



CALIFORNIA AGRICULTURAL
P R O P E R T I E S , I N C .

NISHIMURA FARM

LOCATION: The Ranch is located on the east side of Widgeon Avenue, 3 miles west of the town of Courtland in Yolo County. .

SIZE: The parcel is 20.00 acres.

APN: 043-050-018

ZONING: A-1 General Agriculture.

ANNUAL TAXES: 2018-2019 \$983.86

SOIL TYPE: Sc1 Sacramento Clay, Storie Index 38, Class III. The parcel has historically been utilized for irrigated row-crop production, and is currently unleased.

OIL, MINERAL, AND GAS RIGHTS: All available Oil, Mineral, and Gas Rights will convey with the sale of the property.

TOPOGRAPHY: Level to grade.

WATER: The irrigation water on the Ranch is supplied by Reclamation District 999, there is no Ag well on the parcel.

IMPROVEMENTS: There are no improvements on the property.

PRICE: \$260,000 Cash to Seller.

COMMENTS: This is a nice smaller parcel in a good vineyard area, with good access to County roads in southern Yolo County.

The above information has been supplied by the Owner or by sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

CALIFORNIA AGRICULTURAL PROPERTIES, INC.

SCOTT A. STONE, BROKER

37874 COUNTY ROAD 28

WOODLAND, CA. 95695

(O) (530) 662-4094, (M) (530) 681-1410

www.calagprop.com

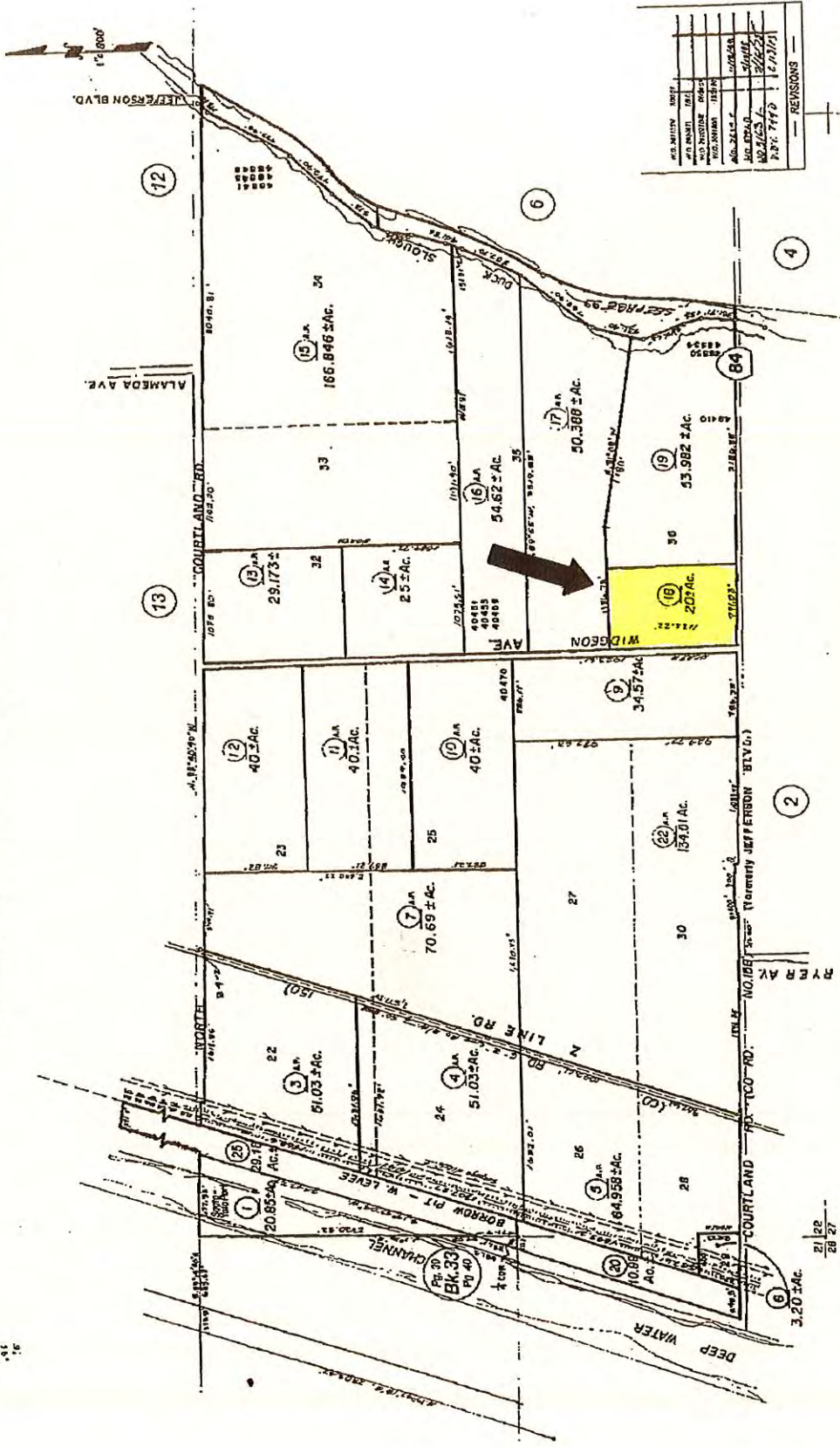
PARCEL MAP

43-05

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

POR SEC. 23, 22, T. 6 N., R. 3 E., M. D. B. & M.

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Assessor's Map Bk 43 Pg. 05
County of Yolo, Calif.

(formerly portion 16-29)
(formerly all 16-41)

M. B. Bk. 3, Pg. 42 - Holland Land Co. Subd. No. 3

NOTE - Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.

02/13





United States
Department of
Agriculture

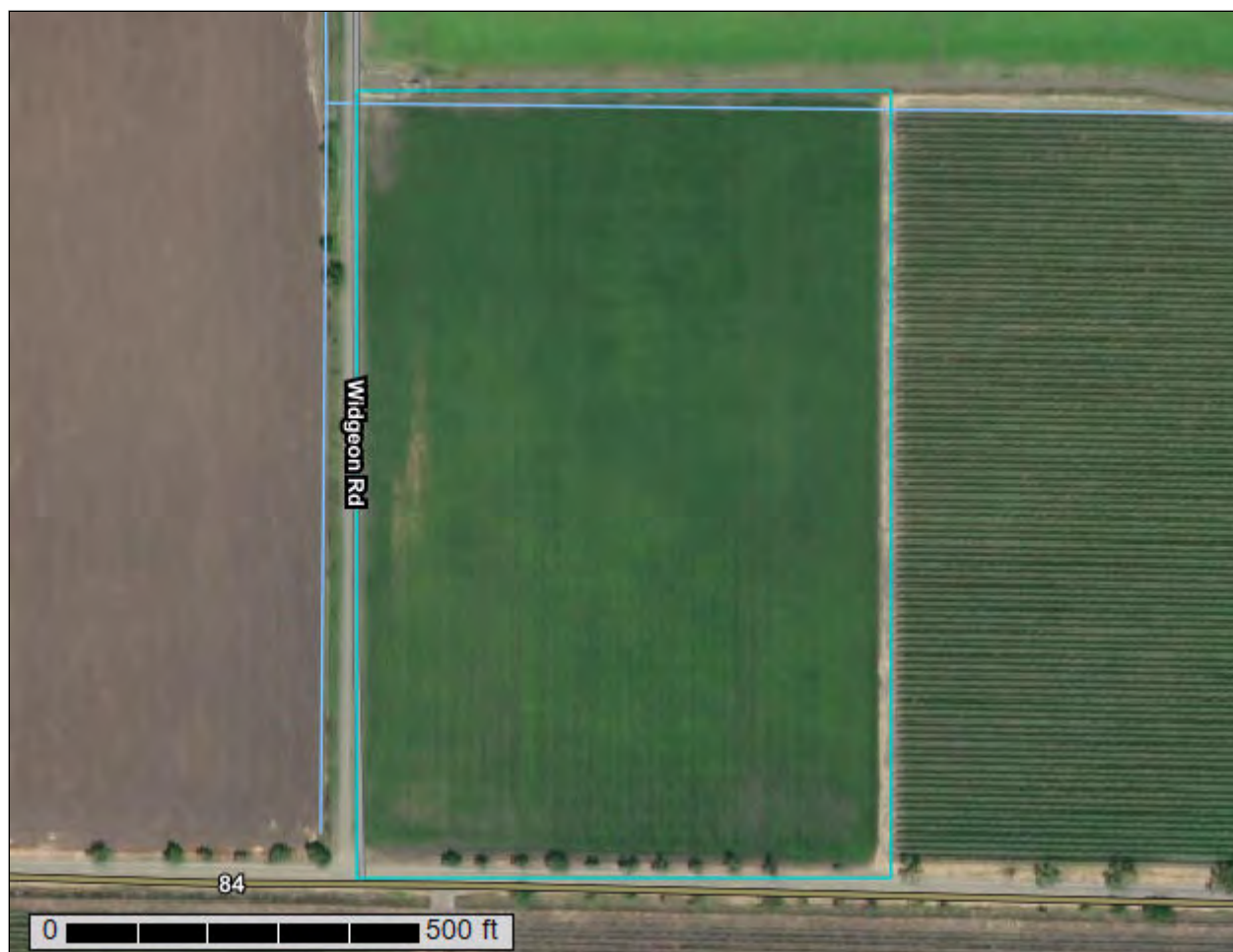
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

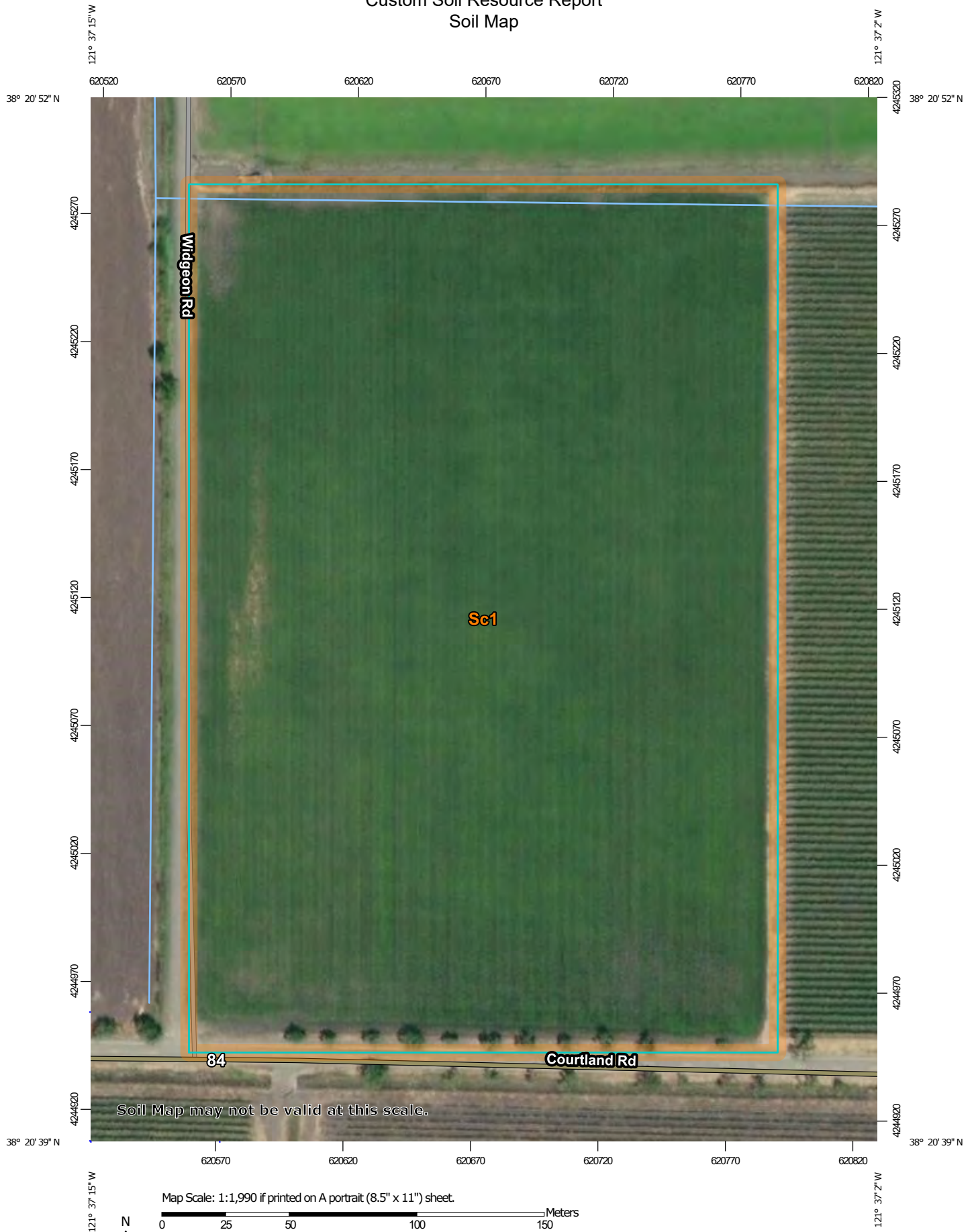
Custom Soil Resource Report for **Yolo County, California**

NISHIMURA FARM



May 2, 2019

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

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:
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 14, Sep 14, 2018

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

Date(s) aerial images were photographed: Dec 31, 2009—Aug 8, 2017

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Sc1	Sacramento clay, 0 to 2 percent slopes, dry, MLRA 16	19.4	100.0%
Totals for Area of Interest		19.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Yolo County, California

Sc1—Sacramento clay, 0 to 2 percent slopes, dry, MLRA 16

Map Unit Setting

National map unit symbol: 2wgt7

Elevation: 0 to 80 feet

Mean annual precipitation: 15 to 23 inches

Mean annual air temperature: 61 to 62 degrees F

Frost-free period: 250 to 300 days

Farmland classification: Prime farmland if irrigated and drained

Map Unit Composition

Sacramento and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sacramento

Setting

Landform: Basin floors

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Clayey alluvium derived from igneous, metamorphic and sedimentary rock

Typical profile

Apg - 0 to 7 inches: clay

Ag1 - 7 to 16 inches: silty clay

Ag2 - 16 to 31 inches: clay

Ag3 - 31 to 38 inches: clay

Ag4 - 38 to 53 inches: clay

Cg1 - 53 to 60 inches: clay

Cg2 - 60 to 69 inches: silty clay

Cg3 - 69 to 77 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.04 to 0.06 in/hr)

Depth to water table: About 0 to 35 inches

Frequency of flooding: Rare

Frequency of ponding: Frequent

Calcium carbonate, maximum in profile: 3 percent

Gypsum, maximum in profile: 1 percent

Salinity, maximum in profile: Nonsaline to slightly saline (0.2 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Moderate (about 8.5 inches)

Interpretive groups

Land capability classification (irrigated): 3w

Custom Soil Resource Report

Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Hydric soil rating: Yes

Minor Components

Clear lake

Percent of map unit: 3 percent
Landform: Basin floors
Hydric soil rating: Yes

Merritt

Percent of map unit: 3 percent
Landform: Alluvial fans
Hydric soil rating: Yes

Omni

Percent of map unit: 3 percent
Landform: Basin floors
Hydric soil rating: Yes

Willows

Percent of map unit: 3 percent
Landform: Basin floors
Hydric soil rating: Yes

Sycamore

Percent of map unit: 3 percent
Landform: Alluvial fans
Hydric soil rating: Yes



LOOKING TO THE SOUTH



RD DISTRICT 999 LIFT PUMP