

MacQuiddy

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000

155.9+/- Acres
Orchard Development Opportunity
Winters CA



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Property Information

| | |
|----------------------------|--|
| Location: | From Interstate 505 in Winters, CA go East on Russell Blvd (CA 128) for 2.5 miles. Go Right on to Walnut Bayou Lane for 0.7 Miles. Walnut Bayou Lane dead ends into the subject property. DO NOT TRESSPASS!!! |
| APN#: | Yolo County APN#: 038-090-005 |
| Use: | The property is currently being farmed to row crops. There are approximately 136 plantable acres on the property. The balance is a water district canal, Putah Creek, and farm roads. The water & soils suggest this property is suitable for most crops grown in the Sacramento Valley. There are a number of permanent plantings in the immediate vicinity |
| Soils: | The entire farm is comprised of primarily Class I Soils. Please review the attached soils map for more information. |
| Water: | <p>There are 3 water sources on the farm.</p> <ol style="list-style-type: none">1) 1000ft 16' well drilled in 2015 producing 2000gpm under pressure2) Yolo County Flood Control & Water Conservation District3) Riparian water from Putah Creek (Available January-July) |
| Leases: | There is a year to year row crop lease on the subject property. |
| Oil, Gas & Mineral Rights: | The oil, gas, and mineral rights on the subject property owned by the seller will transfer to the buyer at the close of escrow. |

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| | |
|-----------|--|
| Taxes: | The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow. |
| Prices: | \$3,500,000 |
| Terms: | Cash at the close of escrow |
| Comments: | This property has great soils & water. There are very few virgin tree ground properties available in Winters, CA. The plantable ground is 100% class I soils. This has the potential to be a very high yielding orchard. Please call 530-666-7000 for a private showing today! |

Water District Ditch in May of 2021



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Tomato Crop on Class I Soils



Wonderful Views of the Costal Range



Property Presented By Charter Farm Realty | www.charterfarmrealty.com | (530) 666-7000 | CalBRE 01512493

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Year Round Putah Creek offers irrigation water & a place to relax

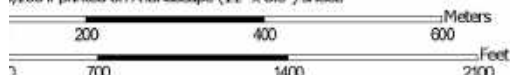
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Irrigated Capability Class—Solano County, California, and Yolo County, California
(MacQuiddy)



1:160 if printed on A landscape (11" x 8.5") sheet.



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



































Source:
Aerial Imagery

Web Soil Survey
National Cooperative Soil Survey

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Irrigated Capability Class—Solano County, California, and Yolo County, California
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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 | Water Features | |
|  | Capability Class - V |  | Streams and Canals |
|  | Capability Class - VI | Transportation | |
|  | Capability Class - VII |  | Rails |
|  | Capability Class - VIII |  | Interstate Highways |
|  | Not rated or not available |  | US Routes |
| Soil Rating Lines | |  | Major Roads |
|  | Capability Class - I |  | Local Roads |
|  | Capability Class - II | Background | |
|  | Capability Class - III |  | Aerial Photography |
|  | 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 | | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 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:
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 14, May 29, 2020

Soil Survey Area: Yolo County, California
Survey Area Data: Version 16, Jun 1, 2020

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

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| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|--------------------------------|---------------|--------|--------------|----------------|
| W | Water | | 1.3 | 0.8% |
| Subtotals for Soil Survey Area | | | 1.3 | 0.8% |
| Totals for Area of Interest | | | 155.7 | 100.0% |

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|--------------------------------|--|--------|--------------|----------------|
| Rh | Riverwash | | 8.6 | 5.5% |
| W | Water | | 3.5 | 2.2% |
| Ya | Yolo silt loam, 0 to 2 percent slopes, MLRA 17 | 1 | 142.2 | 91.4% |
| Subtotals for Soil Survey Area | | | 154.3 | 99.2% |
| Totals for Area of Interest | | | 155.7 | 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.

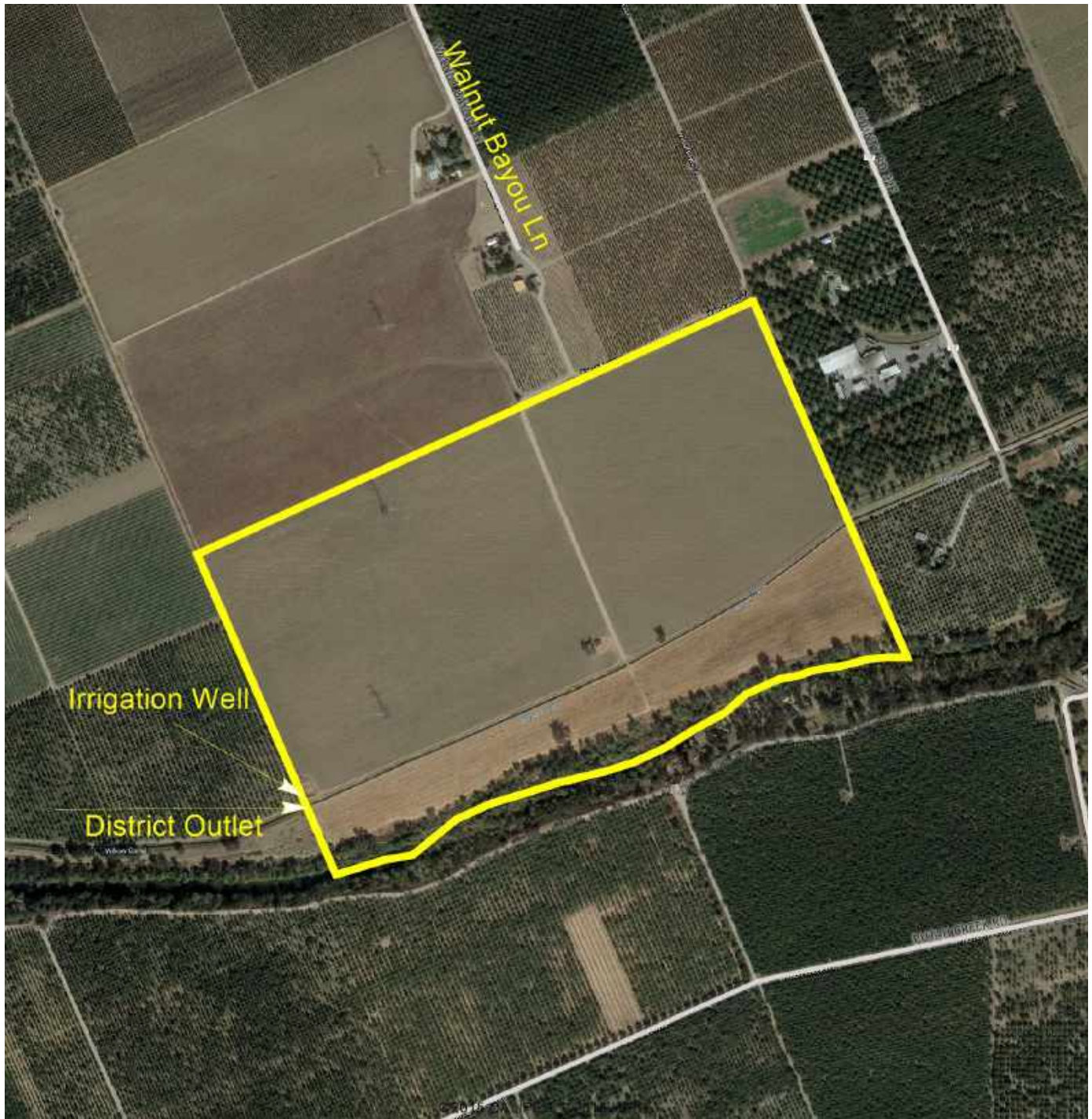
Rating Options

Aggregation Method: Dominant Condition

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