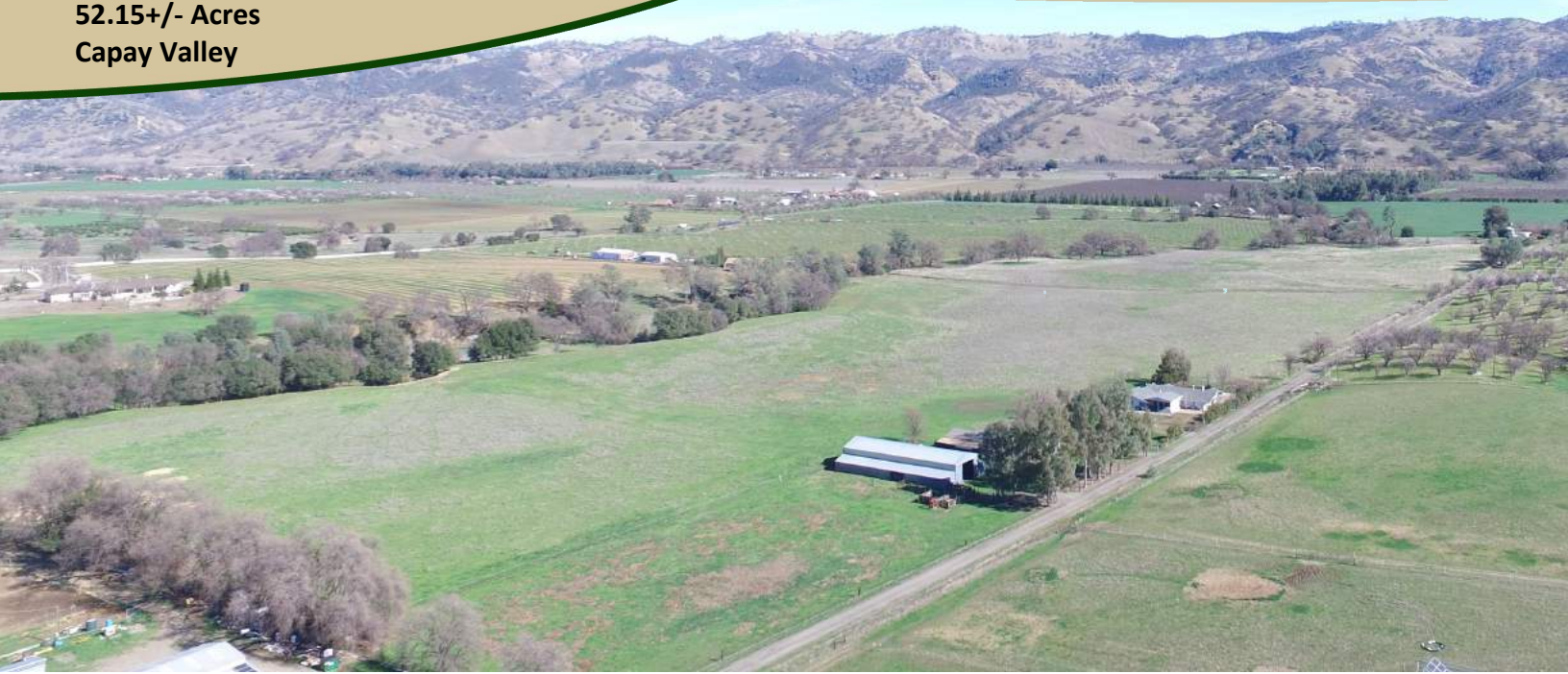


Bettencourt Ranch

2,886 Sqft Home
52.15+/- Acres
Capay Valley

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52.15+/- Acres
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Property Information

Location:	16690 County Road 63 Brooks, CA. From Cache Creek Casino on Highway 16: Go North on Highway 16 for 5.3 Miles. Go left on County Road 63. The property will be 0.7 miles on the right side of the road
APN#:	Yolo County Assessor Parcel Number: 060-060-036
Home, Barn & Ranch:	3 bedroom 3 bedroom house 2,886 Sqft 50x100 barn & 2 car detached oversized garage/shop 52.15 acres cross fenced. Nearby farms are growing both walnuts & almonds. This place is ideally suited for both
Soils:	The farm is comprised of primarily Class I & Class II soils. Please review the attached soils map for more information
Water:	The farm has a domestic well that is large enough to service the home, barn, and provide enough water to support about 40 cows
Leases:	There are no leases on the subject property. The ranch is available for immediate possession
Oil, Gas & Mineral	The oil, gas, & mineral rights owned by the seller on the subject property will transfer to the buyer at the close of escrow

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Property Information

Taxes:	The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow
Prices:	\$949,900
Terms:	Cash at the close of escrow
Comments:	Large 3 bedroom 3 bedroom house. Large master bedroom. Stunning views from every window. Property includes a 50x100 hay barn. Nearby properties include both walnut & almond orchards. The soils map indicates this would be ideal for both. Great place to live & work away from the big city! Call 530-666-7000 for a private showing today!

Home in front, detached garage & large barn in back. Wonderful views of both mountain ranges surrounding the Capay Valley!



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Large Great Room. Lots of room for entertaining!



Livingroom provides tons of natural light and wonderful views!



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View of the mountain range from the front yard of the house

Bettencourt Ranch

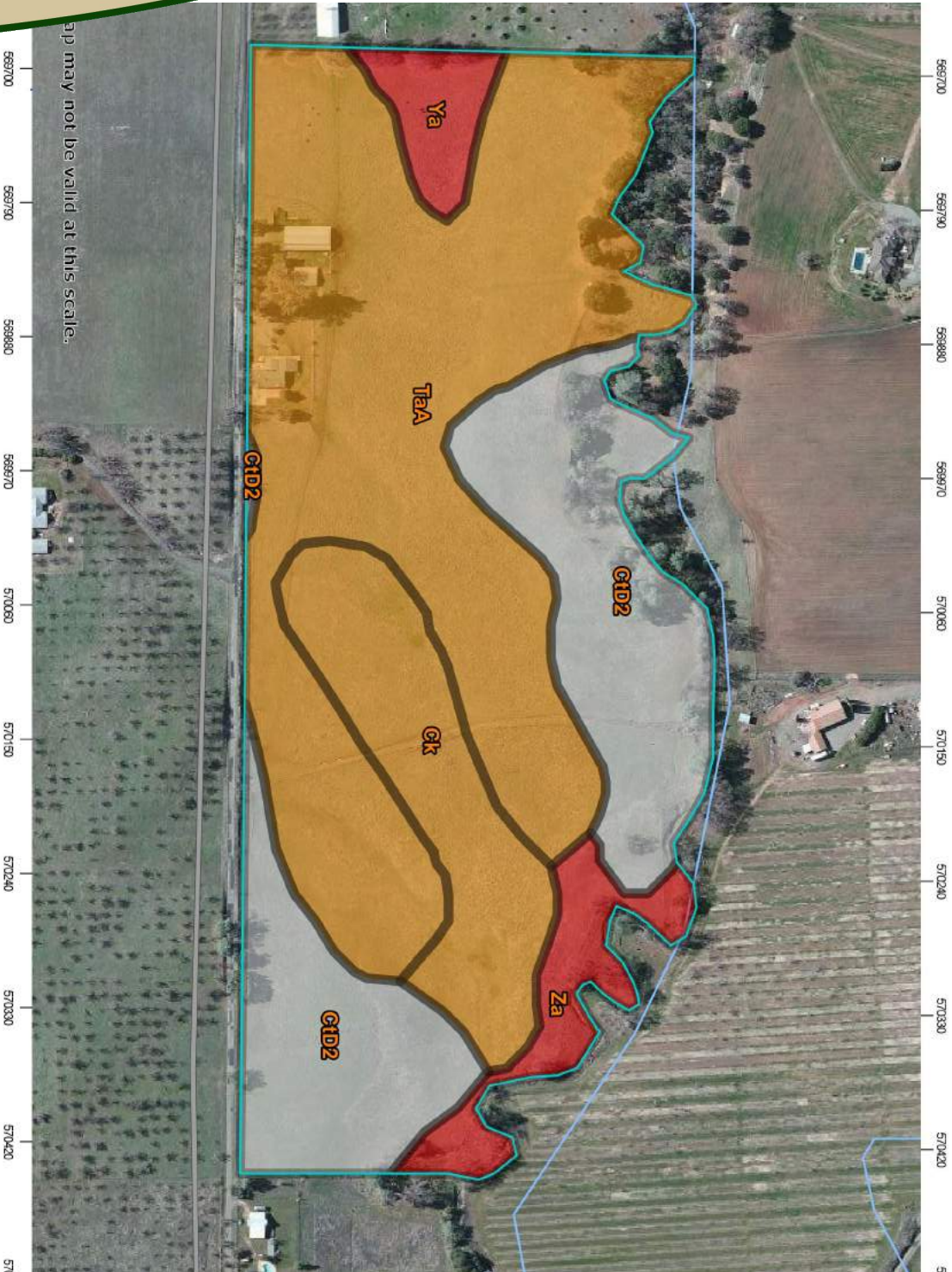
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



























Irrigated Capability Class—Yolo County, California
(Bettencourt Soils)



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Irrigated Capability Class—Yolo County, California
 (Bettencourt Soils)

MAP LEGEND		MAP INFORMATION	
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <p> Capability Class - I</p> <p> Capability Class - II</p> <p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Soil Rating Lines</p> <p> Capability Class - I</p> <p> Capability Class - II</p> <p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Soil Rating Points</p> <p> Capability Class - I</p> <p> Capability Class - II</p>		<p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p>	
		<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <p>Warning: Soil Map may not be valid at this scale.</p> <p>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.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Yolo County, California Survey Area Data: Version 13, Sep 13, 2017</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Apr 17, 2015—Oct 18, 2016</p> <p>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.</p>	

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ck	Clear Lake clay, 0 to 1 percent slopes, MLRA 17	2	6.4	12.8%
CtD2	Corning gravelly loam, 0 to 12 percent slopes, MLRA 17		13.7	27.5%
TaA	Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17	2	25.5	51.1%
Ya	Yolo silt loam, 0 to 2 percent slopes, MLRA 17	1	1.6	3.2%
Za	Zamora loam	1	2.7	5.4%
Totals for Area of Interest			49.9	100.0%

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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

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