CALIFORNIA AGRICULTURAL
PROPERTIES, INC.

HROMADA RANCH
11066 COUNTY ROAD 85, CAPAY CA.

LOCATION: The property is located 5 miles north of the Town of Capay on the southwest corner of County Roads 85 and 14 in western Yolo County.

SIZE: 75.79 +/- acres. **ANNUAL TAXES: $3,602.26 APN: 061-130-003**

ZONING: AN General Agriculture, the property is encumbered with a Williamson Act Contract.

SOIL TYPE: There is a small amount of HcC2, Hillgate Loam, Class IV, Storie Index 49, and the majority of the soil is Rg, Rincon Silty Clay Loam, Class II, Storie Index 73, and Za Zamora Loam, Class I, Storie Index 95.The property has been historically farmed to dryland hay and grain crops.

TOPOGRAPHY: Slightly undulating. The property has not been laser leveled.

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

WATER: There is a 500 foot deep Ag Well that has been drilled on the west side of the property, but the owner has never used it for irrigation and does not know the condition of the well or the water capacity. It is estimated to be around 50 years old. There is 90 foot deep hand dug well on the property that is currently not used, and also a 220 foot deep domestic well with a 3 HP pump that services the property. The property is in the Yolo County Flood Control and Conservation District, but does not have any direct connection to the District supply ditch. The Water District staff said that the Hromada property owner would need to come through four different property owners parcels in order to put in a ditch line or underground pipeline to supply District water to the parcel.

IMPROVEMENTS: The home on the property was constructed in 1977 and consists of 3,750 sq. foot with a 2,500 sq. foot basement. The home has a tile roof and wood siding and is very well constructed. There is a mudroom, an office/study, three bedrooms and three bathroom's, a living room, a large family room, and a kitchen. There are two air conditioning units for the home, and the basement has concrete floors and walls. In addition to the house, there is a three car garage attached to the house with a covered breezeway.

There are two **40' X 60'** shops on the property that were constructed in 1979, and have metal sides and roofs. One shop has a concrete floor and the other has a dirt floor. There is 220 Amp service to the shops and a restroom.

PRICE: $1,400,000 Cash to Seller.

COMMENTS: This is a very nice rural property situated up against the hills in western Yolo County and could be utilized for a large number of uses. **THIS PROPERTY IS TO BE SHOWN BY APPOINTMENT ONLY, DO NOT BOTHER THE TENANT!**

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 STONE, BROKER

37874 COUNTY ROAD 28, WOODLAND, CA 95695

(530) 662-4094 OFFICE, (530) 681-1410 MOBILE

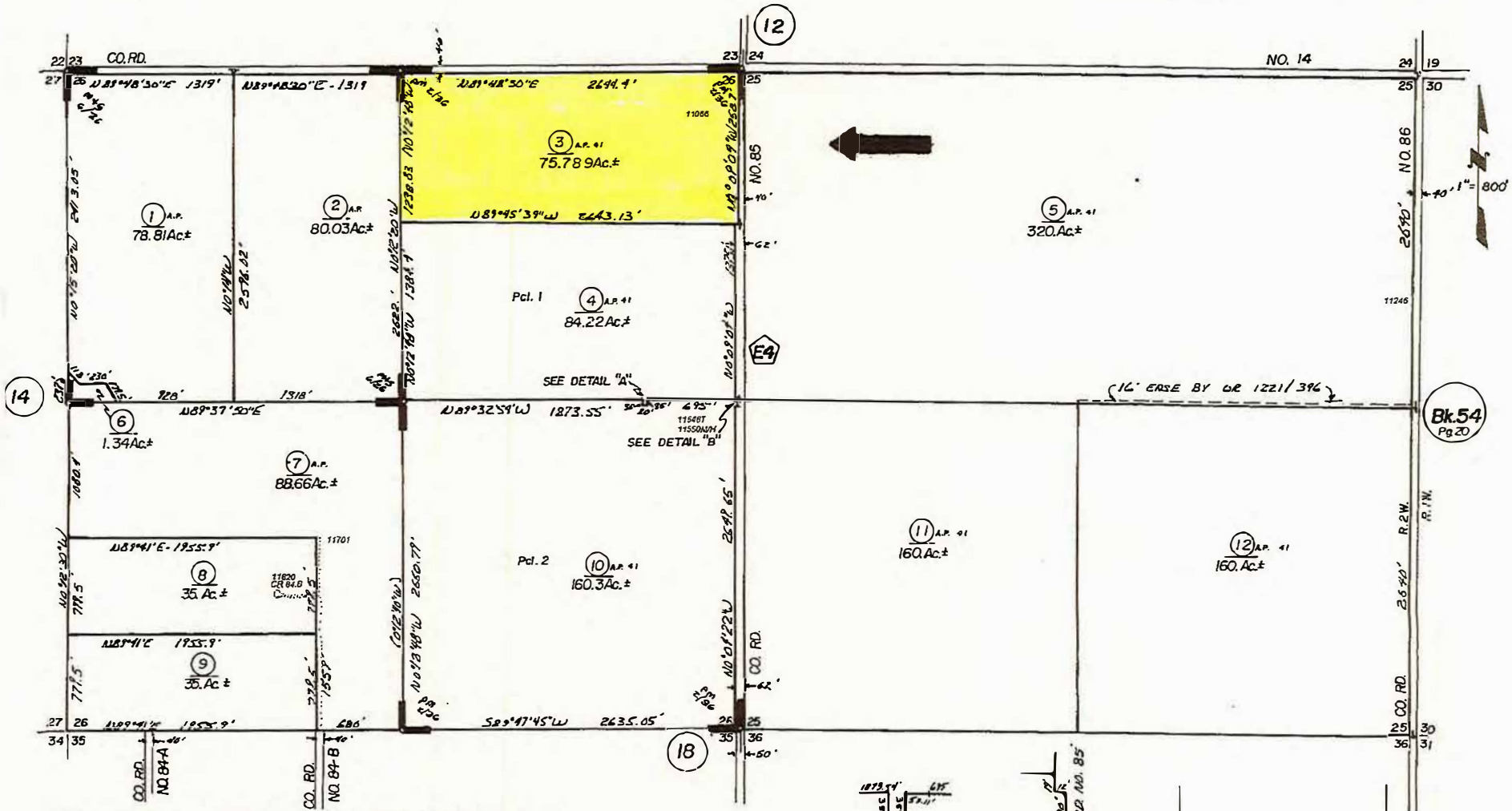
www.calagprop.com

PARCEL MAP

SEC. 25 & 26, T. 11N., R. 2W., M.D.B. & M.

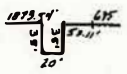
CAUTION - These Maps ARE NOT to be used for legal descriptions.

61-13



M. & S. Bk. 6, Pg. 26 - N.W. 1/4 Sec. 26, T. 11N., R. 2W., M.D.B.&M.
P.M. Bk. 2, Pg. 36 - Edward O. Gammel Ppty.

M.S. Bk. 2013, Pg. 90-96 - Record of Survey
Yolo County Monument Preservation Fund



DETAIL "A"
No Scale

DETAIL "B"
No Scale

W.O. 214148C 11/04 13
— REVISIONS —

(formerly por. 18-39)

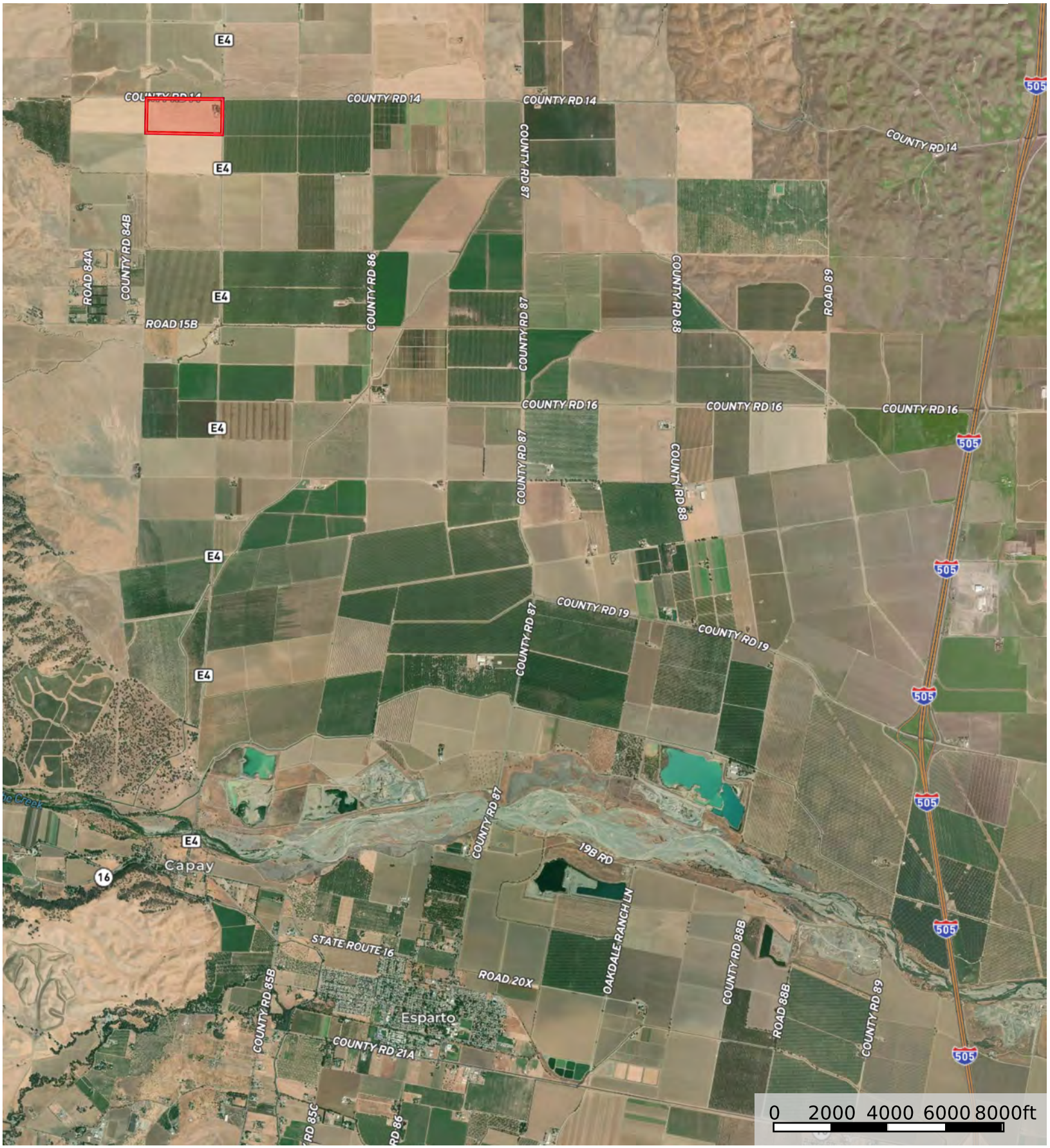
NOTE - Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.

Assessor's Map Bk. 61, Pg. 13.
County of Yolo, Calif.

14/15

HROMADA TRUST AREA MAP

Yolo County, California, 75.79 AC +/-



Boundary

Scott Stone
P: (530) 662-4094 sastone57@gmail.com 37874 County Road 28, Woodland, Ca. 95695

HROMADA FAMILY TRUST

Yolo County, California, 75.79 AC +/-

Boundary

Scott Stone
P: (530) 662-4094 sastone57@gmail.com 37874 County Road 28, Woodland, Ca. 95695

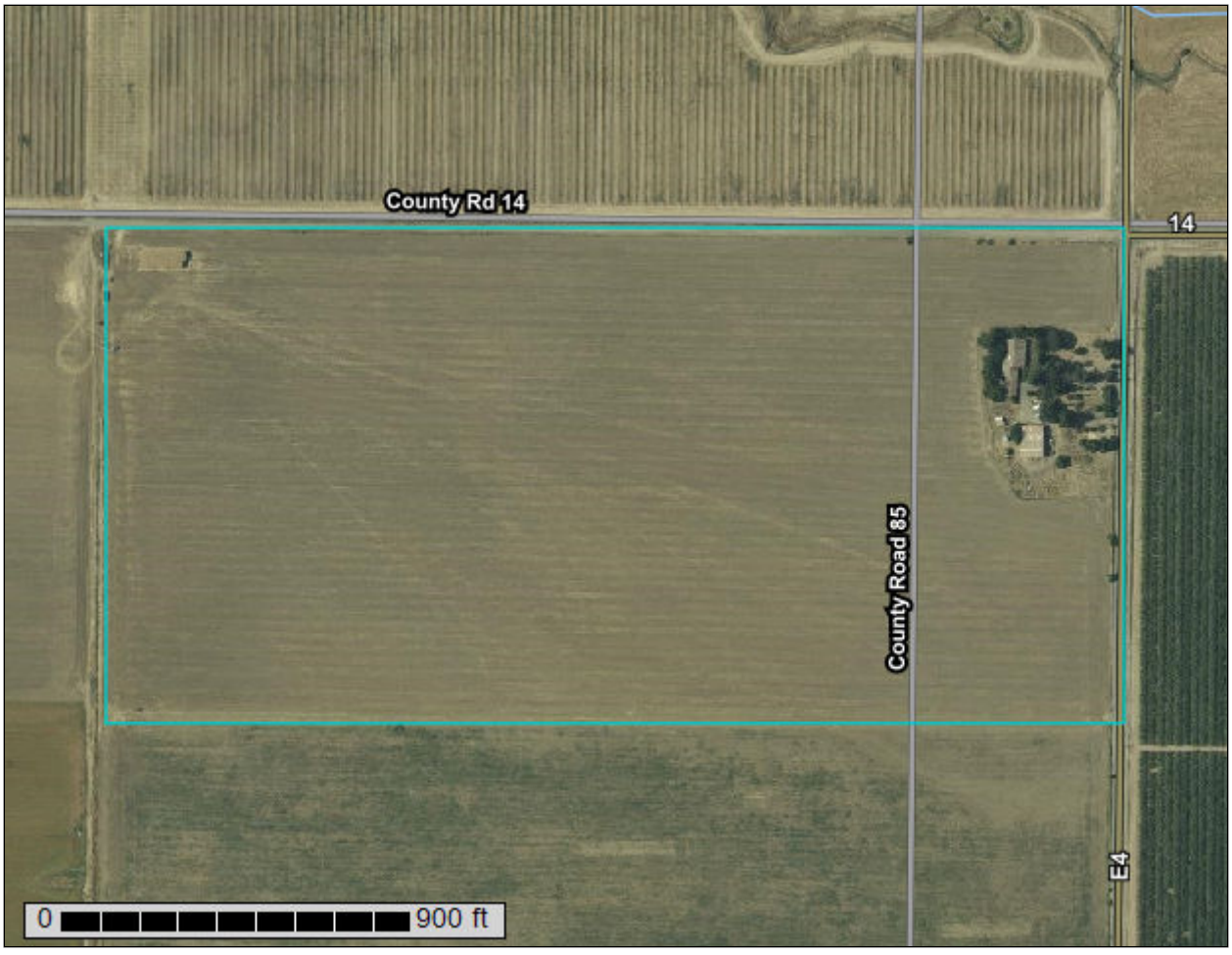
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

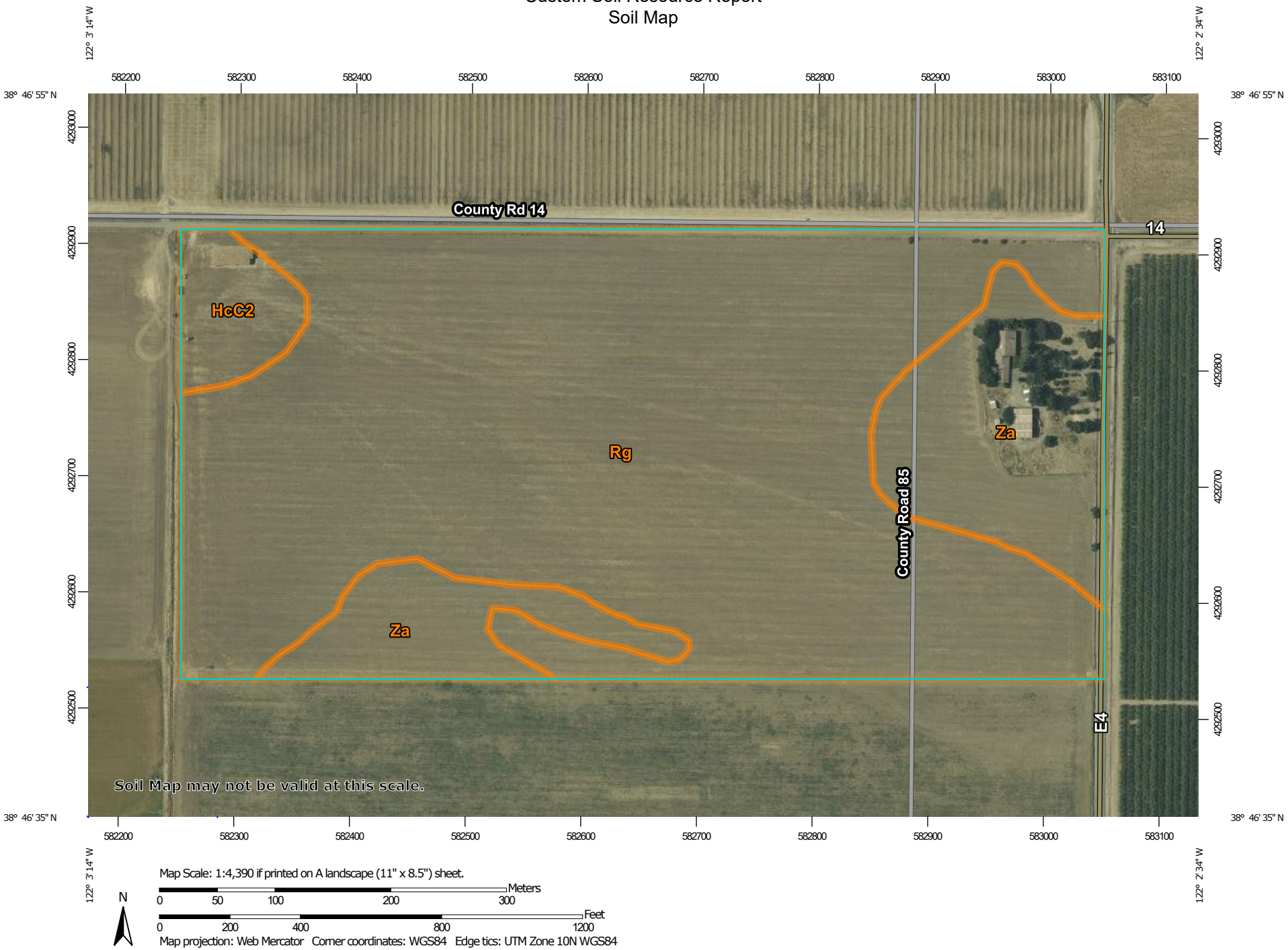
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for HROMADA RANCH Yolo County, California



October 31, 2021

Custom Soil Resource Report
Soil Map



Map Scale: 1:4,390 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

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

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 17, Sep 6, 2021

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

Date(s) aerial images were photographed: Jul 2, 2019—Jul 5, 2019

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
HcC2	Hillgate loam, 2 to 9 percent slopes, eroded	2.9	3.7%
Rg	Rincon silty clay loam	59.3	77.3%
Za	Zamora loam	14.5	18.9%
Totals for Area of Interest		**76.7**	**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

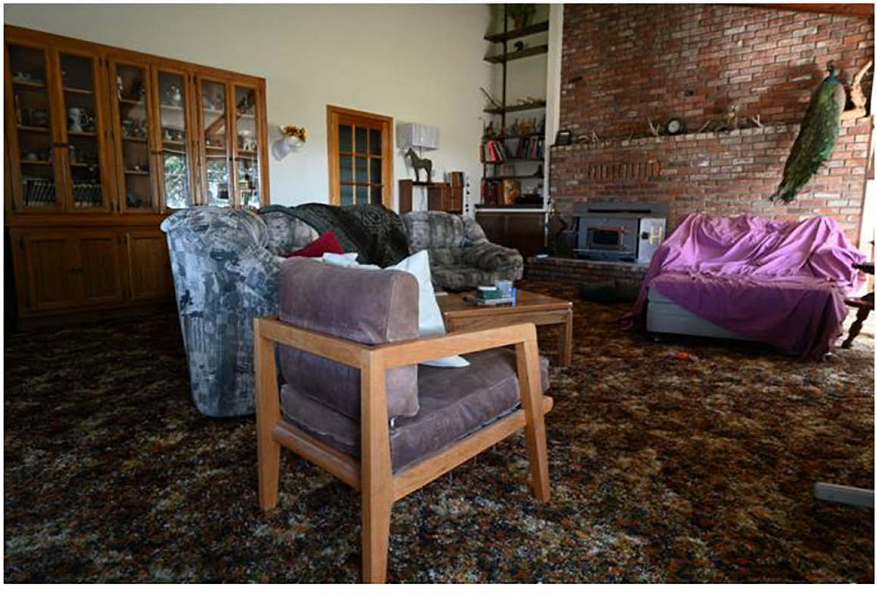
FRONT OF HOUSE

BACKYARD VIEW

KITCHEN

LIVING ROOM

BEDROOM



FAMILY ROOM

FRONT OF SHOP

SOLAR PANELS

VIEW INSIDE NORTH SHOP

VIEW INSIDE SOUTH SHOP