FOR SALE

ORCHARD DEVELOPMENT LAND

WATERPARK – 160

WESTERN YOLO COUNTY

ASSESSOR'S PARCEL: 048-160-018

BRENNAN & JEWETT ASSOCIATES

LAND MANAGEMENT
BROKERAGE & APPRAISAL

www.landmba.org

PRICE

$2,800,000

ACREAGE

TOTAL – 160.1 Gross Acres

WATER

SURFACE:

Yolo Flood Control Water Conservation Dist.

GROUND:

2 NEW Deep Wells

SOILS

***CLASS II* – 100%**

ZONING

AGRICULTRAL INTENSIVE

80-acre minimum lot

WILLIAMSON ACT

PROPERTY INFORMATION

IRRIGATION – WATERPARK 160

160 acres of irrigated cropland in western Yolo County. Irrigation is provided by two (2) NEW groundwater wells and Yolo County Flood Control and Water Conservation District (surface water). 2018 surface water is charged at a rate of $34 per acre foot.

The south well was drilled to a depth of 560± feet in 2012 and test pumped at 3,500± gallons per minute.

The north well was drilled to a depth of 370± feet in 2014 and test pumped at 1,200± gallons per minute.

The entire system is interconnected and has the capability of blending surface and ground water.

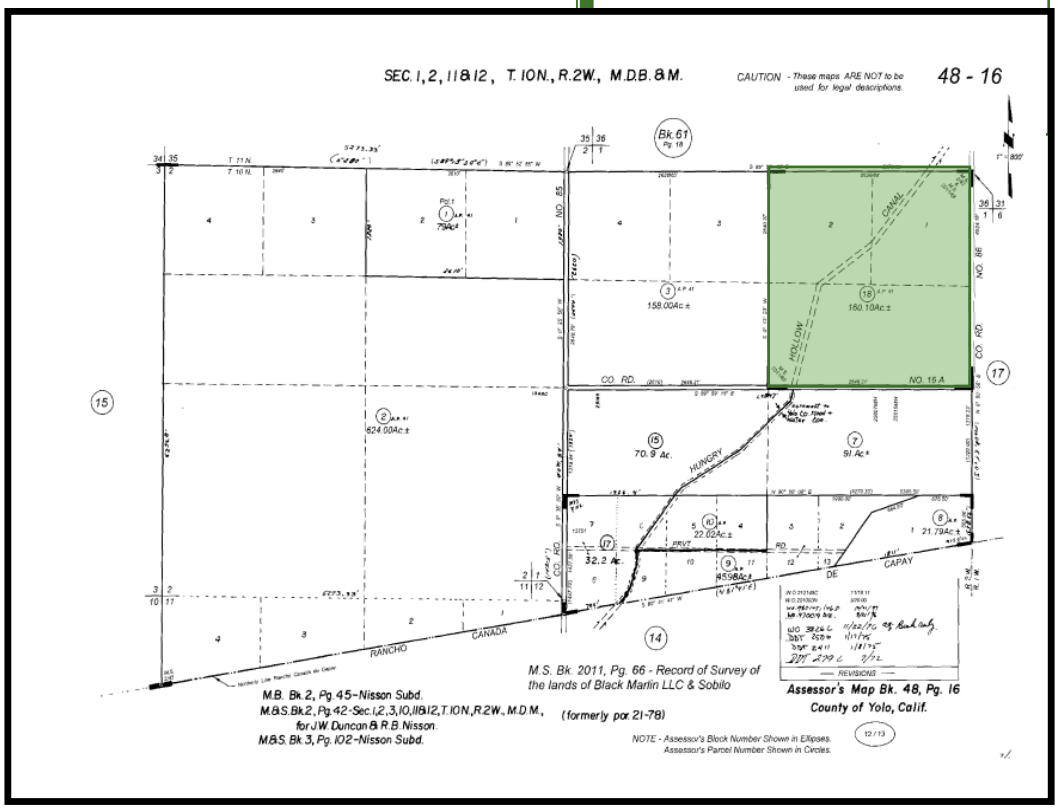
See attached for water and soil testing completed in 2018.

This is one of the few properties in the area well suitable to withstand another drought and ready for orchard/vine development. Properties of this size, quality and location seldom come up for sale.

LOCATION

Northwest corner of County Road 86 and 16A, one-half mile east of County Road 85, three and one-quarter miles north of Esparto, Yolo County California.

Book 48 Page 160 – Sec 1 of T.10N R.2W



BRENNAN & JEWETT ASSOCIATES

LAND MANAGEMENT
BROKERAGE & APPRAISAL

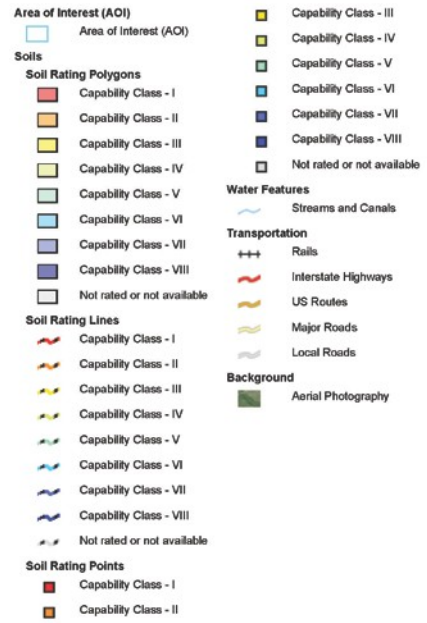
MARKUS HACKETT
AGENT
DRE License No. 02020460
1059 Court Street Suite 120
Woodland, CA 95695
(530) 301-0329
markus@landmba.org

JOHN BRENNAN
BROKER
DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695
(530) 870-6625
john@landmba.org

SOIL MAP

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Md	Maria silt loam, deep	2	0.1	0.0%
Mf	Marvin silty clay loam	2	123.1	77.0%
Rg	Rincon silty clay loam	2	13.0	8.1%
TaA	Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17	2	23.7	14.8%
Totals for Area of Interest			**159.9**	**100.0%**

MAP LEGEND



MARKETING INFO

Lands of America™
#1 in Rural Real Estate Online

AgAlert MetroList® THE TRUE SOURCE

BRENNAN & JEWETT ASSOCIATES
LAND MANAGEMENT BROKERAGE & APPRAISAL

LandAndFarm

ADDITIONAL INFOMATION

1. Water Test
2. Well Logs
3. Soil Test

Available upon request.

** The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.

APPOINTMENTS

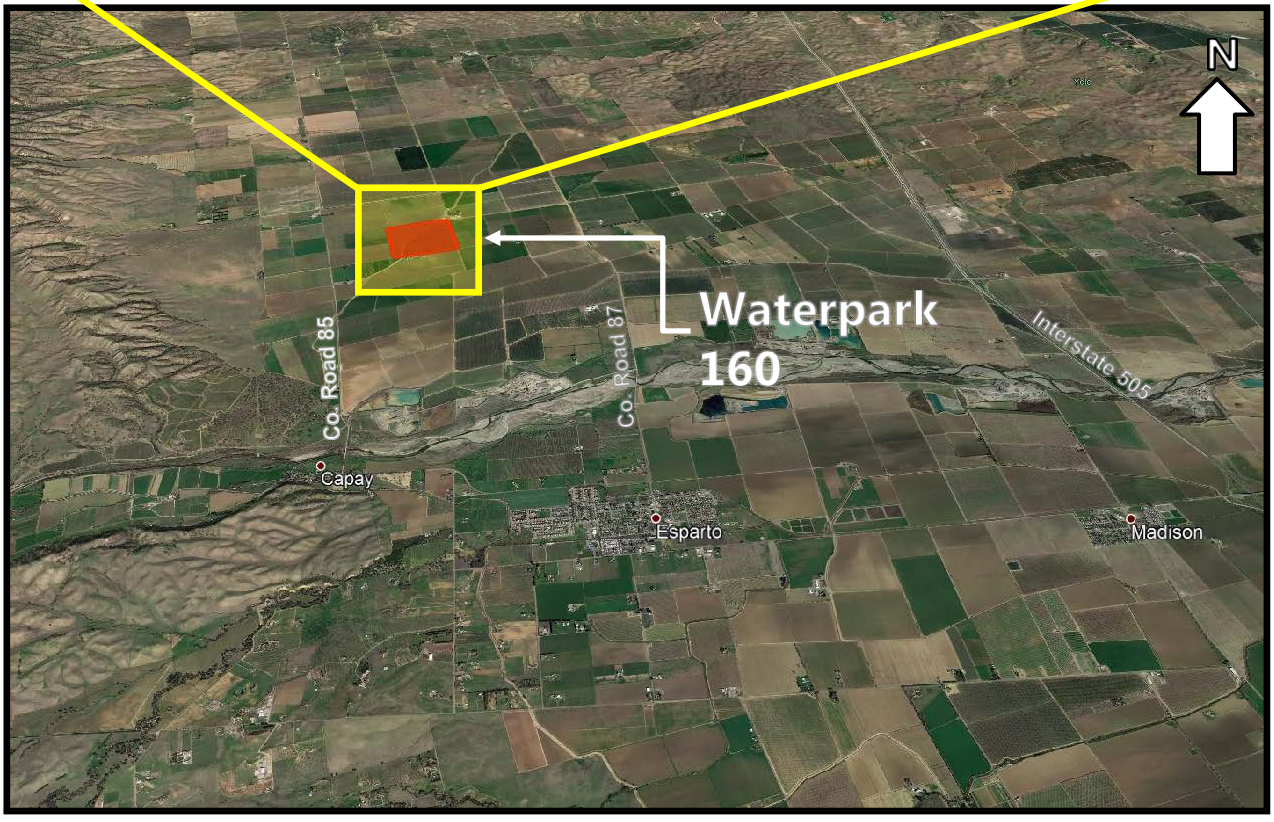
PLEASE NO TRESPASSING

Please call or email us to schedule a private inspection or for additional information.

Markus Hackett (530) 301-0329
markus@landmba.org

John Brennan (530) 870-6625
john@landmba.org

PROPERTY & NEIGHBORHOOD MAPS



Denele Analytical, Inc.

Agricultural and Environmental Analysis — **ELAP Certificate No. 2714**

Water Analysis

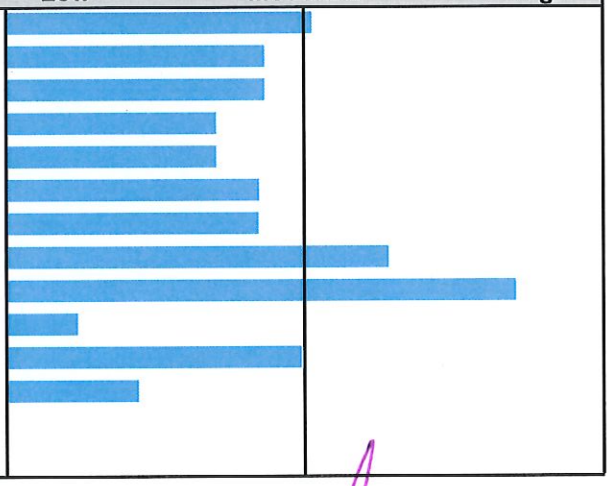
Date 5/10/2018 1:47 PM
Report Date: 5/14/2018 5:51 PM
Lab ID: **W8130015A**

Source: Irrigation Water
Purchase Order:

Markuss Hackett
1059 Court St #120
Woodland, CA 95695

Sample ID: E Well
Submitted By: Markus
Grower:
PCA:

Analyte	Result	Units	meq/L	lbs/ac	lbs/ac ft
pH	8.0	**Units**		0.1	0.8
Electrical Conductivity	0.600	**mmhos/cm**		0.005	0.060
Soluble Salts	384	**mg/L**		3.20	38.4
Nitrate Nitrogen	< 6.00	**ppm**			
Nitrate	17.0	**ppm**		0.142	1.70
Bicarbonate	311	**ppm**	5.10	2.59	31.1
Calcium	36.9	**ppm**	1.85	0.308	3.69
Magnesium	33.1	**ppm**	2.72	0.276	3.31
Sodium	40.8	**ppm**	1.77	0.340	4.08
Potassium	0.694	**ppm**	0.018	0.006	0.069
Boron	0.319	**ppm**		0.003	0.032
Chloride	25.5	**ppm**	0.718	0.213	2.55
Sulfate	32.2	**ppm**		0.269	3.22
Sodium Absorption Ratio	1.17				



Lbs. of N from this water at 36 in per ac/year: 1.15
Lbs. of B from this water at 36 in per ac/year: 0.096

Reviewed and approved by: _____

If QC is required for this sample, please contact lab.

Liability Limits: The warranty of Denele Analytical is limited to the accuracy of the analyses of the samples as received. Denele Analytical assumes no responsibility for which the customer uses our test results, nor liability for any other warranties, expressed or implied. These terms and conditions shall supercede any conflicting terms and conditions submitted on customer purchase orders or other forms submitted for work.

Turlock, CA Ph: (209) 634-9055
Woodland, CA Ph: (530) 666-9056
Hanford, CA Ph: (559) 584-2616
www.denelelabs.com Fax: (209) 634-9057

Denele Analytical, Inc.

Agricultural and Environmental Analysis

Soil Analysis

Certified By:
ELAP Certificate No. 2714
Manure Analysis Proficiency (MAP)
North American Proficiency Testing (NAPT)
National Forage Testing Association (NFTA)
Family Farms Alliance (FFA)

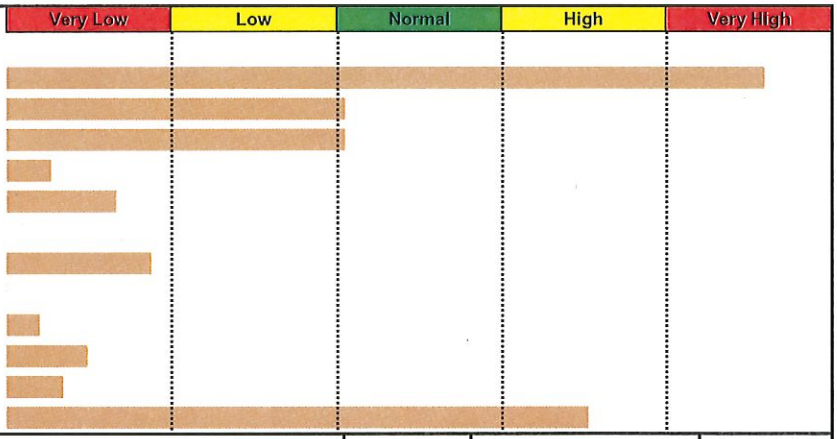
Date Received: 5/21/2018
Submitted By:
Lab ID: W8141004A
Sample ID: East Side 160

Crop: Almonds
Variety:
Present Yield:
Proposed Yield: 1 Ton(s)/acre
PCA:

Purchase Order:
Report Date: 5/30/2018
Approved By: Josh Huot
Order Number: W8141004
Grower:

Markuss Hackett
1059 Court St #120
Woodland, CA 95695

Analyte	Result	Units	Optimal
pH (Water)	7.4	Units	6.45
pH (Soil)	7.5	Units	6.45
Electrical Conductivity	0.729	mmhos/cm	1.05
Soluble Salts	466.56	mg/L	672
Nitrate Nitrogen	2	ppm	35
Phosphorus (Olsen Method)	4	ppm	26
MicroNutrients			
Boron	0.128	ppm	0.6
Zinc	0	ppm	12.5
Iron	2.52	ppm	60
Copper	0.937	ppm	8.5
Manganese	1.63	ppm	22
Sulfate	92	ppm	38.5



	Exchangeable Cations	Base Saturation Acetate Extraction							
	Result	Your %	Optimal %	Low	Normal	High	Result	% Total	Extraction Ratio
Potassium	237 ppm	2.1 %	3 - 7				1.46 meq	17.8 %	24.01 %
Calcium	3,308 ppm	56.3 %	64 - 78				4.52 meq	55.4 %	2.78 %
Magnesium	1,375 ppm	39.2 %	12 - 20				1.2 meq	14.7 %	1.06 %
Sodium	162 ppm	2.4 %	< 3				0.99 meq	12.1 %	14.01 %

Plant Nutrient Recommendations

Nitrogen	212 Lbs/Acre	Sulfur *	0 Lbs/Acre
Phosphorus	81.7 Lbs/Acre	Boron	2.5 Lbs/Acre
Potassium		Zinc	12 Lbs/Acre
Copper	4.3 Lbs/Acre	Manganese	8.5 Lbs/Acre

* If fertilizer recommendation exceeds 600 lbs (0.3 tons), multiple applications recommended
Note: All Results are on a Dry Basis
To convert ppm to lbs / acre (6 in. of surface soil weighing 2,000,000 lbs.), multiply by 2

Total Nitrogen	ESP	SAR	C:N	Ca:Mg
Bray Phosphorus	2.4	0.6		2.4
Ammonia Nitrogen		CEC	28.9 meq/100g	
Free Lime		Carbonates	Low	
Nitrogen Holding Capacity	279.1 Lbs/Acre	Percolation	High	

Denele Integrated Ratios	Sodium	NO3	Organic Matter	Phosphorus
		-57.3	0	-12.6

Boron	Zinc	Iron	Copper	Manganese	Sulfate
-2.4	0	-80.9	-24.3	-42	175.8

Soil Amendment Recommendations

Gypsum (18%) Calcium Supplement

Gypsum (18%) Sodium Reduction

The micronutrients recommended are in lbs/acre on a broadcast elemental basis. If micronutrients are banded, divide the recommended value by 3. If chelated fertilizers are used, divide the recommendation by 4. Research has shown that optimum yields are obtained with nitrogen split into 2 to 4 applications. Recommended nitrogen is based on 90% efficiency of application. Highest losses of nitrogen occur with winter applications. Early spring to late summer is the optimum time to apply nitrogen.

If QC is required for this sample, please contact lab.

Liability Limits: The warranty of Denele Analytical is limited to the accuracy of the analyses of the samples as received. Denele Analytical assumes no responsibility for which the customer uses our test results, nor liability for any other warranties, expressed or implied. These terms and conditions shall supercede any conflicting terms and conditions submitted on customer purchase orders or other forms submitted for work.

Denele Analytical, Inc.

Agricultural and Environmental Analysis

Soil Analysis

Certified By:
ELAP Certificate No. 2714
Manure Analysis Proficiency (MAP)
North American Proficiency Testing (NAPT)
National Forage Testing Association (NFTA)
Family Farms Alliance (FFA)

Date Received:	5/21/2018	**Crop:**	Almonds	**Purchase Order:**	
Submitted By:		**Variety:**		**Report Date:**	5/30/2018
Lab ID:	W8141004B	**Present Yield:**		**Approved By:**	Josh Huot
Sample ID:	West Side 160	**Proposed Yield:**	1 Ton(s)/acre	**Order Number:**	W8141004
		PCA:		**Grower:**	

Markuss Hackett
1059 Court St #120
Woodland, CA 95695

Analyte	Result	Units	Optimal	Very Low	Low	Normal	High	Very High
pH (Water)	7.7	Units	6.45					
pH (Soil)	7.5	Units	6.45					
Electrical Conductivity	0.489	mmhos/cm	1.05					
Soluble Salts	312.96	mg/L	672					
Nitrate Nitrogen	2	ppm	35					
Phosphorus (Olsen Method)	6	ppm	26					
MicroNutrients								
Boron	0.267	ppm	0.6					
Zinc	0	ppm	12.5					
Iron	2.71	ppm	60					
Copper	1.11	ppm	8.5					
Manganese	2.59	ppm	22					
Sulfate	96	ppm	38.5					

	Exchangeable Cations	Base Saturation Acetate Extraction								
	Result	Your %	Optimal %	Low	Normal	High		Result	% Total	Extraction Ratio
Potassium	250 ppm	2.3 %	3 - 7				Potassium	0.11 meq	1.7 %	1.74 %
Calcium	3,199 ppm	56.6 %	64 - 78				Calcium	2.17 meq	33.9 %	1.38 %
Magnesium	1,312 ppm	38.8 %	12 - 20				Magnesium	1.7 meq	26.5 %	1.57 %
Sodium	145 ppm	2.3 %	< 3				Sodium	2.42 meq	37.9 %	38.41 %

Plant Nutrient Recommendations

Nitrogen	212 Lbs/Acre	Sulfur *	0 Lbs/Acre
Phosphorus	72.5 Lbs/Acre	Boron	1.9 Lbs/Acre
Potassium		Zinc	12 Lbs/Acre
Copper	3.6 Lbs/Acre	Manganese	4.6 Lbs/Acre

* If fertilizer recommendation exceeds 600 lbs (0.3 tons), multiple applications recommended
Note: All Results are on a Dry Basis
To convert ppm to lbs / acre (6 in. of surface soil weighing 2,000,000 lbs.), multiply by 2

Total Nitrogen	ESP	SAR	C:N	Ca:Mg
Bray Phosphorus	2.3	1.7		2.4
Ammonia Nitrogen		CEC	27.8 meq/100g	
Free Lime		Carbonates	Low	
Nitrogen Holding Capacity	268.4 Lbs/Acre	Percolation	Moderate	

Denele Integrated Ratios	Sodium	NO3	Organic Matter	Phosphorus
		-61.7	0	-2.9

Boron	Zinc	Iron	Copper	Manganese	Sulfate
17.1	0	-80.2	-20.5	-24.3	153.9

Soil Amendment Recommendations

Gypsum (18%) Calcium Supplement

Gypsum (18%) Sodium Reduction

The micronutrients recommended are in lbs/acre on a broadcast elemental basis. If micronutrients are banded, divide the recommended value by 3. If chelated fertilizers are used, divide the recommendation by 4. Research has shown that optimum yields are obtained with nitrogen split into 2 to 4 applications. Recommended nitrogen is based on 90% efficiency of application. Highest losses of nitrogen occur with winter applications. Early spring to late summer is the optimum time to apply nitrogen.

If QC is required for this sample, please contact lab.

Liability Limits: The warranty of Denele Analytical is limited to the accuracy of the analyses of the samples as received. Denele Analytical assumes no responsibility for which the customer uses our test results, nor liability for any other warranties, expressed or implied. These terms and conditions shall supercede any conflicting terms and conditions submitted on customer purchase orders or other forms submitted for work.