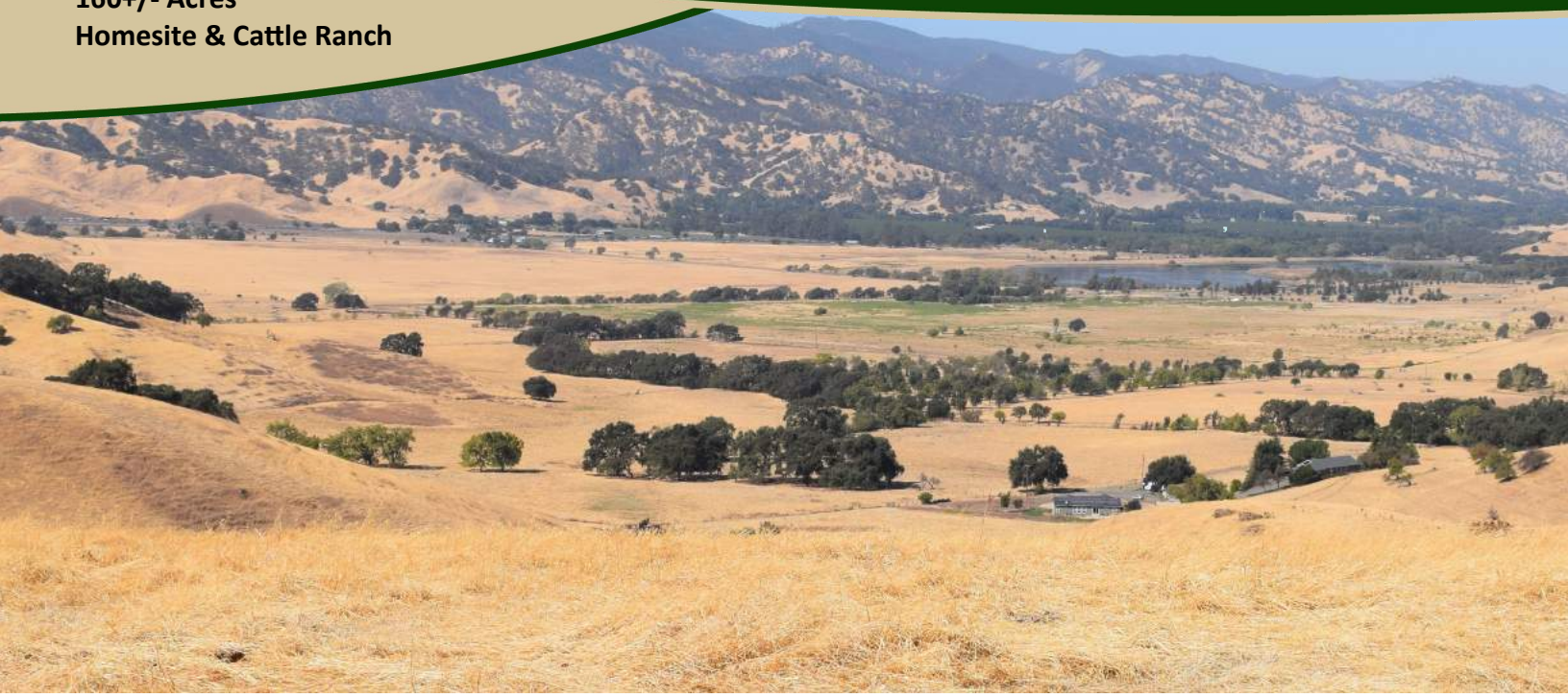
Reis Cattle Ranch

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

160+/- Acres
Homesite & Cattle Ranch



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Property Information

Location:	From Highway 80 take the Lagoon Valley Road Exit. Go East on Lagoon Valley Road for 2.7 miles. The subject property is accessed via an easement through a neighboring property. Showings are by appointment only.
APN#:	Solano County Assessor Parcel Number: 0167-060-010
Use:	The property is currently being used as a winter cattle ranch.
Soils:	Multiple, please see the attached soils map. Ranch is typical for a cattle grazing ranch.
Water:	There a couple of natural springs on the ranch that supply enough drinking water for the cattle.
Leases:	The property is currently leased, but the lease will terminate upon sale.
Oil, Gas & Mineral Rights:	The oil, gas, and mineral rights will be reserved by the seller at the close of escrow

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Taxes:	The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.
Prices:	$960,000
Terms:	Cash at the close of escrow
Comments:	There are a couple of beautiful homesites. One of very few properties this size between Vacaville & Fairfield. Property offers panoramic views of both Lagoon Valley, Travis Airforce Base, Vacaville, & More!

Property looking towards Fairfield's Paradise Valley

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Property fence line goes over the ridge seen here

Ranch roads are in good shape. Most of the ranch is accessible via pickup or atv

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Working corrals are set up at the properties entrance. This ranch has historically been ran together with the neighbors

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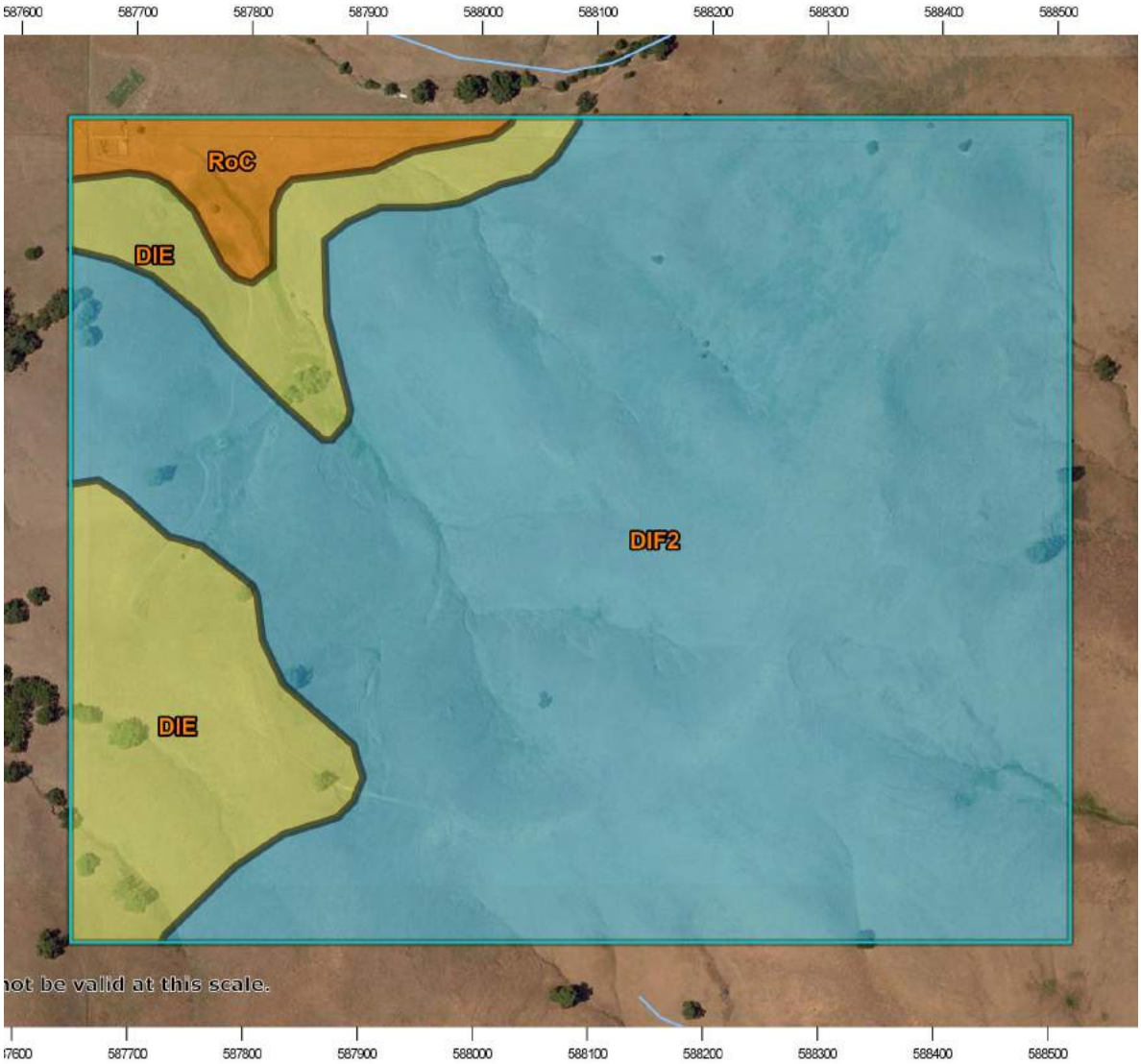
Irrigated Capability Class—Solano County, California
(Reis Ranch)



,060 if printed on A landscape (11" x 8.5") sheet.
Meters
100 200 300
Feet
500 1000 1500
: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

es
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Web Soil Survey
National Cooperative Soil Survey

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Irrigated Capability Class—Solano County, California
(Reis Ranch)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Capability Class - I
- 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

Soil Rating Lines
- Capability Class - I
- 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

Soil Rating Points
- Capability Class - I
- 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

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:
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 10, Sep 28, 2016

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

Date(s) aerial images were photographed: May 27, 2015—May 29, 2015

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.

Irrigated Capability Class

Irrigated Capability Class— Summary by Map Unit — Solano County, California (CA095)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DIE	Dibble-Los Osos clay loams, 9 to 30 percent slopes	4	24.5	15.9%
DIF2	Dibble-Los Osos clay loams, 30 to 50 percent slopes, eroded	6	124.0	80.5%
RoC	Rincon clay loam, 2 to 9 percent slopes, MLRA 14	2	5.5	3.6%
Totals for Area of Interest			**154.0**	**100.0%**

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

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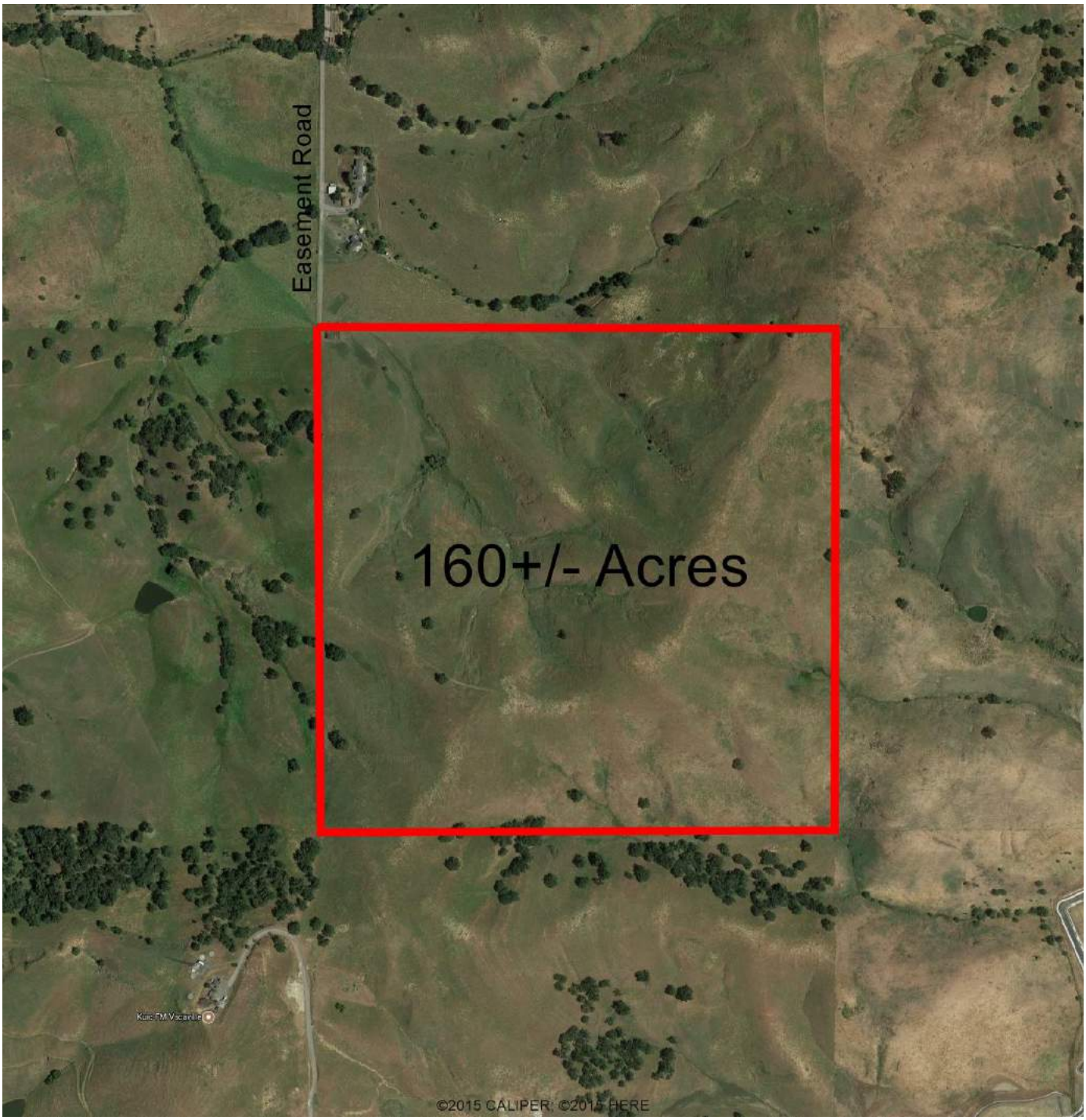

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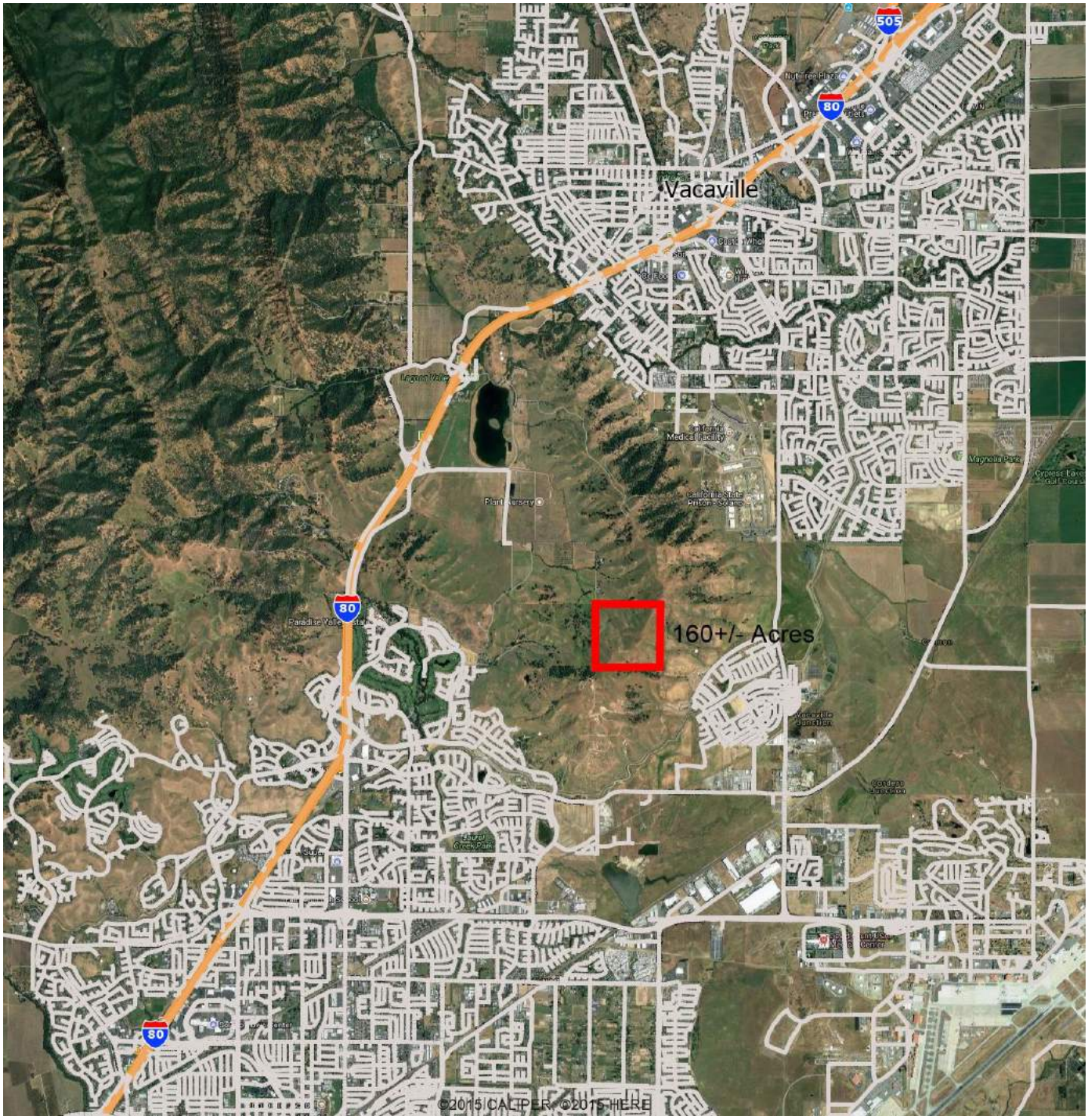
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