

RYER ISLAND FARM

E Ryer Rd, Ryer Island
Solano County, CA

FOR SALE



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

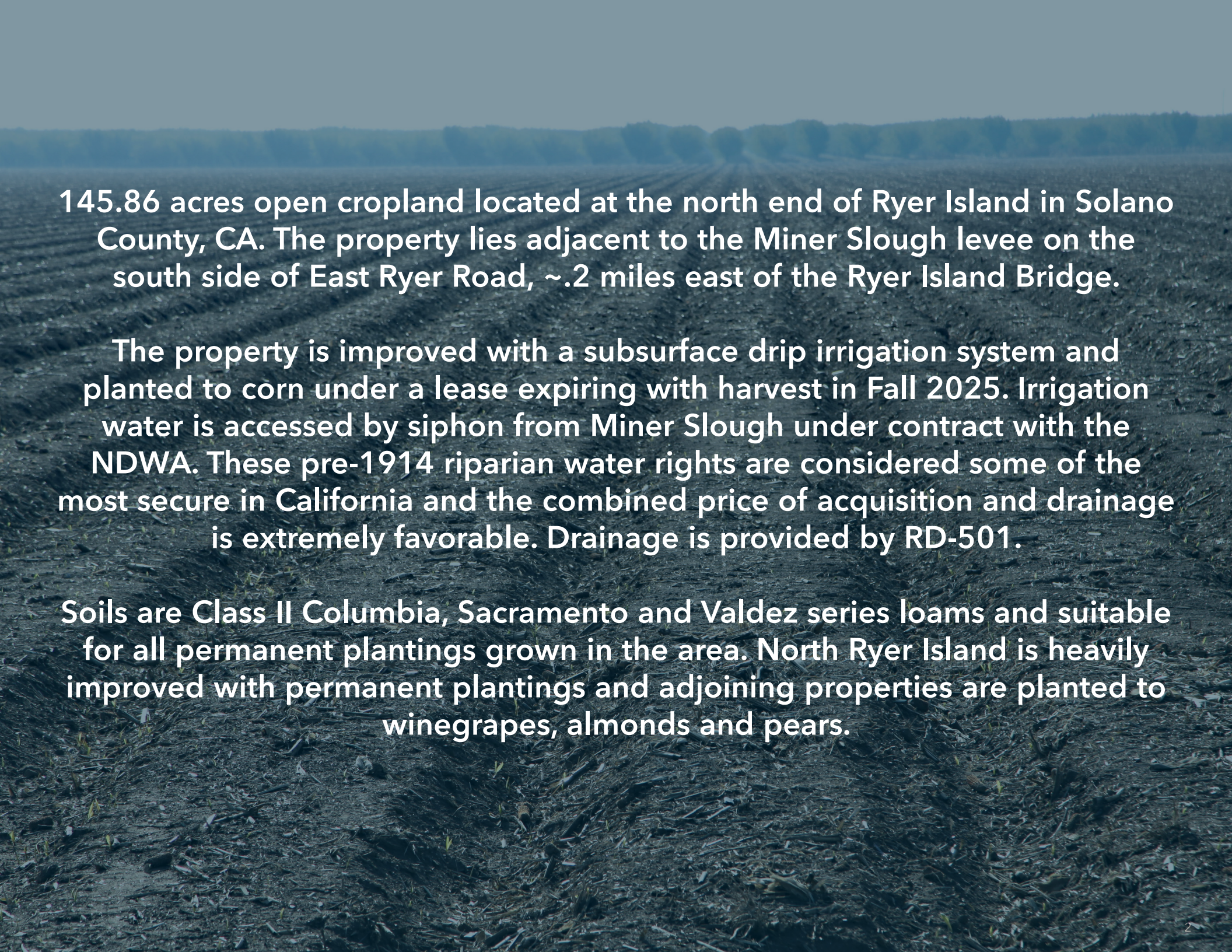


ALLIANCE AG

BROKERAGE - APPRAISAL - CONSULTING

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145.86 acres open cropland located at the north end of Ryer Island in Solano County, CA. The property lies adjacent to the Miner Slough levee on the south side of East Ryer Road, ~.2 miles east of the Ryer Island Bridge.

The property is improved with a subsurface drip irrigation system and planted to corn under a lease expiring with harvest in Fall 2025. Irrigation water is accessed by siphon from Miner Slough under contract with the NDWA. These pre-1914 riparian water rights are considered some of the most secure in California and the combined price of acquisition and drainage is extremely favorable. Drainage is provided by RD-501.

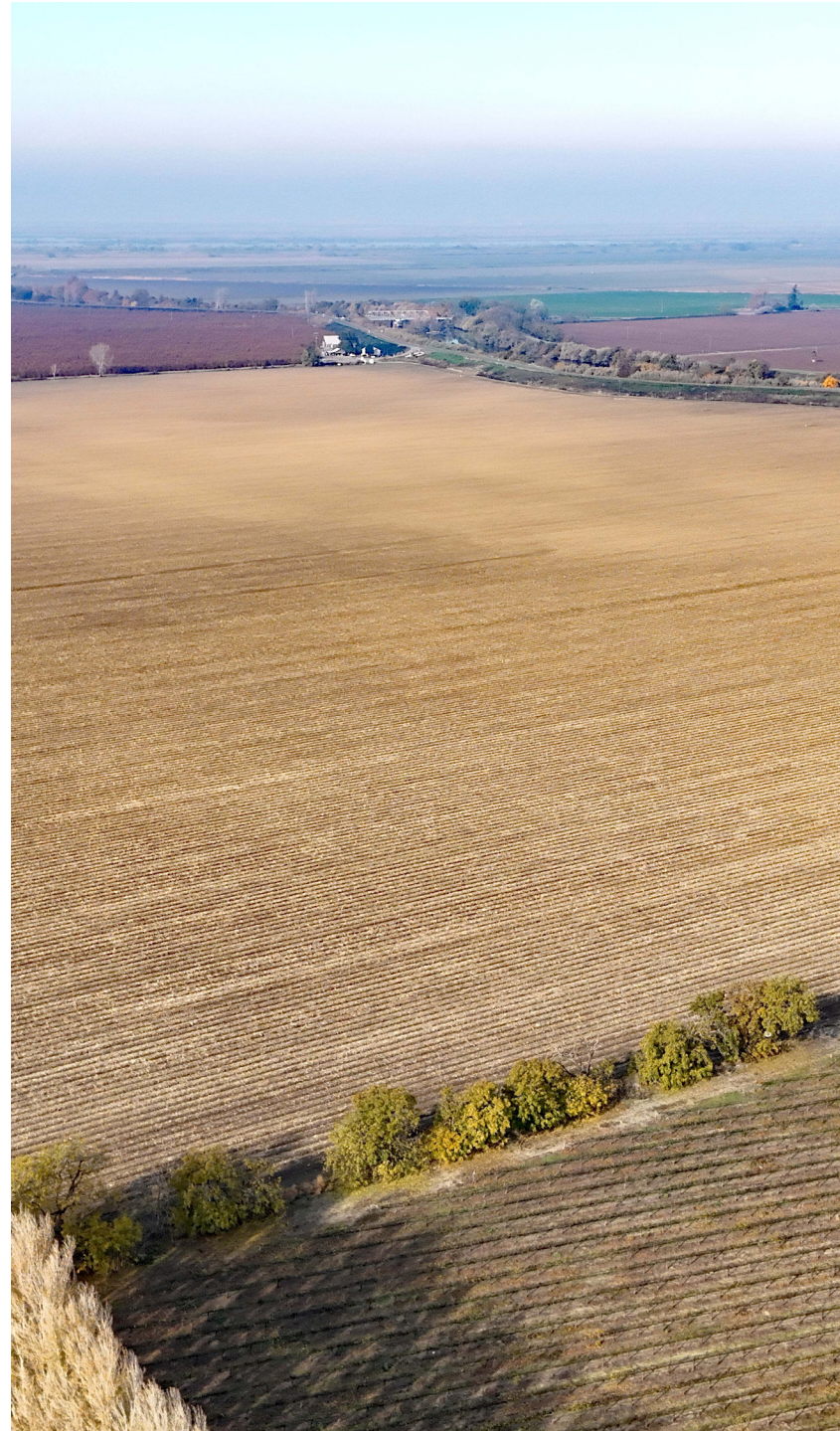
Soils are Class II Columbia, Sacramento and Valdez series loams and suitable for all permanent plantings grown in the area. North Ryer Island is heavily improved with permanent plantings and adjoining properties are planted to winegrapes, almonds and pears.

SUMMARY

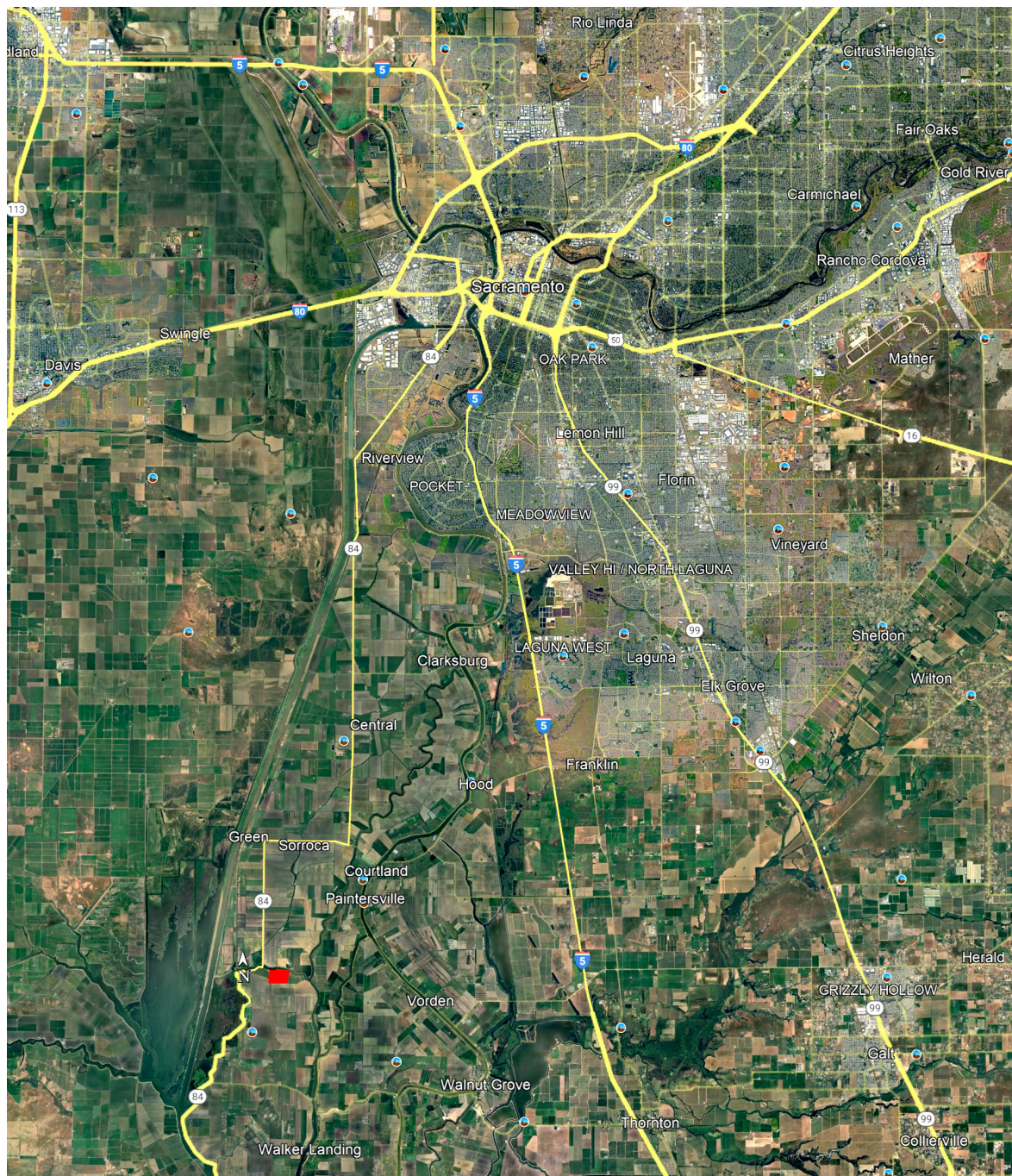
PROPERTY NAME:	Ryer Island Farm
OFFERING PRICE:	NEWLY PRICED \$1,370,000
APN:	0042-220-030
ACERAGE:	145.86 acres according to the Solano County Tax Assessor
ZONING:	A-80 Exclusive Agriculture 80-acre minimum
FEMA:	The full property is located within special flood zone A
WILLIAMSON ACT:	Yes
PLANTINGS:	Irrigated Field and Rowcrop
SGMA:	Ryer Island is located within the Rec District No. 2110 GSA. Groundwater is not utilized on this property.
STRUCTURAL IMPROVEMENTS:	None
LEASE:	Planted to corn with lease expiring upon harvest in Fall 2025
SOILS:	~52% Columbia Fine Sandy Loam; ~30% Sacramento Silty Clay Loam; ~18% Valdez Silt Loam

WATER INFORMATION

Located within the North Delta Water Agency (NDWA) service area. Irrigation water is diverted by riparian right from Miner Slough. Drainage is provided by Reclamation District 501 (RD-501).



AREA MAP

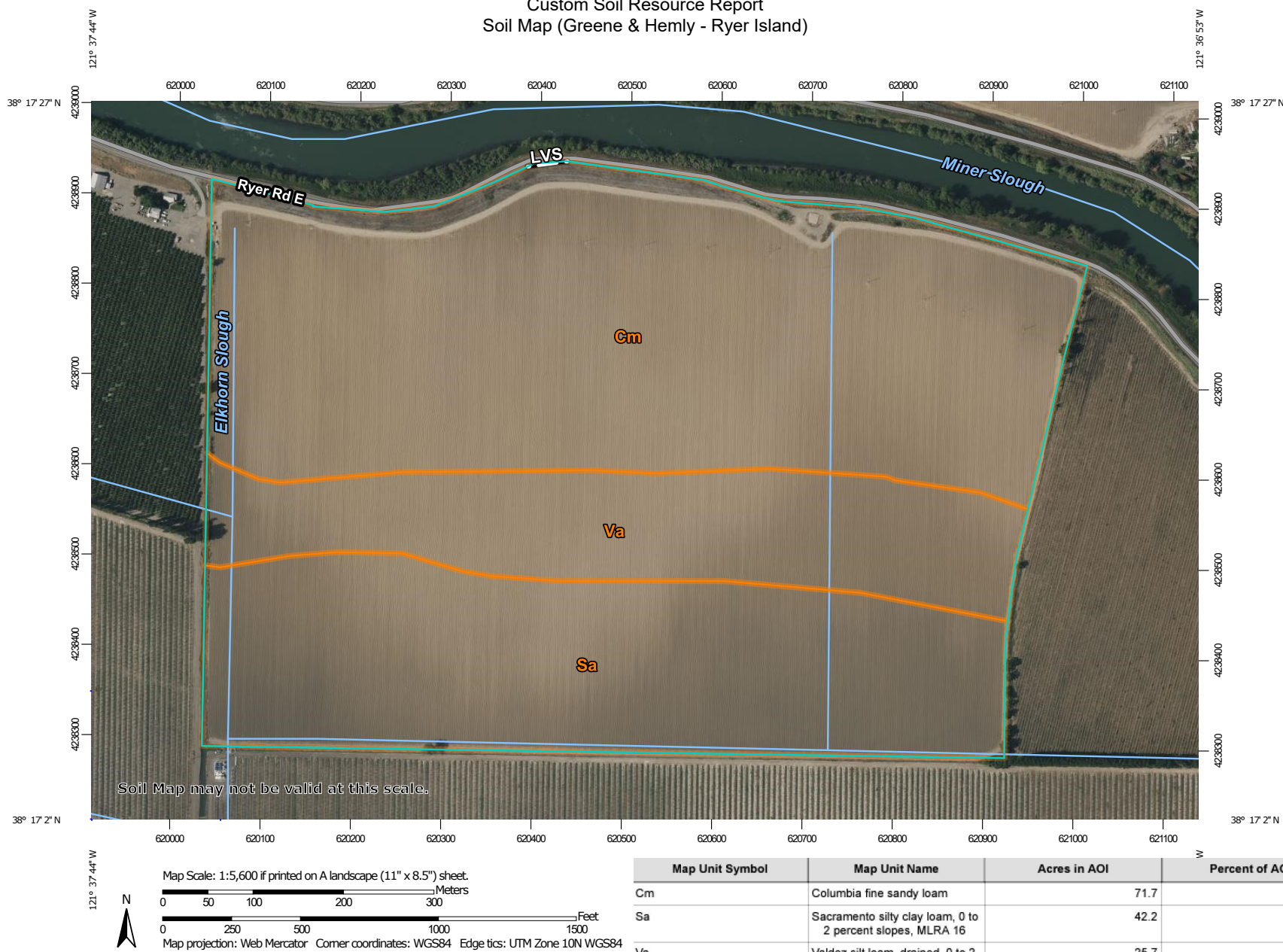


AERIAL

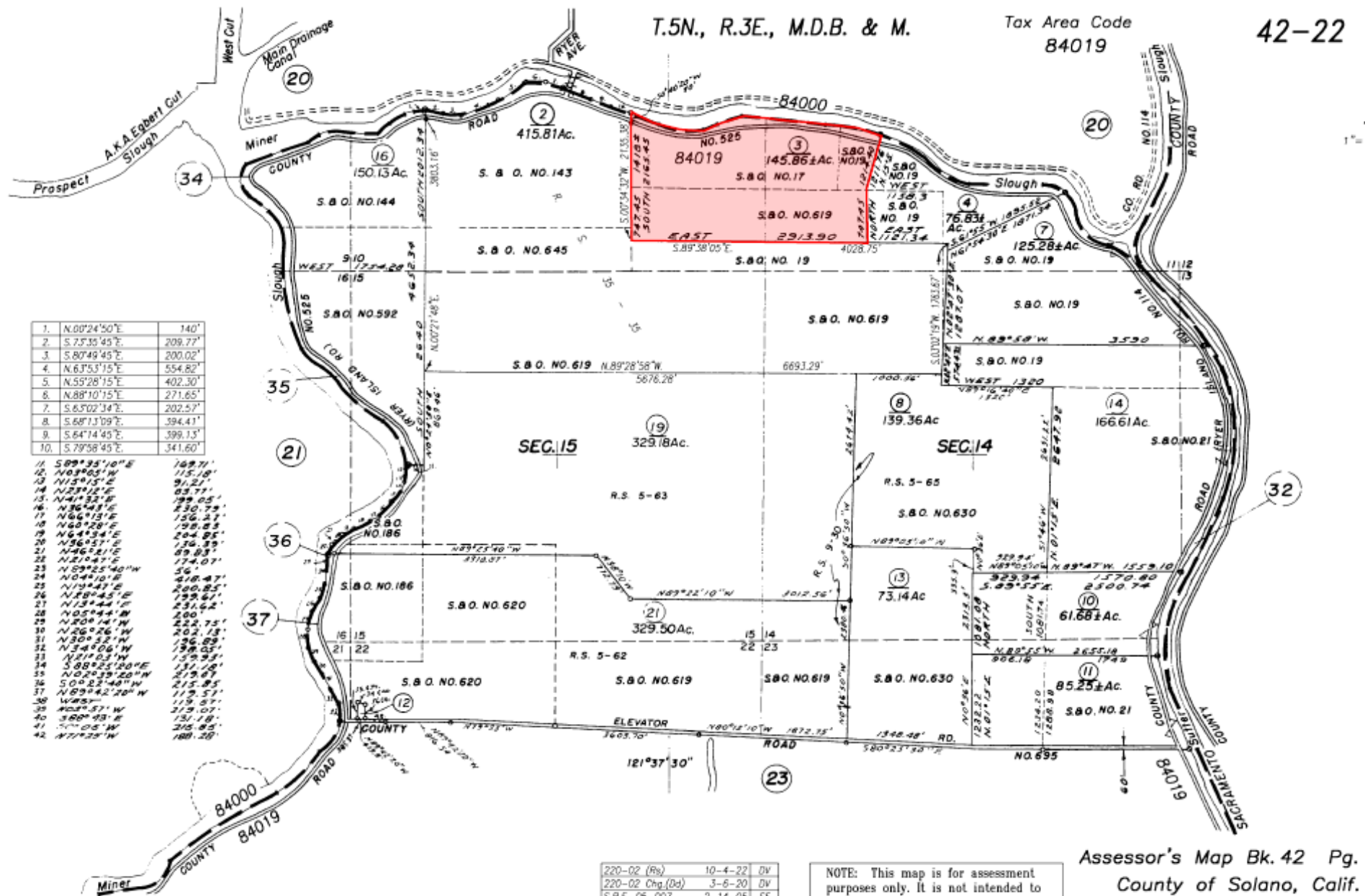


SOILS

Custom Soil Resource Report
Soil Map (Greene & Hemly - Ryer Island)



APN MAP



ADDITIONAL IMAGES



YOUR MARKET EXPERTS



MICHAEL MING, ARA

Principal - Broker

- 30+ Years of Experience
- Specializes in Ag Land
- Owner of Alliance Ag Services since 2004, a Full-Service Brokerage and Consulting Firm serving San Joaquin Valley, CA to AZ and Mexico Borders.
- Licensed Real Estate Broker and Certified General Real Estate Appraiser
- Joining American Society of Farm Managers and Rural Appraisers in 1997
- Currently accredited with the ARA designation in 2005
- California Chapter of the ASFMRA, President 2008/09
- Government Relations Board, National Level, 2008 to 2010
- Expert Witness United States Tax Court and Bankruptcy Court for the Eastern District of California, and in Municipal and Superior Courts of the County of Kern



STEPHEN KRITSCHER, AFM

Broker-Associate

- 40+ Years experience in Agricultural Real Estate throughout California and the western U.S. Licensed Real Estate Broker in 1990
- California Real Estate broker since 1990
- Member of the American Society of Farm Managers & Rural Appraisers - 1980
- Accredited Farm Manager (AFM) - 2017
- Specializes in Agricultural Real Estate acquisition, sales, finance, consulting & management with institutional and private clients in California and Arizona
- Advisory Member - Solano Land Trust
- Past Director - California Irrigation Institute
- Past Director - Conservation Farms & Ranches
- Member California Ag Leadership Class XXVII

IN EXCESS OF \$1,560,000,000 (\$1.56 BILLION) IN COMPANY AGRICULTURAL REAL ESTATE TRANSACTIONAL VALUE. THESE TRANSACTIONS REPRESENT BUYERS, SELLERS, LESSORS, AND LESSEES OF AGRICULTURAL PROPERTIES.



COMMERCIAL REAL ESTATE SERVICES



For more information, please contact one of the following individuals:

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This is an "as-is" sale and will be sold without representation or warranties/guarantees of any kind. Water: Seller has not made, & hereby disclaims, any & all representations, warranties or assurances to:

- a) quality, adequacy, availability, transferability or cost of surface or well water or water rights, if any, for Real Property.
- b) eligibility of Real Property or Buyer to receive irrigation water ("District Water") from the Water District or any other irrigation/water district;
- c) price at which District Water, if any, may be obtained;
- d) normal, historic, or expected amounts or allocations of District Water to the extent Real Property & Buyer are eligible to receive same;
- e) number of acres of "arable," "irrigable" or "irrigation" land comprising Real Property, or any portion thereof, as those terms are defined in 43 CFR 426.4;
- f) water supply of Irrigation District, or continued ability of such district to deliver any District Water to Real Property;
- g) extent to which Real Property is located within boundaries or service area of Irrigation District or any other irrigation/water district.

Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Alliance Ag Services, Inc, its brokers and agents make no representations as to the availability of water to the subject property and regulatory restrictions. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional

Additional information is available at:

California Department of Water Resources Sustainable Groundwater

Management Act Portal - <https://sgma.water.ca.gov/portal/>

Telephone Number: (916) 653-5791

Buyer is hereby notified that federal & state water & any heretofore unmanaged or unregulated ground water is subject to major changes, & that such changes could affect amount of any heretofore unmanaged or unregulated ground water available, amount of water available to water districts, eligibility of recipients to obtain such water, & cost at which eligible recipients may receive such water. Buyer is strongly advised to independently investigate every matter regarding water law as it affects Real Property. Buyer relies on any statements, suggestions, or other written or oral expressions by Seller or Broker entirely at Buyer's own risk.

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