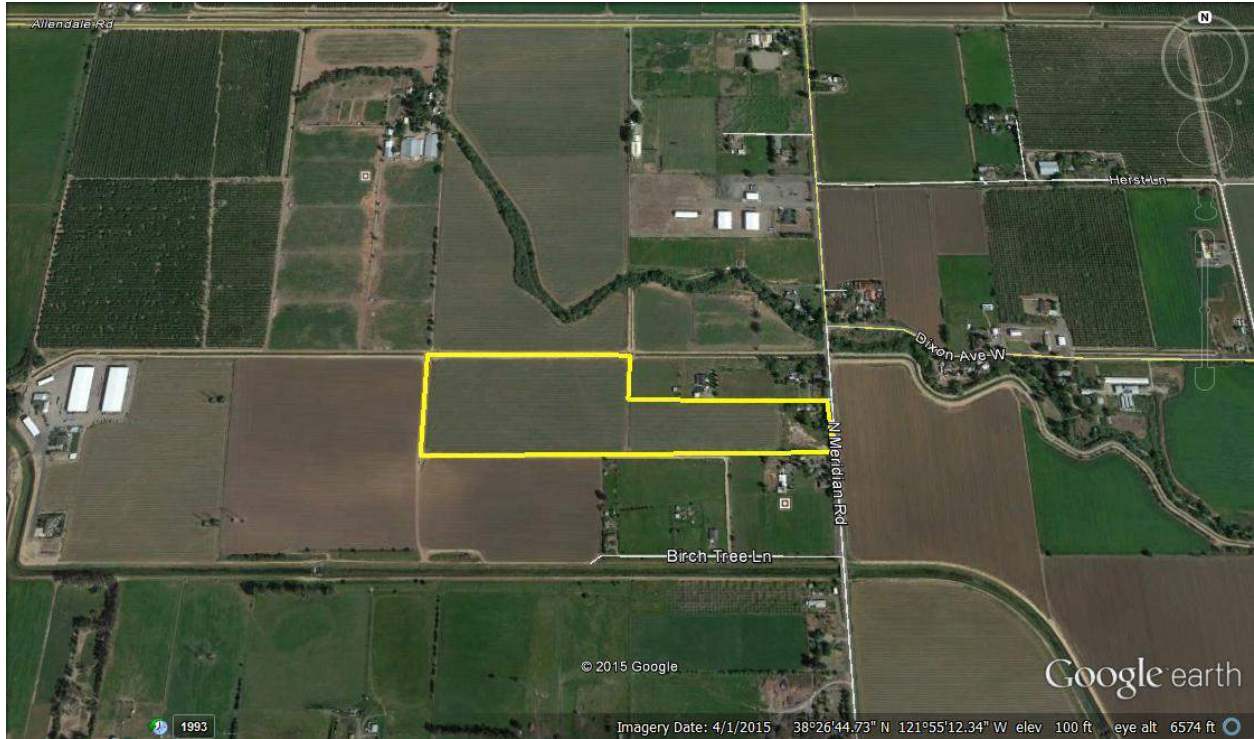


Bottegoni Ranch
2 Homes & 28.9+/- Acres
Alfalfa & Orchard Development
Allendale, CA



Presented By:

CHARTER REALTY



www.CharterFarmRealty.com

(530) 666-7000



Bottegoni Ranch
2 Homes & Orchard Development Potential
28.92+/- Acres
Allendale, CA

Location: This property is located at 7825 N. Meridian Road. From Interstate 80 take the Meridian Road exit. Go North 2.7 miles. The property is located on the West side of the road. The homes on the subject property are secluded and are available to be viewed by appointment only. Please DO NOT DISTURB the tenants!!!

APN#: Solano County APN#: 0106-060-040

Homes: There are two homes on the subject property. One home is a 2 bedroom 1 bathroom and the other is a 2 bedroom 1 bathroom. Both of the homes are rented. They are being sold in their "as is" condition. The rental rates are as follows:

Front 2 bedroom Home: \$850.00
Back 2 bedroom Home: \$800.00

The landlord pays the utilities for these units. The combined expenses for both units is between \$285-\$350 per month.

Soils: A soils map can be found within this brochure. The classifications and types are as follows:

Class I	Yolo Loam	57.1%
Class II	Yolo Loam, clay substratum	23.5%
Class II	Capay Silty Clay	07.6%
Class III	San Ysidro Sandy Loam, Thick Surface	11.0%

Irrigation: This property is part of Solano Irrigation District. It is one of the most coveted irrigation districts in the state. For the 2015 crop year this irrigation district has a 100% allocation. This is almost unheard of given the magnitude of California's current drought.

Well: There is an old well casing on the subject property. It has been abandoned for years, but was a good producing well and while in operation. With a pump, this well could be resurrected for future users should it be necessary.

Crops: The ranch is currently farmed to alfalfa. The current tenant has been farming the property for more than 30 years. He is a local grower with an excellent reputation for good yields and keeping the properties he farms in great condition.

Leases: The property is encumbered by a lease that expires at the end of 2015. The current farmer would be interested in leasing the property in the future should the new owner desire. A meeting with the farmer can easily be arranged by contacting the listing agent.

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

Price: **\$600,000**

Terms: Cash at the close of escrow

Comments: This is an excellent candidate for an orchard development opportunity. It has great soils and almond & walnut orchards nearby. The soils & water are hard to beat. SID is one of very few irrigation districts in California with a 100% water allocation. The two homes on the property are bonuses. They bring in additional income and are rented to long term tenants whom have lived there for more than a decade. Please call for a Private Showing Today!

Photo Gallery

This field has nearby almond & walnut orchards. In the back ground you can see a healthy almond orchard.

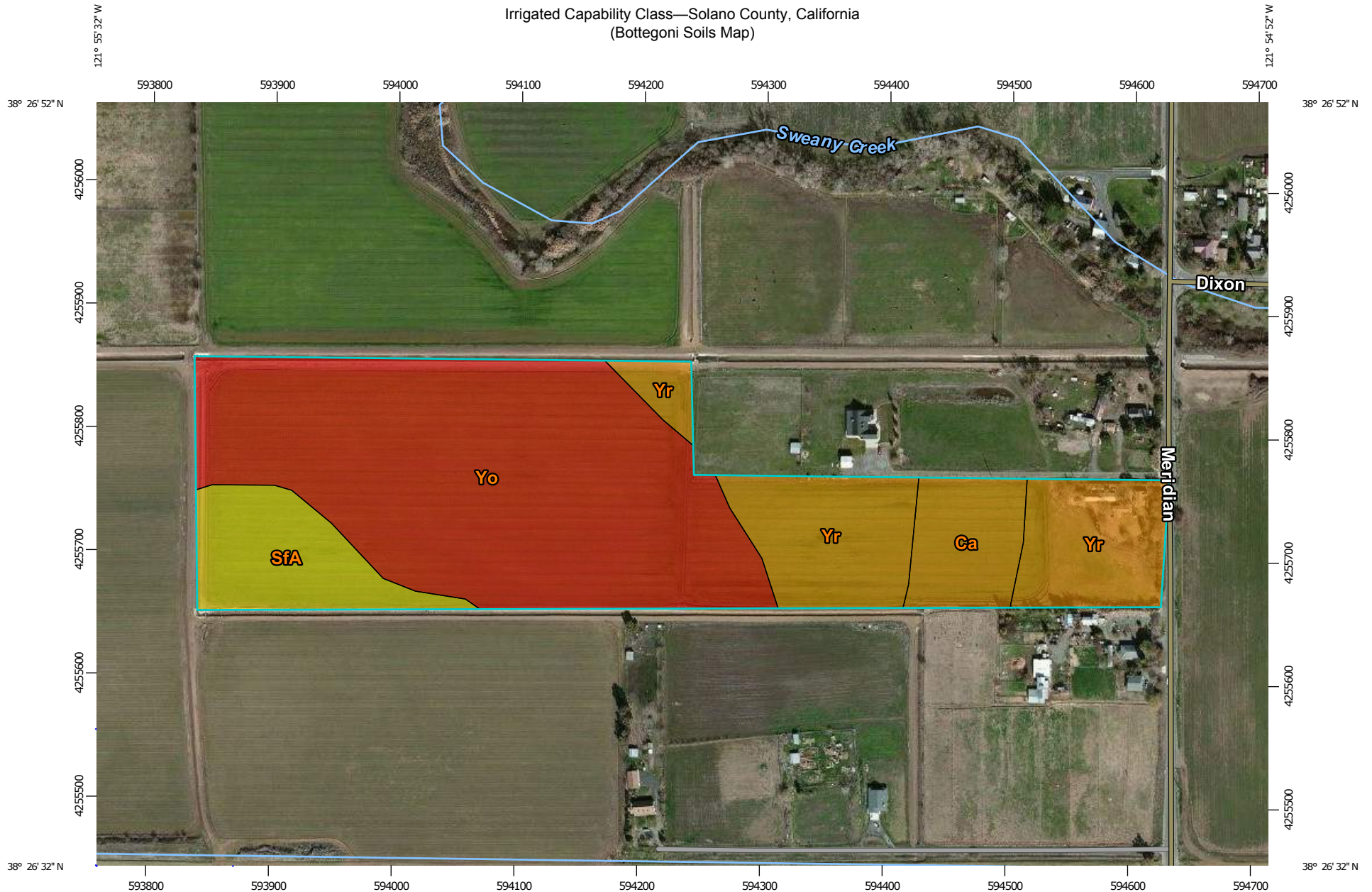


The property is the alfalfa field to the right of the district canal. It has a beautiful stand and will make for an easy orchard installation.

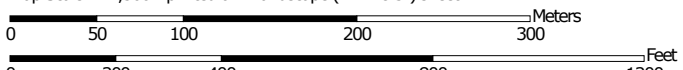
The tenant farmer takes pride in his crops. There are very few weeds and a well maintained straight ditch.



Irrigated Capability Class—Solano County, California
(Bottegoni Soils Map)



Map Scale: 1:4,360 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

Irrigated Capability Class—Solano County, California
(Bottegoni Soils Map)










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	2.3	7.6%
SfA	San Ysidro sandy loam, thick surface , 0 to 2 percent slopes	3	3.4	11.0%
Yo	Yolo loam	1	17.6	57.9%
Yr	Yolo loam, clay substratum	2	7.2	23.5%
Totals for Area of Interest			30.5	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.

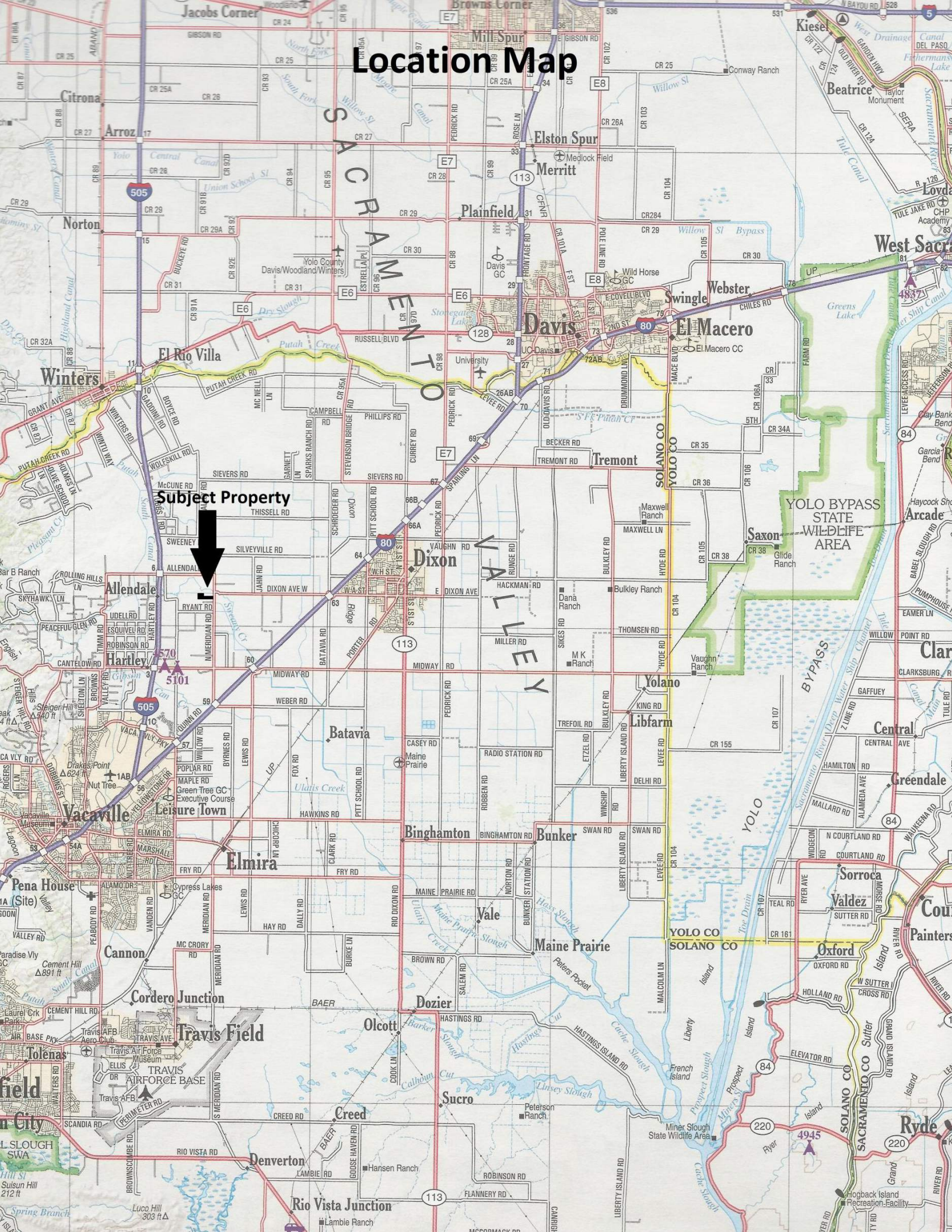
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Location Map



Subject Property



570
5101

4945