



CALIFORNIA AGRICULTURAL  
PROPERTIES, INC.

## PETE'S AND BECK'S RANCH

**LOCATION:** The Ranch is located on the north side of Creed Road adjacent to Travis Air Force Base in Solano County.

**SIZE:** There are two parcels that total 314.44 acres as follows:

APN 0174-210-040	158.18 acres
APN 0174-210-050	<u>156.26 acres</u>
<b>TOTAL</b>	<b>314.44 acres</b>

**ZONING:** A-160, The parcels have a Williamson Act Contract on them.

**SOIL TYPE:** AoA Antioch San Ysidro Complex, Class IV, Storie Index 38 (100 %)

The property has been historically been utilized for livestock grazing.

**TOPOGRAPHY:** Mostly flat.

**WATER:** There is a domestic well on the property that provides livestock water only.

**IMPROVEMENTS:** There is an older hay barn on the property built in the 1920's that is in fair condition, a domestic well and a small set of corrals. There are several mature trees around the barn that provide a nice home-site area.

**PRICE:** \$1,352,090 Cash to Sellers.

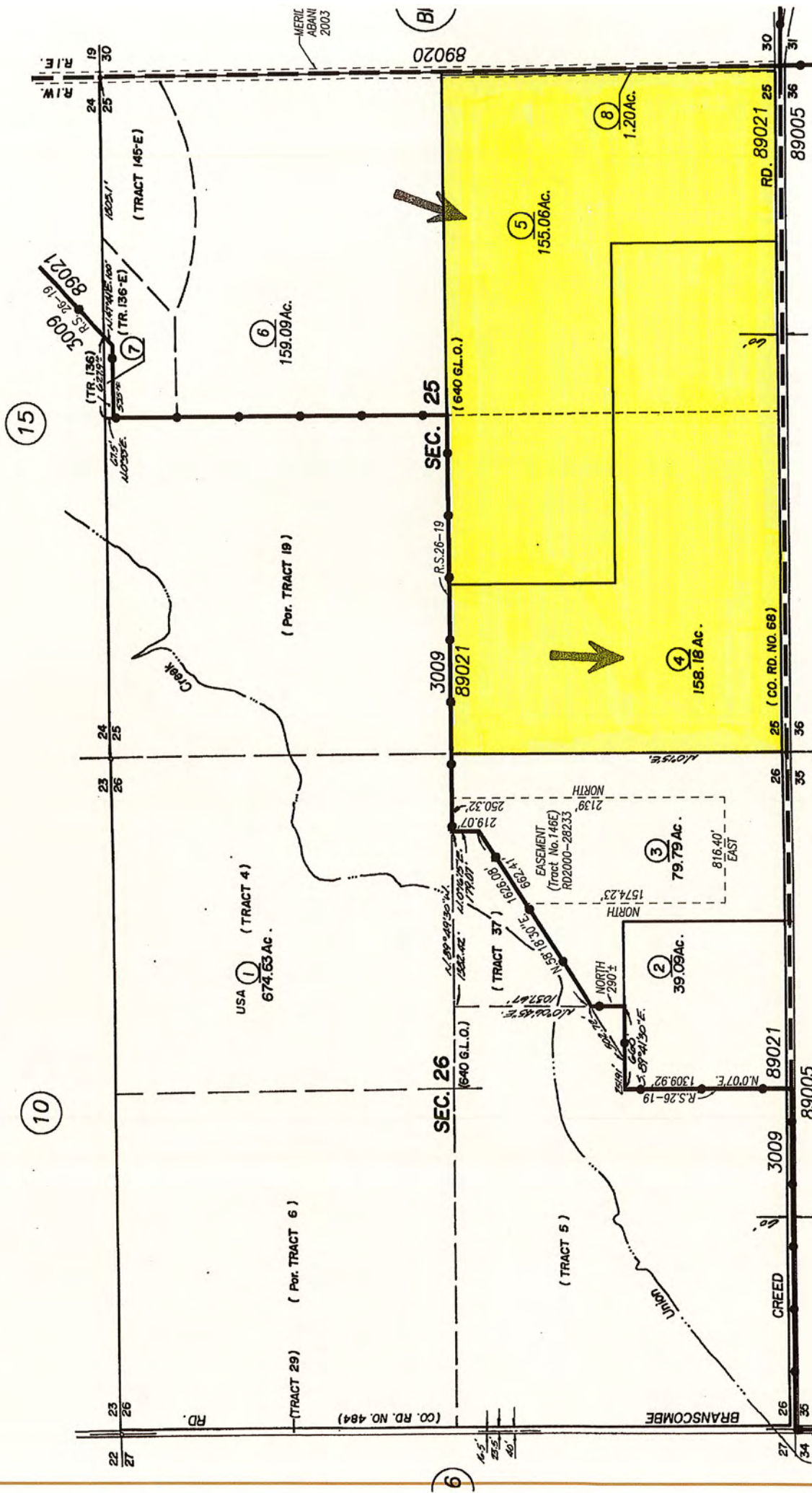
**COMMENTS:** This Ranch is located on the southeast side of Travis Air Force Base and has good access from Creed Road. The Ranch has been in the same family ownership since the 1920's. The Ranch is part of the Suisun Marsh Watershed and contains California prairie grasslands and vernal pools which are known to have Contra Costa Goldfields, Vernal Pool Fairy Shrimp and Vernal Pool Tadpole Shrimp.

**EASEMENTS:** Because of the Ranches proximity to Travis Air Force Base the Ranch is located within the Travis Reserve. There is also an Easement with the Air Base for some shallow underground water purification wells on the Ranch.

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.

**SCOTT STONE, BROKER**  
**CALIFORNIA AGRICULTURAL PROPERTIES, INC.**  
**37874 COUNTY ROAD 28, WOODLAND, CA. 95695**  
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PARCEL MAP

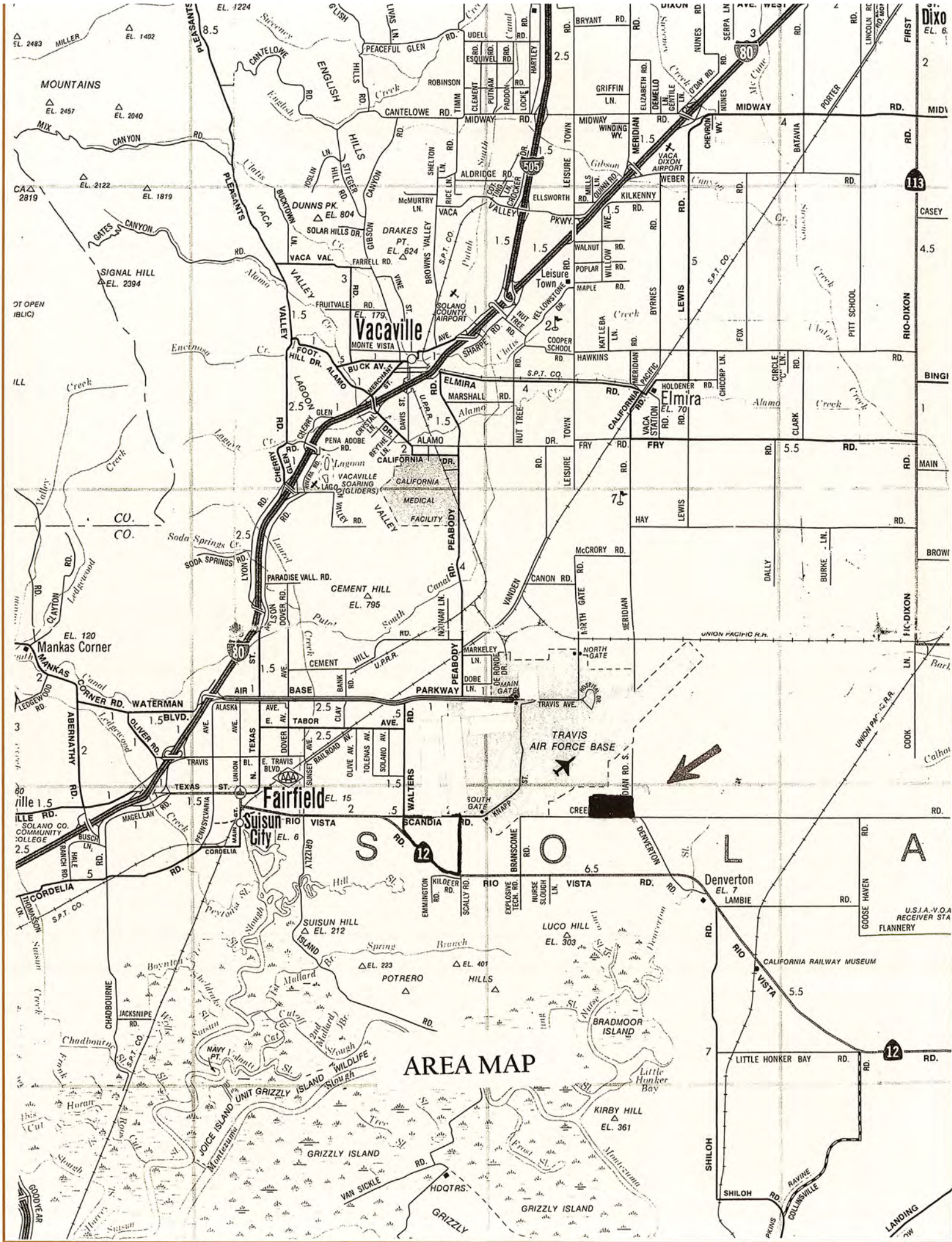
CITY OF FAIRFIELD &  
Assessor's Map Bk. 17  
County of Solano,

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

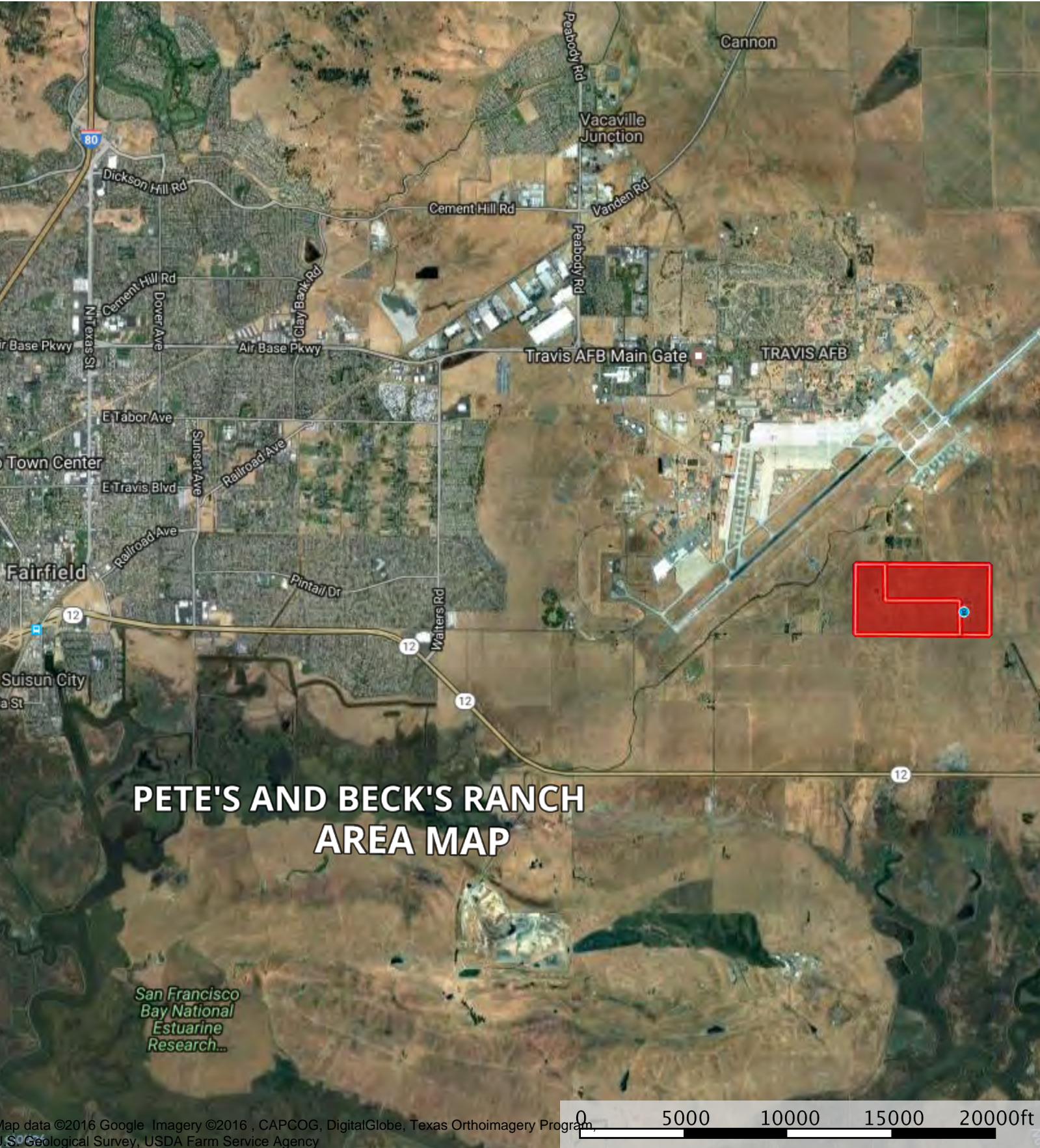
210-05 Chg. &	4-11-12	Cr
210-08 (Dd)	2-11-04	JS
R.S.26-19	3-7-03	SE
210 Map Corr.	DATE	BY
REVISION		

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles









Well Boundary

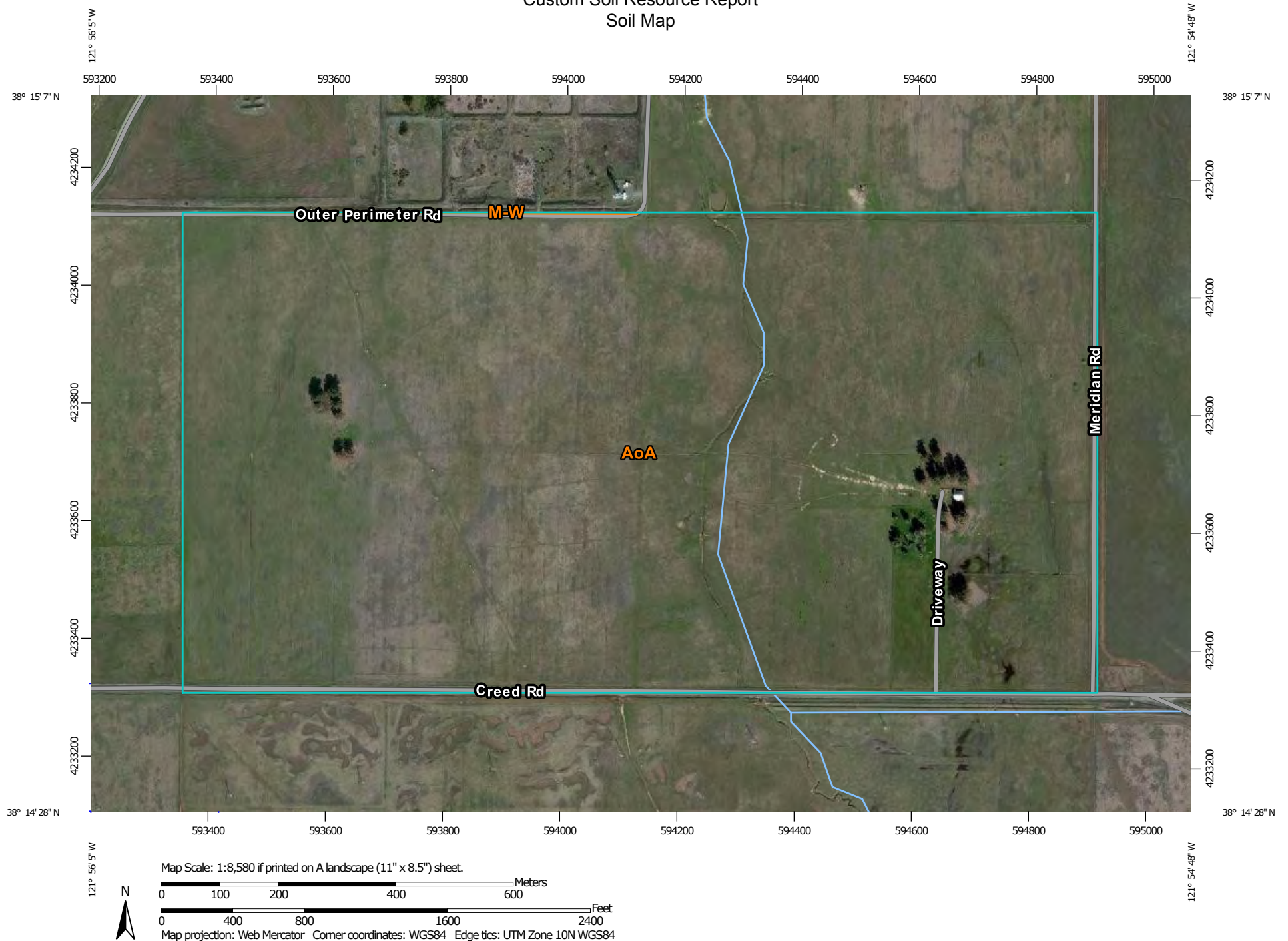




 Well  Boundary



# 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 1:24,000.

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 6, Nov 26, 2013

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

Date(s) aerial images were photographed: Nov 3, 2010—Apr 29, 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.

## Map Unit Legend

Solano County, California (CA095)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AoA	Antioch-San Ysidro complex, 0 to 2 percent slopes	315.8	99.9%
M-W	Miscellaneous water	0.2	0.1%
<b>Totals for Area of Interest</b>		<b>316.1</b>	<b>100.0%</b>

## 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.



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.





**COWS IN PASTURE NEAR BARN**



**COWS IN THE HOMESITE AREA**





**VIEW OF BARN AND CORRAL**



**SPRING COWS AND CALVES**