

# Buhler Ranch

70+/- Acres  
Irrigated Pasture  
Davis, CA

**CHARTER REALTY**  
  
[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)  
**(530) 666-7000**



**CHARTER REALTY**  
  
[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)  
**(530) 666-7000**

# Buhler Ranch



70+/- Acres  
Irrigated Pasture  
Davis, CA

## Property Information

Location:	The address is: 45005 County Road 155 Davis, CA. From the intersection of Midway Road & Highway 113, Go East on Midway for 6.9 miles. Go Right on County Road 5190 C or Levy Road for 2.0 miles. Go Left on County Road 155 for 1.0 mile. The driveway is on the right side of the road. The property is 0.5 mile down the driveway on the left hand side of the road.
APN#:	Yolo County Assessor Parcel Number: 033-210-031
Use:	The property is dryland farmed, but is set up to be an irrigated pasture.
Soils:	The entire farm is comprised of primarily Class IV Soils. Please review the attached soils map for more information.
Water:	There is a 6" well on the subject property that has the ability to irrigate the entire pasture.
Access:	The 0.5 mile driveway appears to be an all weather road. I was able to drive to the ranch the day after one of our significant rain events in February of 2019.
Homes:	There are two homes on the ranch. One is occupied by a tenant, the other is vacant. While the homes are in livable condition, they are in need of repair.
Leases:	There are no leases on the subject property.
Oil, Gas & Mineral Rights:	The oil, gas, and mineral rights owned by the seller on the subject property will transfer to the new buyer at the close of escrow.

# Buhler Ranch

70+/- Acres  
Irrigated Pasture  
Davis, CA

## Property Information

### Taxes:

The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.

### Prices:

\$525,000 or \$7,500 per acre

### Terms:

Cash at the close of escrow

### Comments:

This property serves as both an irrigated pasture and hunting club. The owner of this property has enjoyed both over the years. It's a very remote property with lots of privacy. Please call Charter Realty for more info!

The region is scattered with irrigated pasture & duck clubs





# Buhler Ranch

**CHARTER REALTY**  
www.CharterFarmRealty.com  
**(530) 666-7000**

**70+/- Acres**  
**Irrigated Pasture**  
**Davis, CA**

Two homes are located at the entrance to the ranch



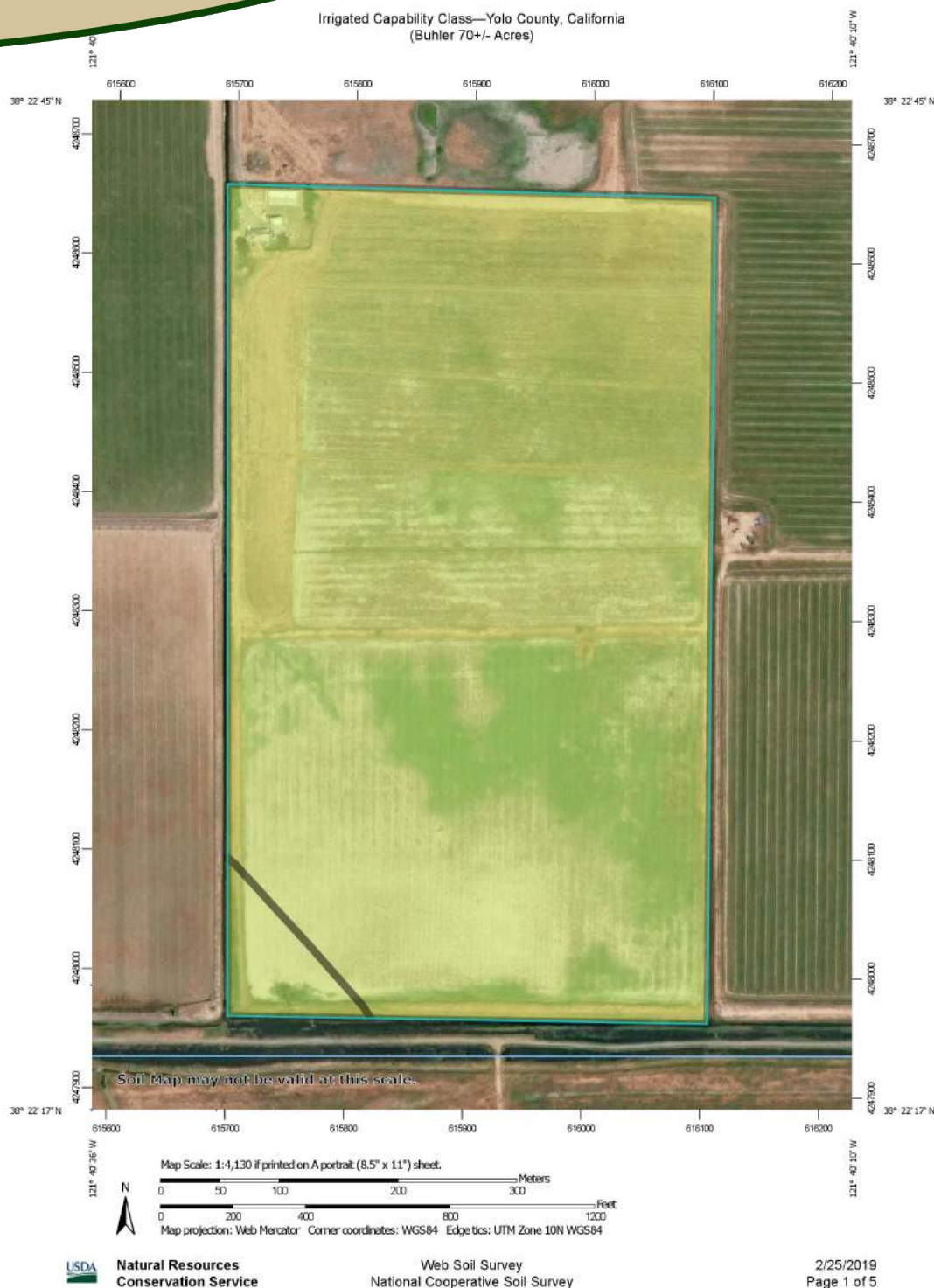
6" well irrigates the pasture & provides water for livestock



# Buhler Ranch

**CHARTER REALTY**  
www.CharterFarmRealty.com  
**(530) 666-7000**

**70+/- Acres**  
**Irrigated Pasture**  
**Davis, CA**



# Buhler Ranch

70+/- Acres  
Irrigated Pasture  
Davis, CA

Irrigated Capability Class—Yolo County, California  
(Buhler 70+/- Acres)

## MAP LEGEND

<b>Area of Interest (AOI)</b>		Capability Class - III
Area of Interest (AOI)		Capability Class - IV
<b>Soils</b>		Capability Class - V
<b>Soil Rating Polygons</b>		Capability Class - VI
Capability Class - I		Capability Class - VII
Capability Class - II		Capability Class - VIII
Capability Class - III		Not rated or not available
Capability Class - IV		
Capability Class - V		<b>Water Features</b>
Capability Class - VI		Streams and Canals
Capability Class - VII		<b>Transportation</b>
Capability Class - VIII		Rails
Not rated or not available		Interstate Highways
		US Routes
		Major Roads
		Local Roads
<b>Soil Rating Lines</b>		<b>Background</b>
Capability Class - I		Aerial Photography
Capability Class - II		
Capability Class - III		
Capability Class - IV		
Capability Class - V		
Capability Class - VI		
Capability Class - VII		
Capability Class - VIII		
Not rated or not available		
<b>Soil Rating Points</b>		
Capability Class - I		
Capability Class - II		

## 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—Oct 31, 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.



# Buhler Ranch



70+/- Acres  
Irrigated Pasture  
Davis, CA

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Cc	Capay soils, overwash, 0 percent slopes, frequently flooded, MLRA 17	4	68.3	97.1%
Pc	Pescadero soils, flooded	4	2.1	2.9%
Totals for Area of Interest			70.4	100.0%

# Buhler Ranch

**70+/- Acres**  
**Irrigated Pasture**  
**Davis, CA**

## Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

## Rating Options

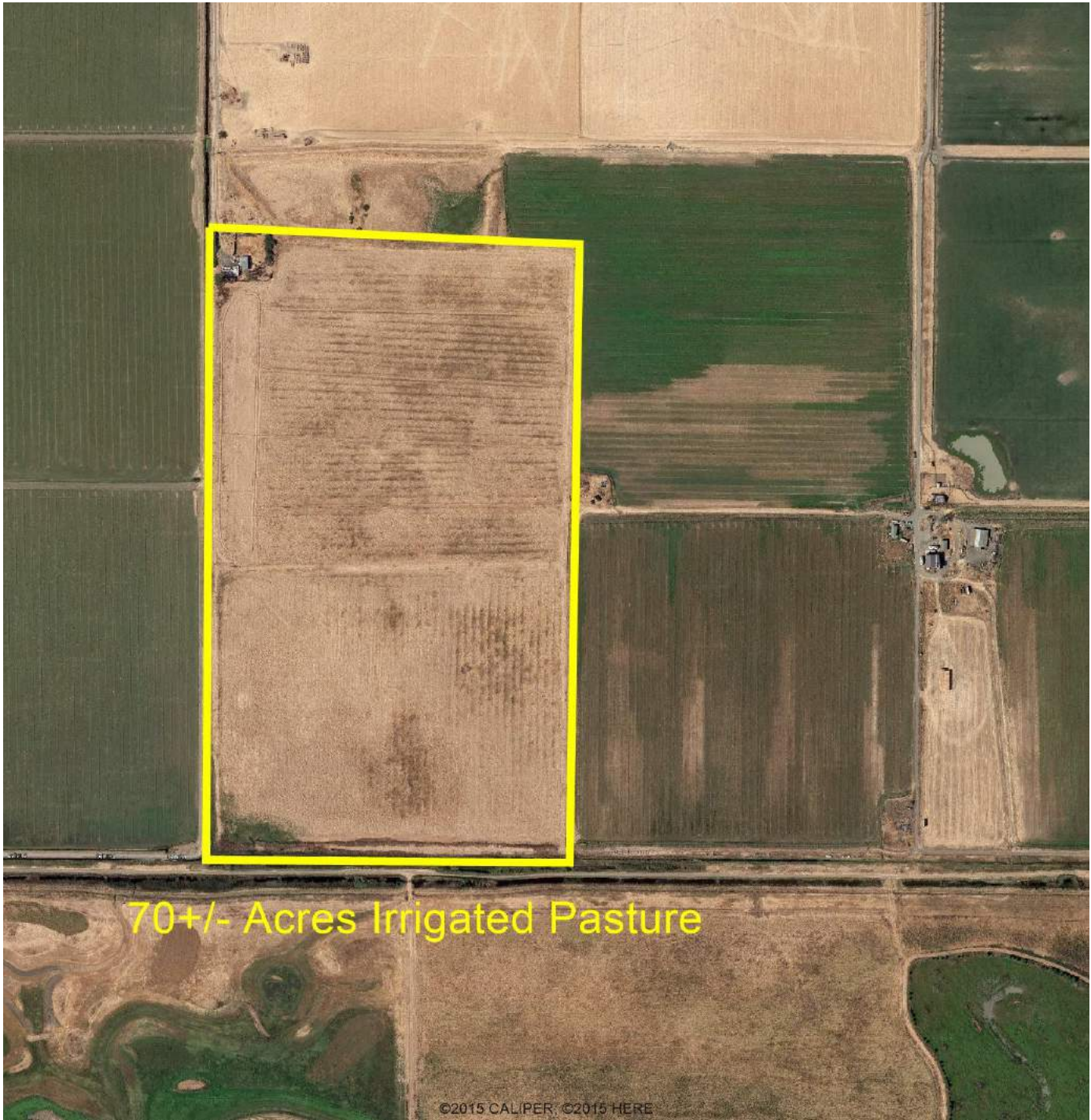
*Aggregation Method:* Dominant Condition



# Buhler Ranch

**CHARTER REALTY**  
www.CharterFarmRealty.com  
**(530) 666-7000**

70+/- Acres  
Irrigated Pasture  
Davis, CA





# Buhler Ranch

**CHARTER REALTY**  
www.CharterFarmRealty.com  
**(530) 666-7000**

70+/- Acres  
Irrigated Pasture  
Davis, CA

