



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

February 4, 2020

Mr. Steven R. and Mrs. Janet W. Ziser
3249 Broadmoor Lane
Fairfield, Ca. 94534

RE: ZISER ORCHARD, WOODLAND, CA.

Dear Mr. and Mrs. Ziser:

It was a pleasure meeting with you and touring your walnut orchard last week. We would like to thank you for considering our firm for the opportunity to represent you in the marketing and successful sale of your property. California Agricultural Properties, Inc. was established in 1989 as a full service Real Estate Company specializing in Agricultural Properties in Yolo, and Solano counties, and Northern California. The firm consists of myself as Principal Broker, my wife Karen and my son Austin as Realtor Associates.

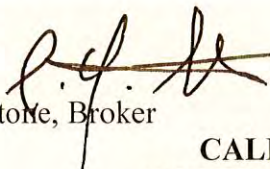
Our firm employs intensive marketing techniques on behalf of the seller, specifically targeted to showcase the unique attributes of each property. As the principal broker, I am knowledgeable not only in agricultural real estate sales, but bring a lifetime of experience in the successful management and operation of my own family cattle and farming businesses. I am an agricultural graduate of Cal Poly, San Luis Obispo, and have extensive background in networking agricultural properties and Investments. My background, experience, and knowledge are what enable this firm to analyze and represent your property in the most efficient and productive manner available.

The market factors affecting Agricultural Real Estate in the Region are fairly complex, but we are still in a good market for properties like yours. It is well suited for orchard production, or some type of Agricultural Commercial usage, and the orchard land market is very active, but has retreated back a bit from the higher values seen in the area in 2016 and 2017. Current low interest rates on agricultural properties are also helpful to the market at this time.

Based on a physical inspection of the property, and an analysis of the comparable market sales and other properties currently on the market, I would suggest a range of value for your property of **\$650,000-\$725,000**. I have attached five comparable sales for your review.

Please review the information provided at your convenience, and do not hesitate to call us if you have any questions about the material. We look forward to working with you in the successful sale of your orchard.

Sincerely,


Scott A. Stone, Broker

**CALIFORNIA AGRICULTURAL PROPERTIES, INC.
SCOTT A. STONE, BROKER, AUSTIN STONE, ASSOCIATE
37874 COUNTY ROAD 28
WOODLAND, CA 95695
(O) (530) 662-4094 (M) (530) 681-1410
www.calagprop.com**

ZISER ORCHARD

(SUBJECT PROPERTY)

LOCATION: The property is located two miles north of the City of Woodland at the northeast corner of Interstate 5 and County Road 98 in Yolo County. The property is bordered by the railroad to the north and Interstate 5 on the southside.

APN: 027-270-053

SIZE: 30.77 acres.

ZONING: General Ag. The property is not enrolled in a Williamson Act Contract.

SOIL TYPE: The Soils are predominately Ya Yolo Silty Loam, Class I, Storie Index 100, and a small amount of BrA Brentwood Silty Clay Loam, Class I, Storie Index 81. The property has historically been used for orchard production.

TOPOGRAPHY: Level to grade. The entire property is located within the 100 year flood plain.

WATER: The orchard has an ag well with a 30 HP pump which provides the irrigation water for the orchard. The well was drilled in 1979 and is 300 feet deep and produces around 500 GPM, and the motor was rebuilt 3-4 years ago. The Walnut orchard is set up with a hose pull sprinkler system.

ORCHARD IMPROVEMENTS: The Hartley Walnuts were planted on Black Walnut Rootstock in 1980 and the Chandler Walnuts were inter-planted in 1982. The spacing is on a 20' by 20' diamond. The orchard has reached the end of it's productive life and will need to be removed.

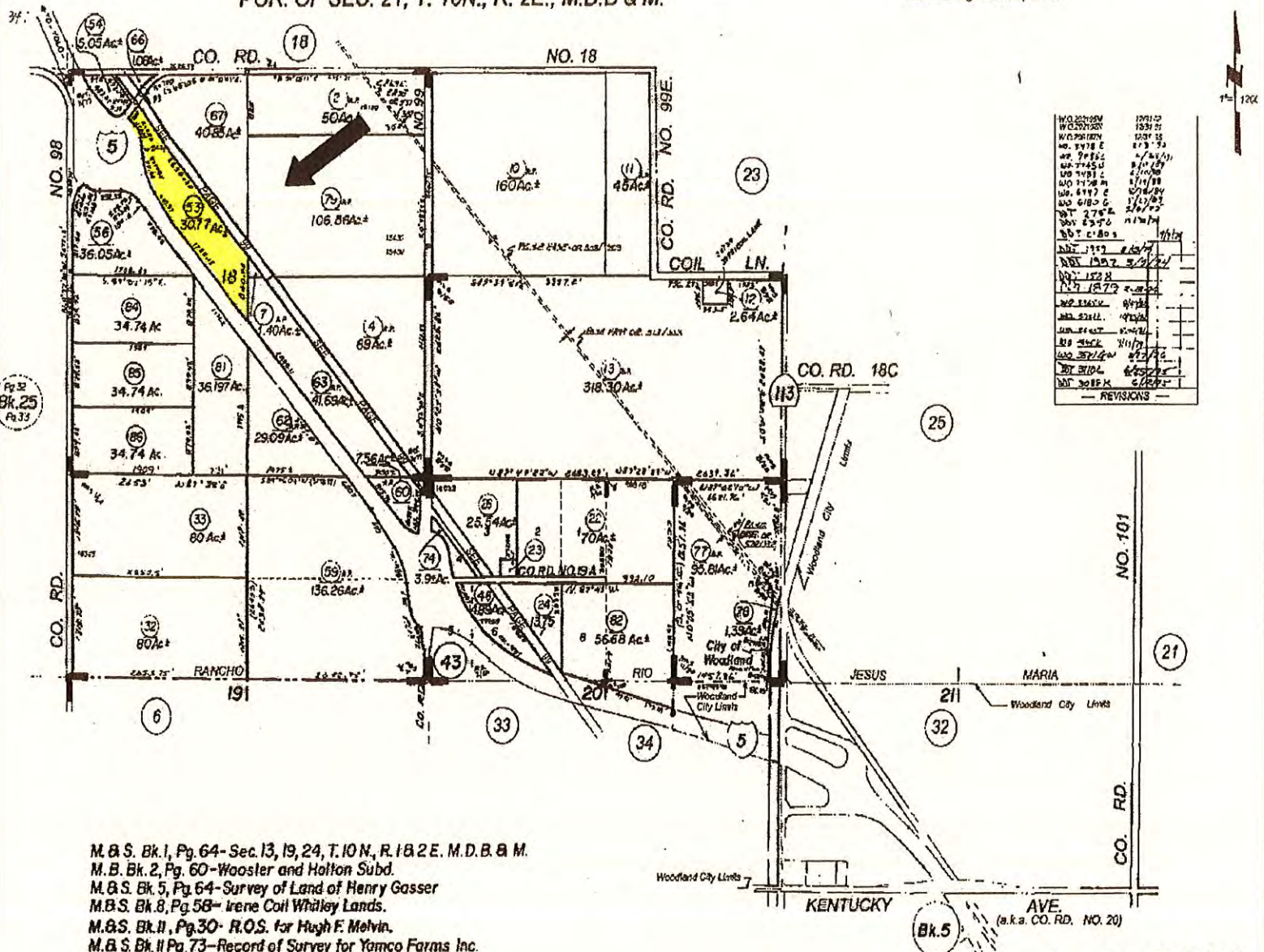
COMMENTS: This is a nice sized parcel well located on Interstate 5 near the City of Woodland in Yolo County.

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.

POR OF RANCHO RIO JESUS MARIA, T. 10N., R. 2E. &
POR. OF SEC. 21, T. 10N., R. 2E., M.D.B & M.

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

27 - 2



M.B.S. Bk. 1, Pg. 64- Sec. 13, 19, 24, T. 10N., R. 18E. M.D.B. & M.
M.B. Bk. 2, Pg. 60- Wooster and Holton Subd.
M.B.S. Bk. 5, Pg. 64- Survey of Land of Henry Gasser
M.B.S. Bk. 8, Pg. 58- Irene Coil Whitley Lands.
M.B.S. Bk. 11, Pg. 30- R.O.S. for Hugh F. Melvin.
M.B.S. Bk. 11 Pg. 73- Record of Survey for Yamco Farms Inc.

(formerly por. 27 - 05)

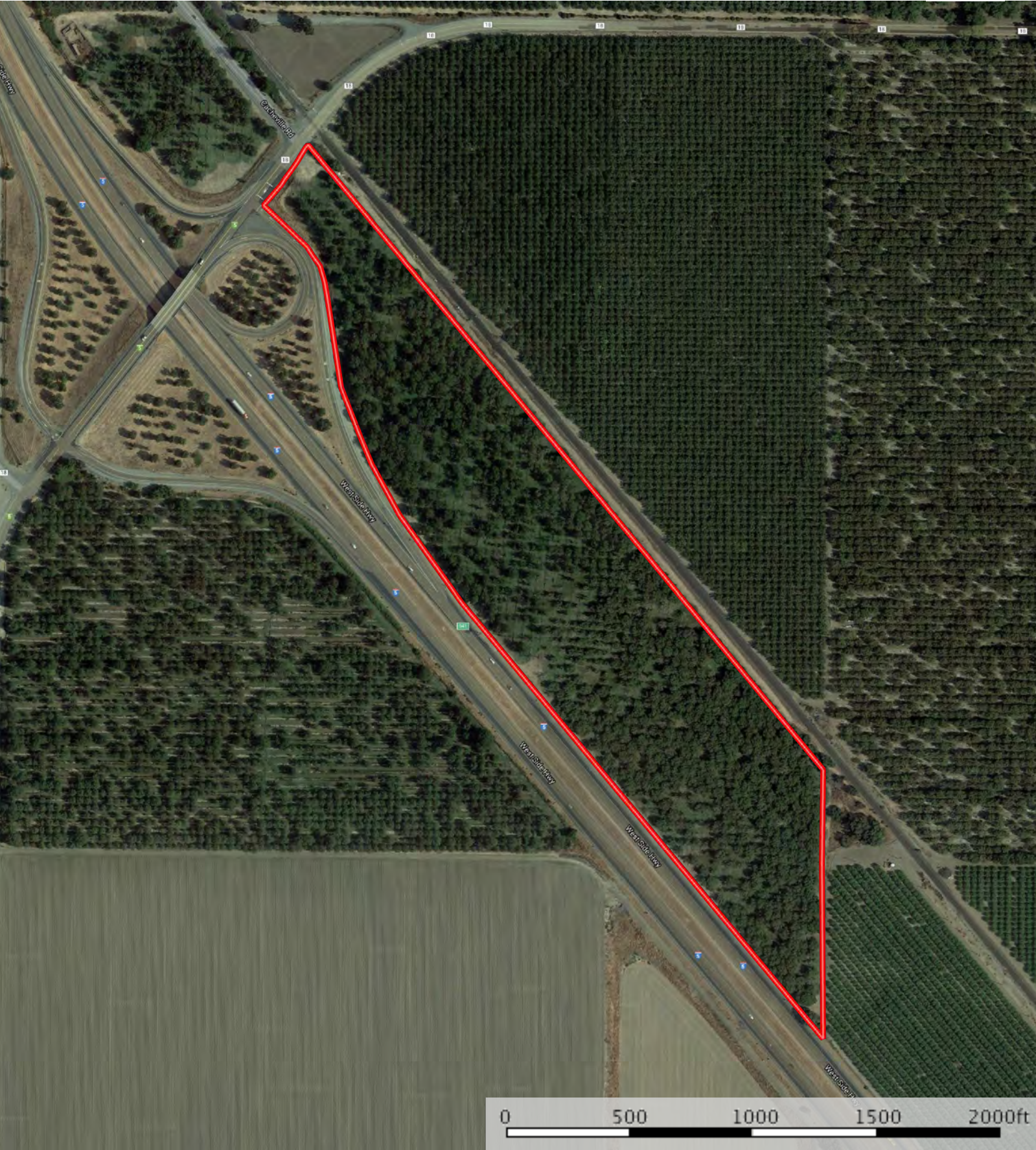
NOTE - Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.


Assessor's Map Bk. 27, Pg. 27
County of Yolo, Calif.

03/01

PARCEL MAP

ZISER ORCHARD
Yolo County, California, 30.77 AC +/-

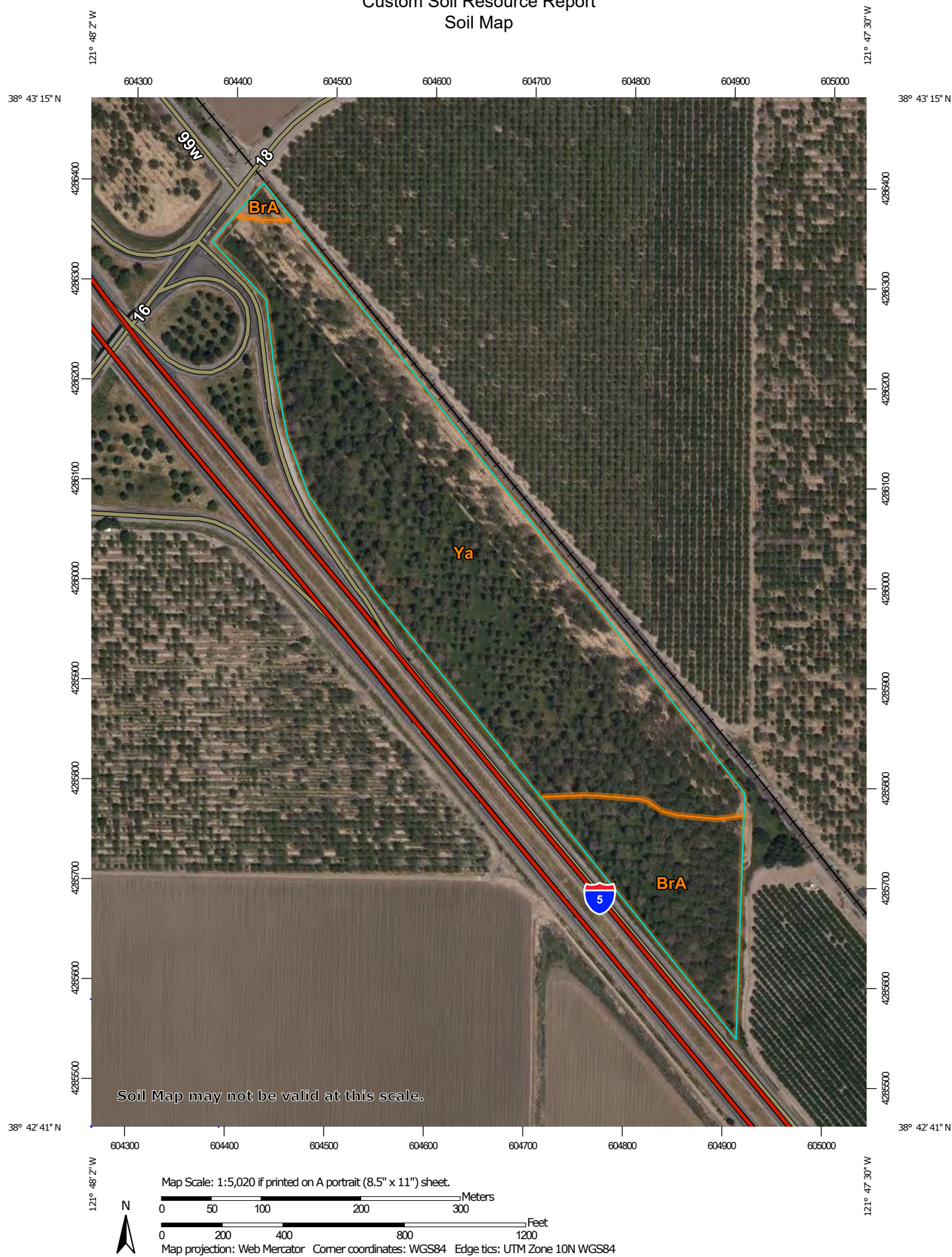


 Boundary

ZISER ORCHARD

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 1:20,000.

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 15, Sep 16, 2019

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

Date(s) aerial images were photographed: Apr 26, 2019—May 1, 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
BrA	Brentwood silty clay loam, 0 to 2 percent slopes	6.0	19.2%
Ya	Yolo silt loam, 0 to 2 percent slopes, MLRA 17	25.2	80.8%
Totals for Area of Interest		31.2	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 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.

CALIFORNIA AGRICULTURAL PROPERTIES, INC.

RESUME

SCOTT A. STONE, BROKER

EMPLOYMENT HISTORY:

2002 to 2009: Land Agent for Yolo County Joint Powers Agency Swainson's Hawk Conservation Easement program. Worked with Landowners and agencies to develop and successfully implement Conservation Easements in Yolo County for Swainson's Hawk mitigation.

2005 to present: Worked as a Land Agent for the City of Davis, Yolo County to purchase Open Space Agricultural Conservation Easements from willing Sellers in the City of Davis Sphere of influence, also work with the City of Davis to sell Easement encumbered lands that the City owns to Conservation Buyers.

1987 to present: Licensed Real Estate Broker, California Agricultural Properties, Inc. Specializing in Farm and Ranch Properties in Northern California. Licensed as an agent in April 1987. Licensed as a Broker in April 1989. California Agricultural Properties, Inc. has sold over \$300,000,000 in Farm and Ranch properties in the region over the last 34 years.

1985 to present: Yolo Land & Cattle Co. Managing Partner in a diversified family farming and cattle operation encompassing 12,000 acres of rangeland, 700 acres of irrigated pasture, and 400 acres of dryland hay-crops located in Yolo and Solano Counties.

1985-1986: Vaccaro Seed Co. Part-time fieldman managing production of Sunflower seed fields in Solano and Yolo Counties.

Jan. 1983 to Oct. 1985: Frontier Fertilizer Co., Licensed Pest Control advisor, Ag Chemical and Fertilizer Salesman, Davis California.

Jan. 1981 to Dec. 1982: Chico Production Credit Association, Agricultural Loan Officer. Wrote and serviced all phases of Crop Loans, Orchard Development Loans, Equipment Loans, and Real Estate Purchase Loans.

ORGANIZATION AFFILIATIONS:

California Cattlemen's Association, National Cattlemen's Association, Yolo County Farm Bureau, Yolo County Cattlemen's and Woolgrowers Association, Yolo County Board of Realtors, California Association of Realtors, Member of Rancheros Visitadores, Graduate of Class XXVIII California Ag Leadership Program. Past Board Chairman, Board of Directors, California Rangeland Trust. 2007 Winner of the National Environmental Stewardship Award given by National Cattlemen's Association.

EDUCATION:

1975 to 1980: California State Polytechnic University, San Luis Obispo. Bachelor of Science Degree (June 1980) in Agricultural Business Management.

1972 to 1975: Graduate Woodland High School

CALIFORNIA AGRICULTURAL PROPERTIES, INC.

MARKETING PROGRAM

1. **PROPERTY INFORMATION PACKAGE:** Written description of the property and improvements include area map, parcel maps and soils map, and pictures.
2. **PROPERTY OWNER RADIUS LETTER:** A letter sent to property owners within 5-mile radius of the subject property.
3. **AGRICULTURAL BROKER CONTACT LETTER:** Letters and Information Packages to other Agricultural brokers in specific areas of the region and the State.
4. **COMMERCIAL/LAND BROKER CONTACT LETTER:** Letters and Information packages to Commercial/Land Brokers in the Greater Sacramento and Bay areas.
5. **CLIENT CONTACT LIST:** Letters and information packages to clients in the local area and in other areas of the State.
6. **INTERNET SITES:** Internet listing of the property through the Yolo County Board of Realtors (multiple listing service) Metrolist.com, and our own website, www.calagprop.com. In addition we utilize other Real Estate Websites such as LandandFarm.com, and Landwatch.com.
- 7). **YOLO COUNTY BOARD OF REALTORS:** We are members of the Board and utilize the Yolo County Multiple Listing Service.
8. **ADVERTISING:**
 - A. **LOCAL PUBLICATIONS:**
 - Davis Enterprise Newspaper
 - Woodland Democrat Newspaper
 - Dixon Tribune
 - Vacaville Reporter
 - Napa Valley Real Estate Reader
 - Winters Express

B. REGIONAL PUBLICATIONS:

- San Francisco Chronicle
- San Jose Mercury News
- Napa Valley Real Estate Reader Weekly
- Various Equestrian Newspapers

C. STATEWIDE / NATIONAL:

- California Farmer Magazine
- Wall Street Journal
- Ag Alert
- Western Livestock Journal
- Western Livestock Journal Properties Magazine
- Livestock Market Digest
- America West Magazine
- Farm and Ranch Magazine

Above is a list of publications that we use to market our listings. We select the publication (s) that fit your property, type and area. We do not put all listings in all publications.

COMPARABLE SALE # 1

SALE DATA SHEET

County:	Yolo Co.
Area:	N. Woodland
Date:	February 15, 2019
APN:	056-190-014 (40 Ac.)
Doc. #	18-3181
Seller:	Duncan; Cynthia
Buyer:	Bath; Allah D & Kami
Price:	\$650,000
Acres:	40.00
\$/Ac:	\$16,250
Terms:	Cash to Seller
Exposure:	Marketed w/ Don Sharp - Remax Gold Woodland
Confirmation:	W/ Buyers/Seller Broker

Property Type:	Irrigated Cropland
Location:	Located one-half mile west of Highway 113, one-half mile south of County Road 13, approx. six miles north of Woodland, in Yolo County
Address:	38984 County Road 14, Woodland CA

BUILDINGS

Building Description	Size	Eff. Age	Quality	Cond.	\$/SF	Cost	%RCN	Cont.
Manufactured Home	1,326	40	Fair	Fair	\$0.00	\$0	0%	\$0
Barn	-	-	Fair	Poor	\$0.00	\$0	0%	\$0
Shop	-	-	Fair	Poor	\$0.00	\$0	0%	\$0
Totals								\$0

LAND USE

Access:	0.25 (1/4) mile dirt road easement from County Road 14 to the south.
Soils:	100% Yolo Silt Loam CU I
Topography:	Generally Level
Zoning	AN- (80 Ac Minimum Parcel Size)
Ag Preserve:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No California Land Contract - Williamson Act
Flood Zone:	Flood Zone A
Irrigation:	One Ag Well No District Water

Land Use	Acres	\$/acre	Total
Irrigated cropland - Row & Field Crops	93.50%	37.40	\$16,497
Building Site	5.00%	2.00	\$16,497
Excess Land in Roads, ditches, edges etc.	1.50%	0.60	\$0
		40.00	\$16,250
			\$650,000

Production:	N/A
--------------------	-----

NOTES

The property was listed for sale by w/ Remax Gold Woodland for \$699,000. The property reflects a Life Estate on the manufactured residence. The Life Tenant currently lives in the Residence is reported as 70 years old. According to the buyers, the Life Estate did hinder the sales price slightly. The listing broker reported a few other offers that were slightly higher than the sales price were submitted, however required loan contingencies and the seller preferred to not wait and be cashed out. According to the buyer, they did not allocate any value to the building improvements as they were in poor to fair condition.

Aerial Map



©2019 AgriData, Inc.

map center: 38° 47' 2.58, -121° 47' 11.01



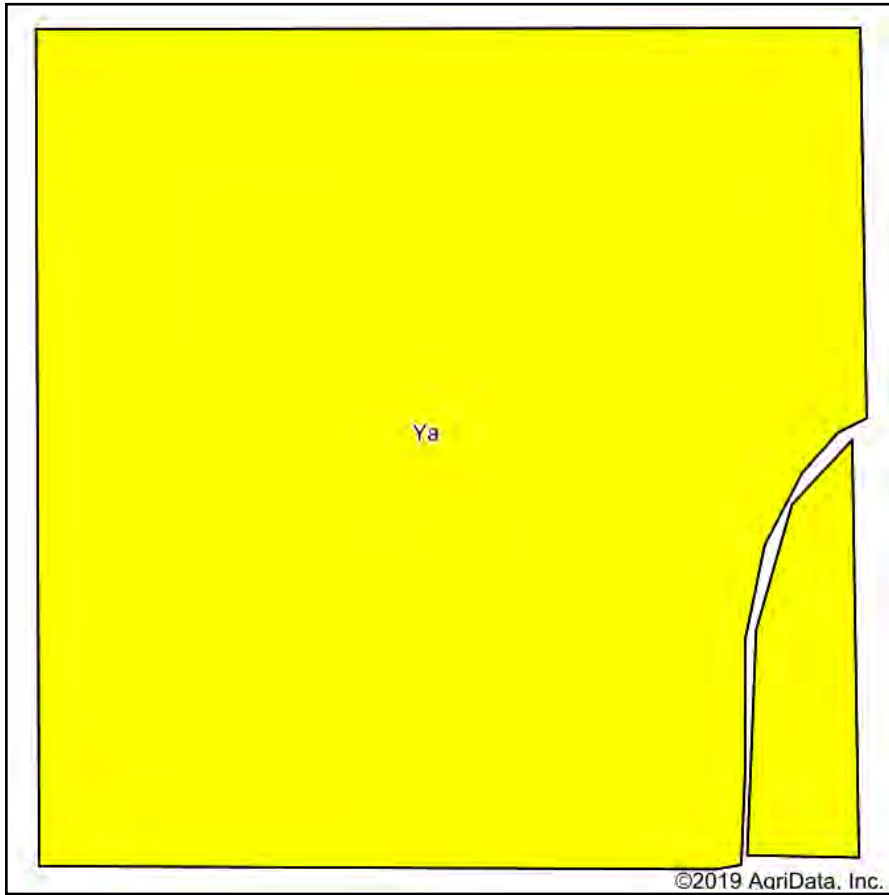
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2019 www.AgriDataInc.com

19-11N-2E
Yolo County
California



3/11/2019

Soils Map



Soils data provided by USDA and NRCS.



State: **California**
 County: **Yolo**
 Location: **19-11N-2E**
 Township: **Knights Landing**
 Acres: **39.42**
 Date: **3/11/2019**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com



Area Symbol: CA113, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
Ya	Yolo silt loam, 0 to 2 percent slopes, MLRA 17	39.42	100.0%		IVc	I

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

COMPARABLE SALE # 2

SALE DATA SHEET

County:	Yolo Co.
Area:	N. Woodland
Date:	Aug. 31, 2018
APN:	027-270-033
Doc. #	18-21576
Seller:	Lowe, Richard
Buyer:	Payne Bros. Farming, Bob Payne
Price:	\$1,360,000
Acres:	80.00
\$/Ac:	\$17,000
Terms:	Cash to Seller
Exposure:	Not listed; private sale
Confirmation:	Markus Hackett w/ Buyer

Property Type:	Open cropland purchased for future orchard plantings
Location:	East side of county Rd. 98, north of Woodland in Yolo County.
Address:	16345 County Road 98 Woodland, CA 95695, Yolo Co. APN. 027-270-033

BUILDINGS

Building Description	Size	Eff. Age	Quality	Cond.	\$/SF	Cost	%RCN	Cont.
Single Family Residence	2,261±	80	Fair	Poor	\$0.00	\$0	0%	\$0
Shed	525±	80	Fair	Poor	\$0.00	\$0	0%	\$0
One Domestic well and septic system	1							\$0
Totals								\$0

LAND USE

Access:	County Road Frontage
Soils:	56% Brentwood Silty Clay Loam CU I, 27% Yolo Silt Loam CU I, 17% Yolo Silty Clay Loam CU I
Topography:	Gen. Level Cropland
Zoning	Agricultural Intensive (A-N), County of Yolo, 80 Acre Minimum Parcel Size
Ag Preserve:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Zone:	Primarily Flood Zone X, The southeast portion of the property is located within Flood Zone A. The building site is in Zone X.
Irrigation:	The property is located within the boundaries of Yolo County Flood Control and Water Conservation District, however has never had physical access to surface water. There is an older ag well on site, at the west side of the property, along the main entrance and reported by the seller as inoperable. Irrigation water is from an off-site well to the south and reported as an accommodation to the sale property and not subject to a well sharing agreement. The neighbor to the south is under similar family ownership.

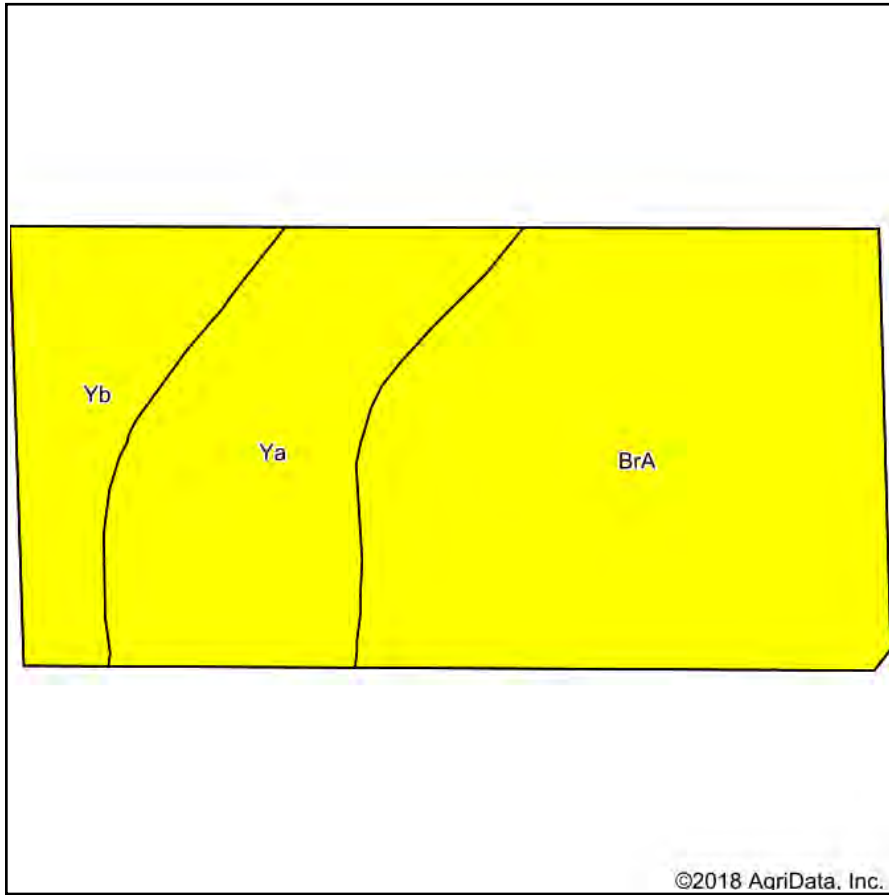
Land Use		Acres	\$/acre	Total
Open Cropland - Row and field crops	95.25%	76.20	\$17,548	\$1,337,158
Building site	1.63%	1.30	\$17,548	\$22,812
	0.00%			\$0
	0.00%			\$0
	0.00%			\$0
	0.00%			\$0
	0.00%			\$0
	0.00%			\$0
Excess Land; Roads edges, ditches etc.	3.13%	2.50	\$0	\$0
		80.00	\$17,000	\$1,360,000

Production:	N/A
--------------------	-----

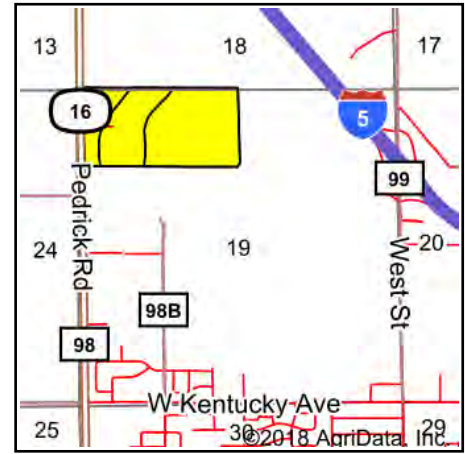
NOTES

The buyers have been leasing the property for the past twenty plus years on an annual basis. The sellers have been liquidating their real estate holdings over the past couple years and decided to sell to the tenant farmer. While the sale was not marketed, it appears to be at market levels due to the lack of a independant water source. A new deep well is estimated to be drilled to a depth of 600 feet and cost around \$150,000.

Soils Map



Soils data provided by USDA and NRCS.



State: **California**
 County: **Yolo**
 Location: **19-10N-2E**
 Township: **Woodland**
 Acres: **78.76**
 Date: **9/26/2018**

Maps Provided By:



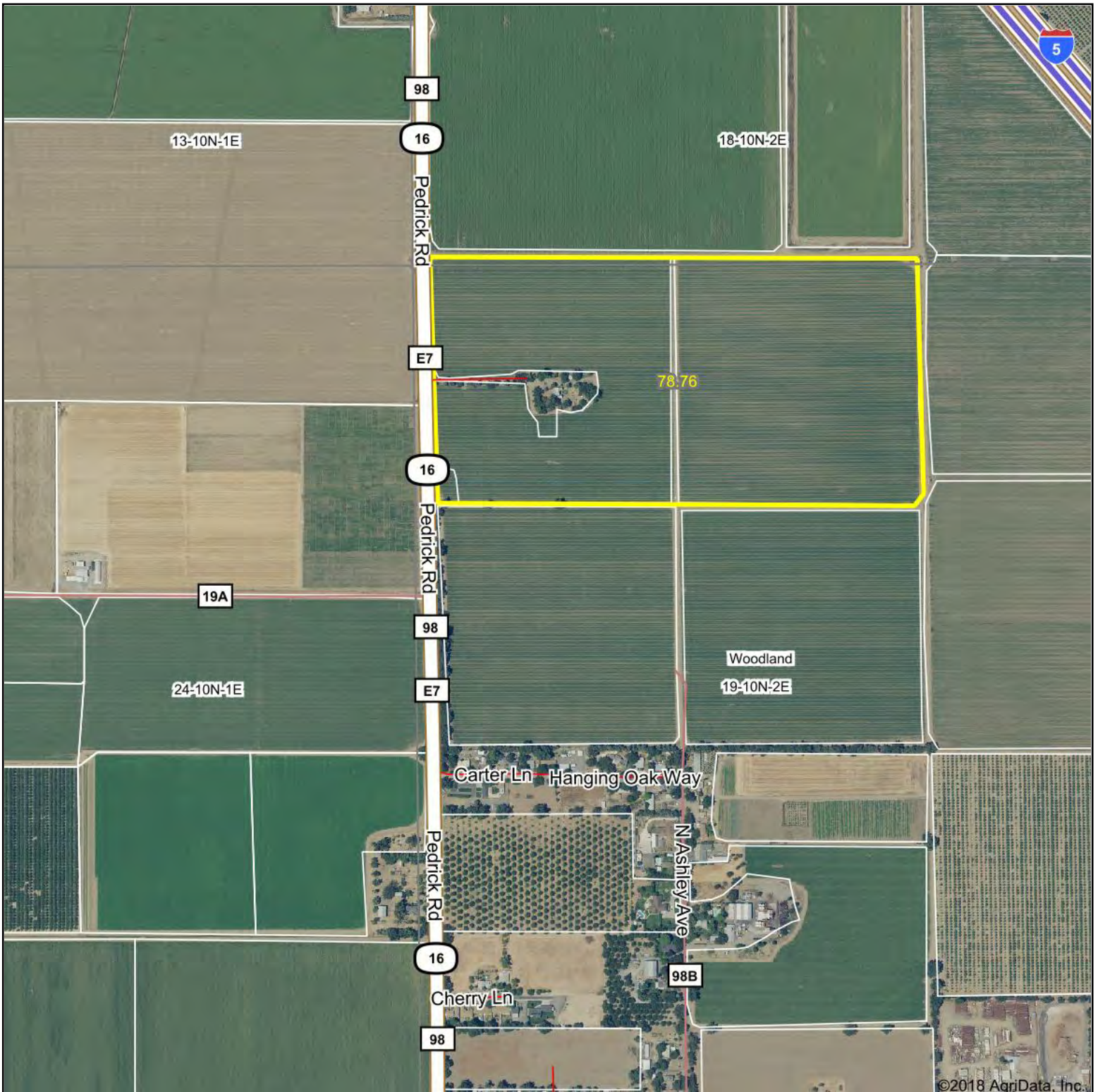
Area Symbol: CA113, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Almonds Irrigated	Barley Irrigated	Dry lima beans Irrigated	Walnuts Irrigated	Wheat Irrigated
BrA	Brentwood silty clay loam, 0 to 2 percent slopes	44.57	56.6%		IVc	I	500	75	35	1.8	55
Ya	Yolo silt loam, 0 to 2 percent slopes, MLRA 17	21.74	27.6%		IVc	I					
Yb	Yolo silty clay loam, 0 to 2 percent slopes, MLRA 17	12.45	15.8%		IVc	I					
Weighted Average							282.9	42.4	19.8	1	31.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



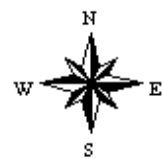
©2018 AgriData, Inc.

map center: 38° 42' 8.47, -121° 48' 0.93

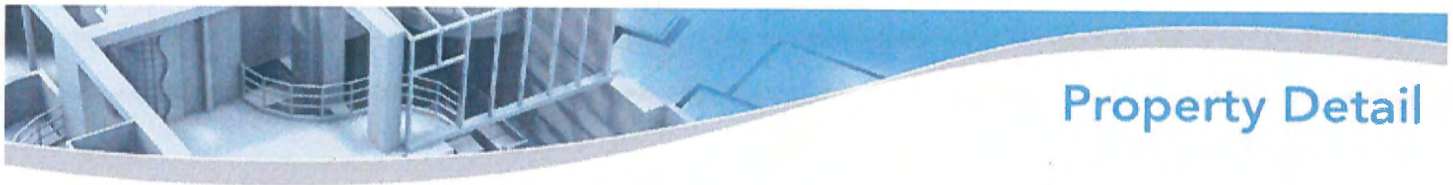
0ft 833ft 1667ft

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgriDataInc.com

19-10N-2E
Yolo County
California



9/26/2018



Property Detail

Subject Property : **16345 County Road 98 Woodland CA 95695**

Owner Information

Owner Name : **Payne Bros Ranches**
Mailing Address : **Po Box 486, Knights Landing CA 95645-0486**
Vesting Codes : **// Limited Partnership**

Location Information

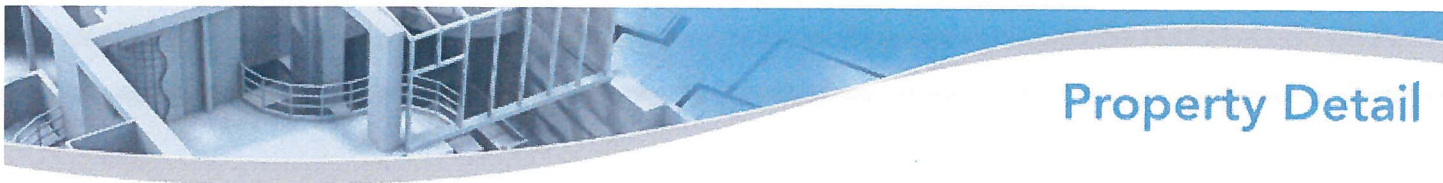
Legal Description : **Legal Verified 2012-0037559 11/13/12**
County : **Yolo, Ca** Alternate APN : **027-270-33-1**
Census Tract / Block : **112.06 / 1** School District : **Woodland**
APN : **027-270-033-000** Neighbor Code : **703**

Last Market Sale Information

Recording/Sale Date : **09/10/2018 / 08/31/2018** Document # : **21576**
Sale Price : **\$1,360,000** Deed Type : **Grant Deed**
Sale Type : **Full**
Seller Name : **Lowe James T**

Property Information

Land Use : **Truck Crops** Zoning : **A-1** Lot Size : **3,484,800**
County Use : **Irrig Row Crop I
And II** Lot Acres : **80.00**



Property Detail

Tax Information

Total Value :	\$293,216	Tax Year :	2017	WOODLAND JUSD	\$98.60/.0343
				2000 BD Tax /	
				Rate :	
Land Value :	\$248,199	Property Tax :	\$3,094.16	YUBA CCD 2006	\$19.56/.0068
				BD A Tax / Rate :	
Improvement	\$45,017	Tax Rate Area :	087005	YUBA CCD 2006	\$33.64/.0117
Value :				BD B Tax / Rate :	
Total Taxable	\$293,216	Fire Dept Tax :	SPRING LAKE CO	YUBA CCD 2006	\$19.68/.00685
Value :				BD C Tax / Rate :	
Assessed Year :	2018	LOCAL AGENCIES	\$2,874.68/1	SPRINGLAKE FIRE	\$48/0.00
		Tax / Rate :		Tax / Rate :	
Improve % :	15%				

COMPARABLE SALE # 3

Client Summary w All Photos Report - Lots and Land

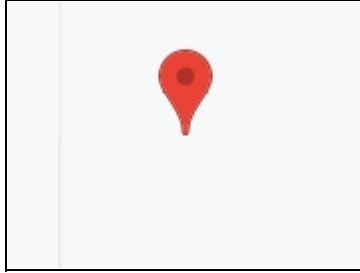
Listings as of 02/03/2020 at 2:04PM

Page: 1

ST: Active 05/10/19	36343 State Highway 16, Woodland, CA 95695	Listing Price: \$1,073,400
MLS#: 19027198 01CCRI	Service Level: E Cross Street: County Road 96	DOM/CDOM: 204/204



[Additional Pictures \(5\)](#)



[Map](#)

[Mortgage Calculator](#)

Closing Information

Pending Date:

Days in Escrow: 0

Closing Date:

Closing Price:

CP % LP:

Closing Price/Acre:

Special List Cond: None

Acres: 53.9400
Price/Acre: \$19,899.89
Lot SqFt (Apprx): 2349626
Number of Lots:
Horse Property:
Addl Living Unit: No

Area: 11424
County: Yolo
APN: 025-210-012-000
Subdivision:
EL: Woodland Unified
JH: Woodland Unified
SH: Woodland Unified

Subtype: Agricultural
CC&RS: Yes **Bonds/Asmts/Taxes:** Unknown
HOA: No

Property Description (partial): 53+ acres of Class 1 Soil for Sale! Close proximity to Woodland, CA - easy access to I5 Corridor. There are 2 sources of water on the property. Two Parcels being Sold together, both subject to Williamson Act. Well - 200 ft deep, installed 2018. 80hp gear head. Electric to site. Clearlake Irrigation District.

Directions to Property (partial): From I5 - South on HWY 16 toward Esparto, Follow HWY 16 as it turns West to address, near T&Y Strawberry Patch



Presented By: Scott Stone
License # 01144124
Primary: 530-662-4094
Secondary: 530-681-1410
Fax: 530-661-7026
Email: sastone57@gmail.com
<http://calagprop.com>

CAL-AG Properties, Inc.
License # 01144124
37870 County Road 28
Woodland CA 95695
Phone: 530-662-4094
Fax: 530-661-7026

All measurements and all calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All interested persons should independently verify accuracy of information. Provided properties may or may not be listed by the office/agent presenting the information. Copyright © 2020, MetroList Services, Inc. Copyright © 2020, Rapattoni Corporation. All rights reserved.

Client Summary w All Photos Report - Lots and Land

Listings as of 02/03/2020 at 2:04PM

Page: 2



Presented By: Scott Stone

License # 01144124
Primary: 530-662-4094
Secondary: 530-681-1410
Fax: 530-661-7026
Email: sastone57@gmail.com
<http://calagprop.com>

CAL-AG Properties, Inc.

License # 01144124
37870 County Road 28
Woodland CA 95695
Phone: 530-662-4094
Fax: 530-661-7026

All measurements and all calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All interested persons should independently verify accuracy of information. Provided properties may or may not be listed by the office/agent presenting the information. Copyright © 2020, MetroList Services, Inc. Copyright © 2020, Rapattoni Corporation. All rights reserved.

COMPARABLE SALE # 4

Client Summary w All Photos Report - Lots and Land

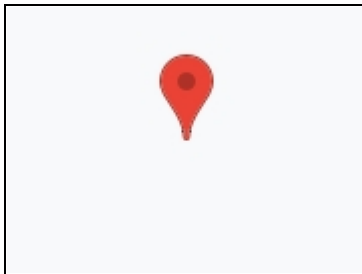
Listings as of 02/03/2020 at 2:04PM

Page: 3

ST: Closed 01/11/19 (\$380,000)	18565 County Road 95A, Woodland, CA 95695	Listing Price: \$475,000
MLS#: 18067712 7C716	Service Level: R Cross Street: County Road 24	DOM/CDOM: 25/25



[Additional Pictures \(8\)](#)



[Map](#)

[Mortgage Calculator](#)

Closing Information

Pending Date: 10/26/18

Days in Escrow: 77

Closing Date: 01/11/19 **Closing Price:** \$380,000

CP % LP: 80.00 **Closing Price/Acre:** \$19,000

Special List Cond:

Acres: 20.0000

Price/Acre: \$19,000.00

Lot SqFt (Apprx): 871200

Number of Lots:

Horse Property:

Addl Living Unit: No

Area: 11424

County: Yolo

APN: 025-200-014-000

Subdivision:

EL: Woodland Unified

JH: Woodland Unified

SH: Woodland Unified

Subtype: Residential Acreage

CC&RS: No

Bonds/Asmts/Taxes: Unknown

HOA: No

Property Description (partial): Nice 20 level acre parcel great to build a home on and utilize the remainder for farming or lease for income at the same time. Only 5 miles to Woodland and 13 miles to Davis. Property has district water and is in the Williamson Act. Leased currently through 2018 Class 1 soil too with electricity to the property line

Directions to Property (partial): Road 24, north on Road 95A to the end. Land is fenced and leased so have listing agent go with you to tour the property



Presented By: Scott Stone

License # 01144124

Primary: 530-662-4094

Secondary: 530-681-1410

Fax: 530-661-7026

Email: sastone57@gmail.com

<http://calagprop.com>

CAL-AG Properties, Inc.

License # 01144124

37870 County Road 28

Woodland CA 95695

Phone: 530-662-4094

Fax: 530-661-7026

All measurements and all calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All interested persons should independently verify accuracy of information. Provided properties may or may not be listed by the office/agent presenting the information. Copyright © 2020, MetroList Services, Inc. Copyright © 2020, Rapattoni Corporation. All rights reserved.

COMPARABLE SALE # 5

Client Summary w All Photos Report - Lots and Land

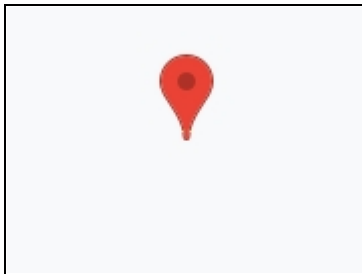
Listings as of 02/03/2020 at 2:04PM

Page: 4

ST: Closed 01/23/19 (\$685,000)	County Road 98, Woodland, CA 95695	Listing Price: \$793,100
MLS#: 18059386 01FOHA	Service Level: E Cross Street: I-5	DOM/CDOM: 86/86



[Additional Pictures \(1\)](#)



[Map](#)

[Mortgage Calculator](#)

Closing Information

Pending Date: 12/12/18

Days in Escrow: 42

Closing Date: 01/23/19 **Closing Price:** \$685,000

CP % LP: 86.37 **Closing Price/Acre:** \$19,001.39

Special List Cond:

Acres: 36.0500

Price/Acre: \$19,001.39

Lot SqFt (Apprx): 1570338

Number of Lots:

Horse Property:

Addl Living Unit: No

Area: 11424

County: Yolo

APN: 027-270-056-000

Subdivision:

EL: Woodland Unified

JH: Woodland Unified

SH: Woodland Unified

Subtype: Agricultural

CC&RS: No

HOA: No

Bonds/Asmts/Taxes: Yes

Property Description (partial): Old walnut orchard, prime location and soils, plenty of water. Set for redevelopment.

Directions to Property (partial): North of Woodland on southwest corner of Road 98 (Pedrick) and Interstate 5.



Presented By: Scott Stone

License # 01144124

Primary: 530-662-4094

Secondary: 530-681-1410

Fax: 530-661-7026

Email: sastone57@gmail.com

<http://calagprop.com>

CAL-AG Properties, Inc.

License # 01144124

37870 County Road 28

Woodland CA 95695

Phone: 530-662-4094

Fax: 530-661-7026

All measurements and all calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All interested persons should independently verify accuracy of information. Provided properties may or may not be listed by the office/agent presenting the information. Copyright © 2020, MetroList Services, Inc. Copyright © 2020, Rapattoni Corporation. All rights reserved.