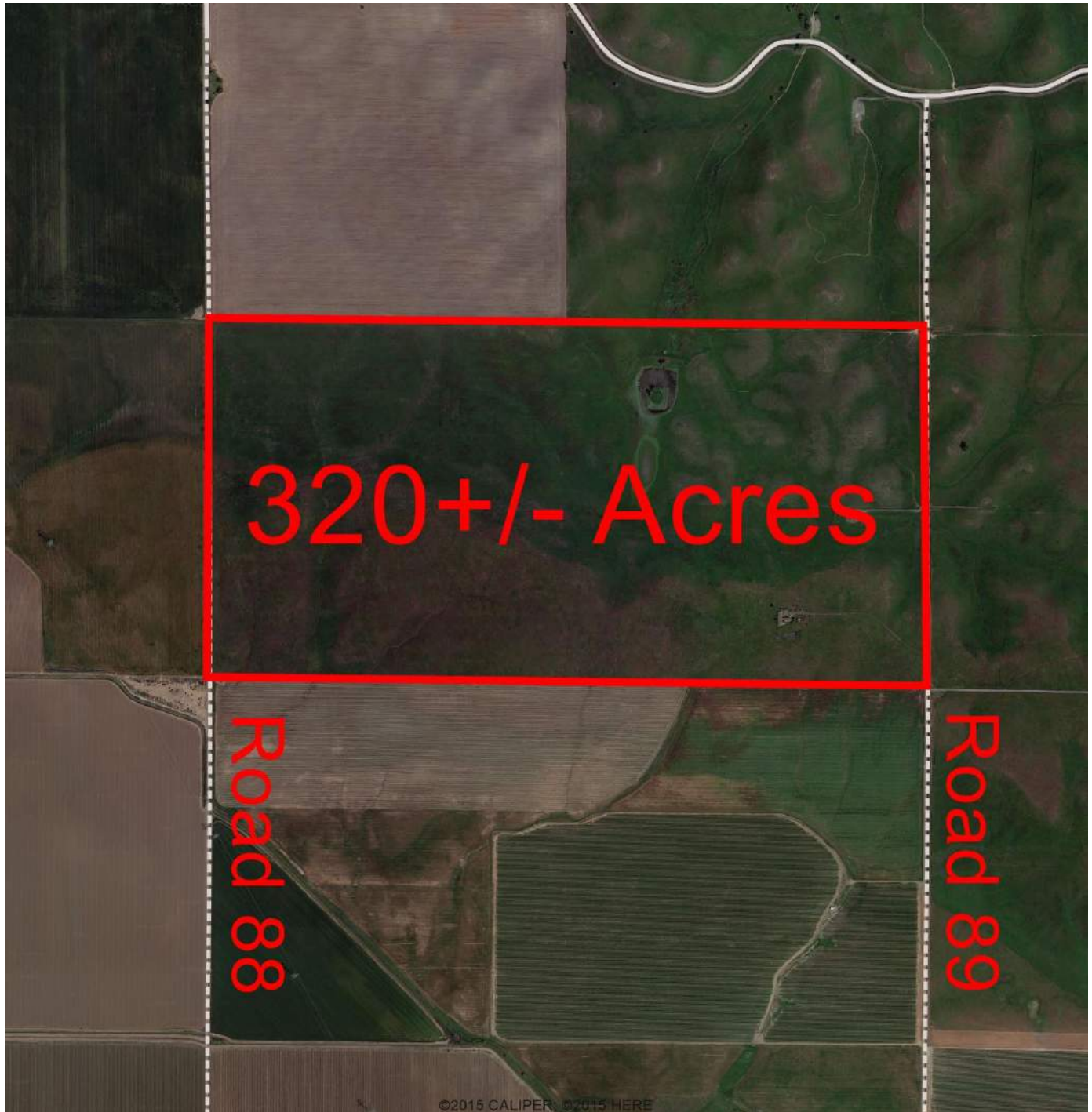
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Liu Ranch

CHARTER REALTY
www.CharterFarmRealty.com
(530) 666-7000

320 +/- Acres
Orchard Development Potential



Liu Ranch

CHARTER REALTY
www.CharterFarmRealty.com
(530) 666-7000

320 +/- Acres
Orchard Development Potential



Liu Ranch

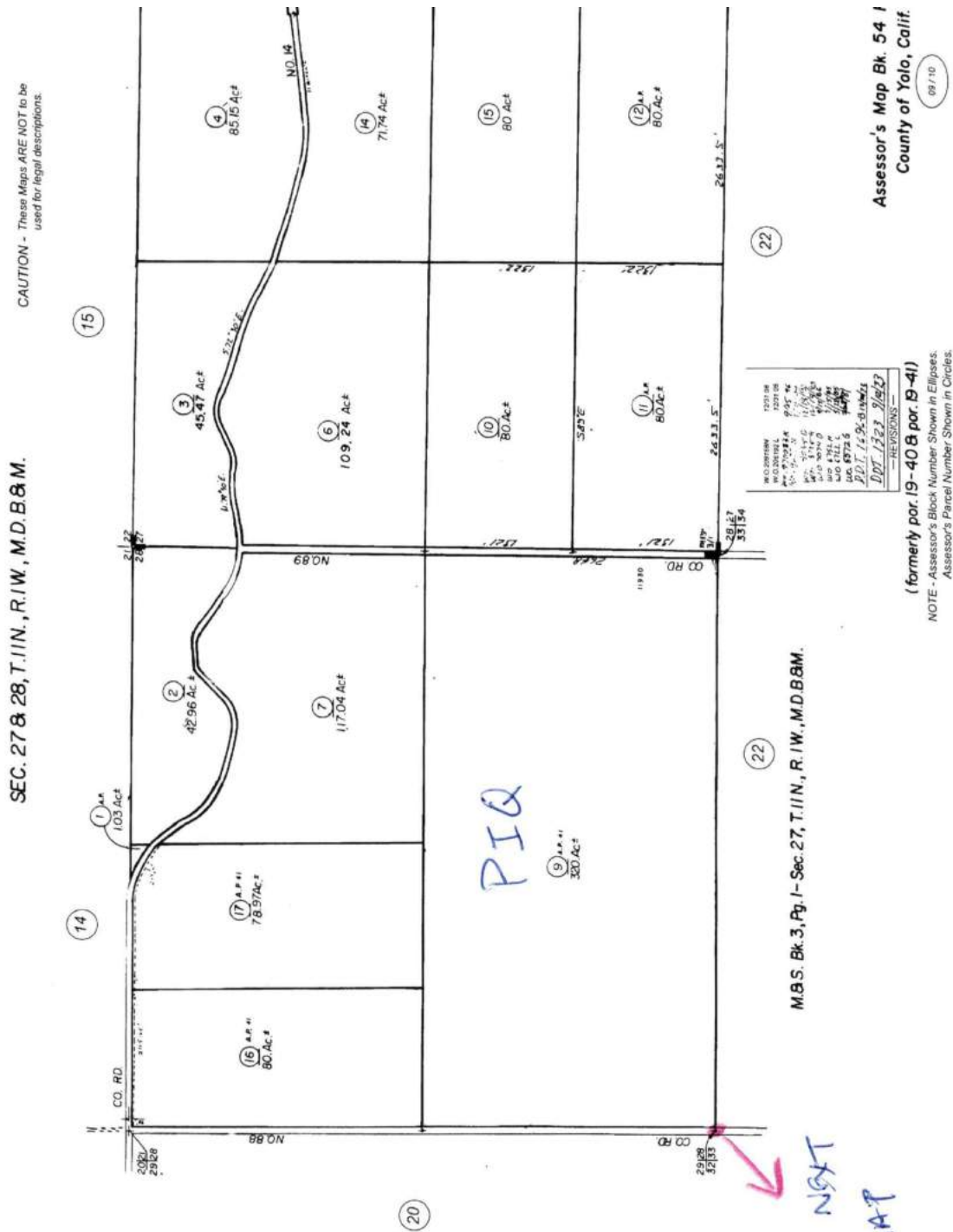
CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

320 +/- Acres

Orchard Development Potential



Liu Ranch

320 +/- Acres

Orchard Development Potential

CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

SEC. 31832, T. 11N, R. 1W, M.D.B. & M.

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

APPROXIMATE LOCATION
PANEL TWO



Bk. 48
Pg. 17

Bk. 48
Pg. 17

M. & S. Bk. I, Pg. 31, - Sec. 31, T. 1 N., R. 1 W., M. D. B. & M.

M.S. Bk. 2013, Pg. 90-96 - Record of Survey
Yolo County Monument Preservation Fund

Assessor's Map Bk. 54, Pg
County of Yolo, Calif.

14/15

— REVISIONS —
(formerly par. 19-41)

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