



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

FOSTER CAMP H RANCH

LOCATION: The Ranch is located on the top of the Blue Ridge of the Capay Valley, at the west end of a private deeded road that is four miles from the town of Rumsey in western Yolo County.

SIZE: 120 Acres. **APN:** 180-300-022 **ANNUAL TAXES:** \$270.48

ZONING: A-X Agricultural Extensive. The property has an active Williamson Act Contract on it.

SOIL TYPE: Rog, Rock Land, Class VIII.0

TOPOGRAPHY: Gently rolling to extremely steep terrain.

WATER: There is no water developed on the Ranch.

PRICE: \$360,000 Cash to Seller.

IMPROVEMENTS: None.

COMMENTS: This is the parcel for someone who really wants their own space on the top of the Blue Ridge in the beautiful Capay Valley. From a top of the mountain hunting get away to a beautiful hiking and wildlife area, the property has unlimited potential for the adventuresome folks who want to enjoy their own peace and quiet, overlooking the Capay Valley in Yolo County, or beautiful Lake Berryessa in Napa 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.

37874 COUNTY ROAD 28

WOODLAND, CA 95695

SCOTT A. STONE, BROKER

AUSTIN STONE, ASSOCIATE

(M) (530) 681-1410

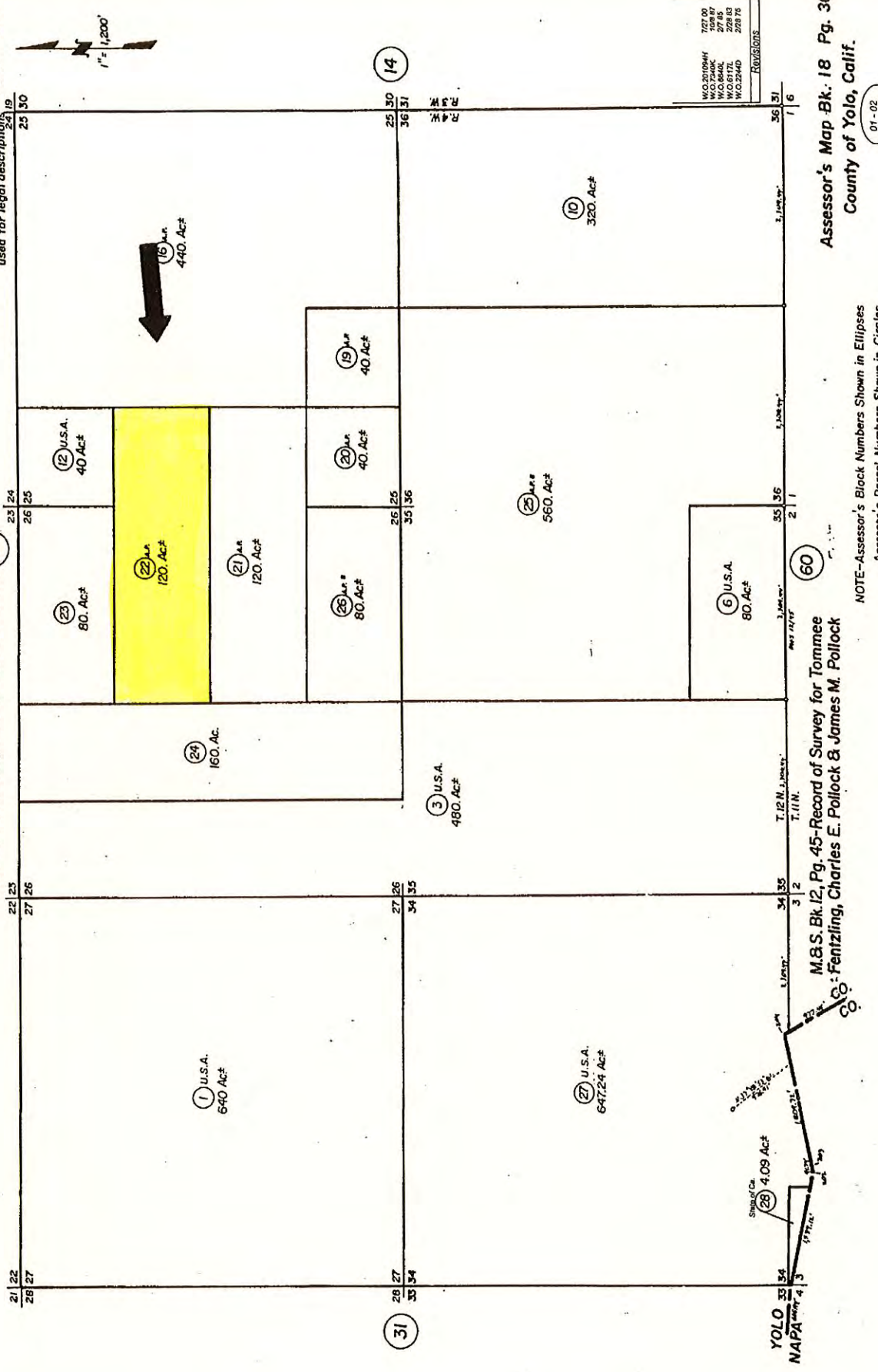
(M) (530) 551-2009

(530) 662-4094 OFFICE

www.calagprop.com

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

T.11N. & T.12 N., R.4W. M.D.B. & M. (29)



W.O. 201054H	727 00
W.O. 201054C	727 00
W.O. 201054B	228 83
W.O. 201054A	228 83
W.O. 201054D	228 76
NO. 1054015	

Assessor's Map Bk. 18 Pg. 30
County of Yolo, Calif.

M.S. Bk. 12, Pg. 45-Record of Survey for Tommee
Fentzling, Charles E. Pollock & James M. Pollock
CO.

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


01 - 02

PARCEL MAP

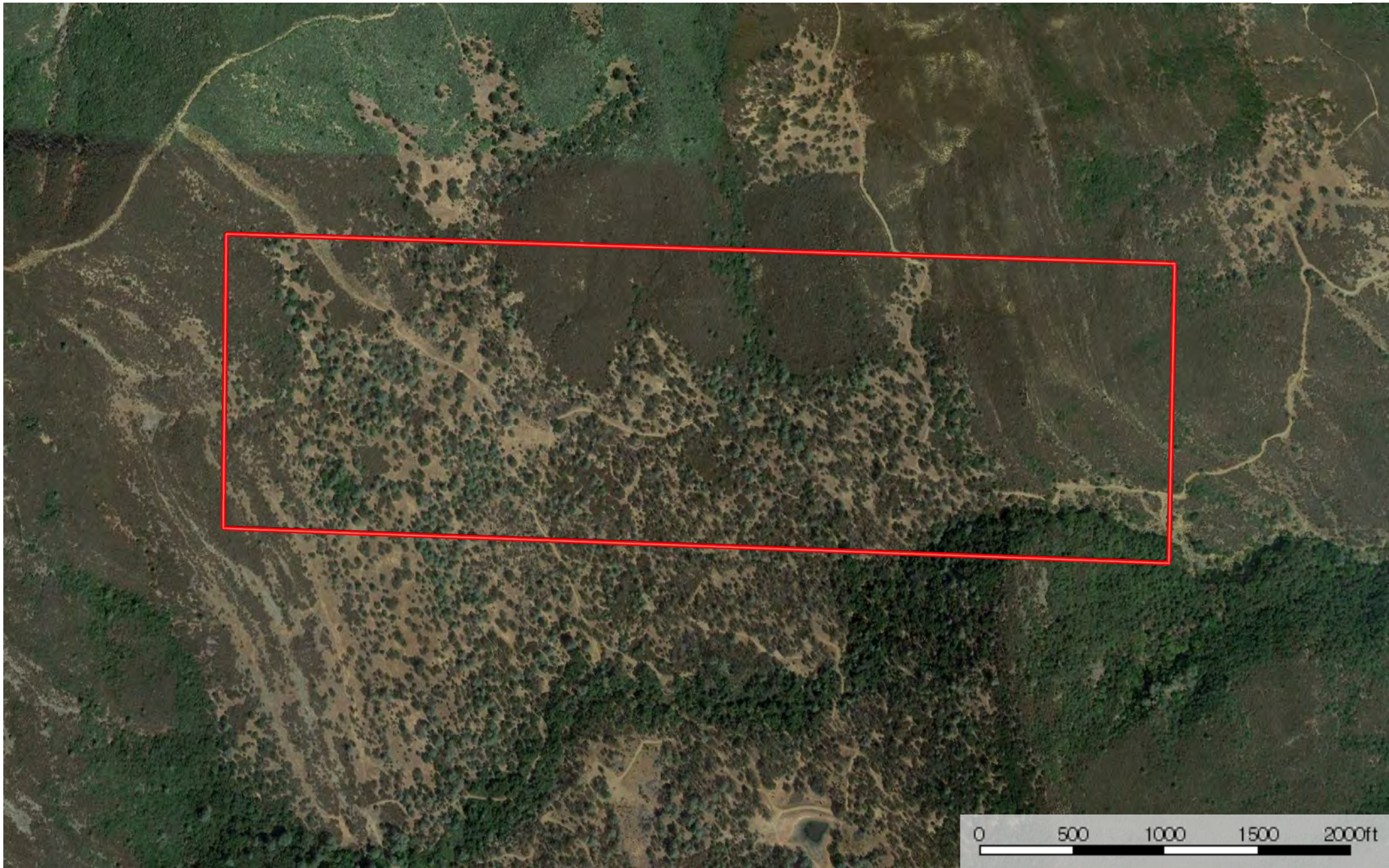
FOSTER CAMP H AREA MAP


Yolo County, California, 120 AC +/-



 Boundary

FOSTER CAMP H
Yolo County, California, 120 AC +/-



 Boundary

SURVEY AZIMUTH MARK
U.S. COAST & GEOD
SURVEYING THIS MARK
FOR INFORMATION OR IMPRISONMENT TO THE DISK
WASHINGTON D.C. \$250 FINE
U.S. GS LOWE PERRY





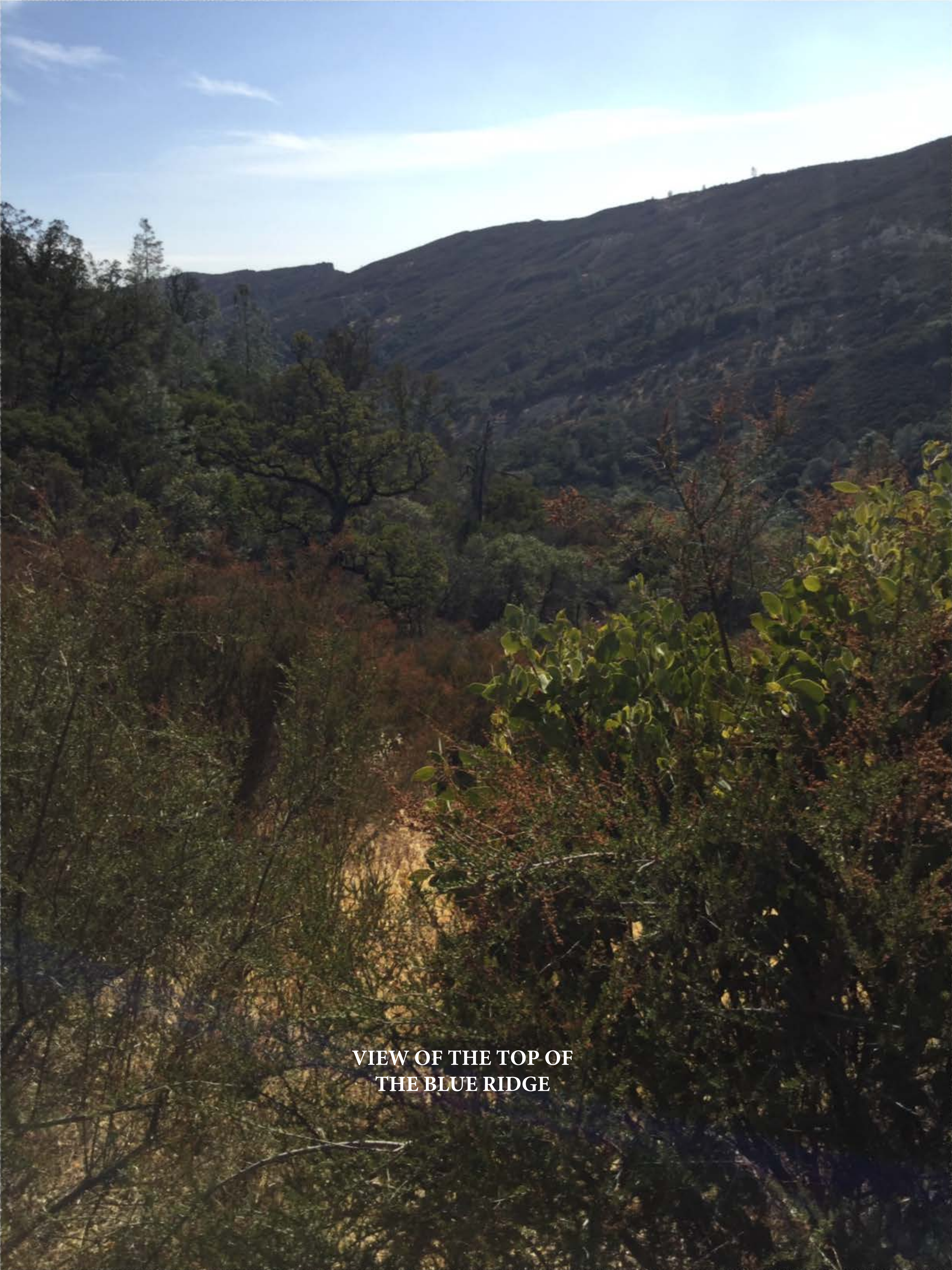
VIEW OF THE CAPAY
VALLEY



**VIEW OF LAKE BERRYESSA
FROM THE TOP**



NATIVE LANDSCAPE ON
THE RANCH



**VIEW OF THE TOP OF
THE BLUE RIDGE**