STROMER REALTY COMPANY OF CALIFORNIA

596.52 ACRES (M/L)
Row Crops
County Rd. 106
Dixon, CA 95620
Lic. 01050665



The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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LOCATION: The property is located on the intersection of County Road 106 and County Road 38 in Dixon, California.

APN(s): # 033-150-012, 033-150-021, & 033-150-059

DESCRIPTION: The land spans 596.52 acres dedicated to row crops. Throughout its history, it has been cultivated with a diverse range of crops, including tomatoes, corn, alfalfa, wheat, sunflowers, sudan grass, and beans. Additionally, the property features a 2,000-square-foot workshop equipped with a bathroom and a covered space measuring 4,000 square feet.

LEASES: Currently, the farm has two leases, both eligible for annual renewal. The first lease covers 435 acres and is set to expire in December 2024, while the second lease covers 161 acres and is scheduled to expire in December 2025.

WATER: The property is equipped with four agricultural wells and one domestic well. The specifications for the four agricultural wells are as follows:

1. 75 hp, pumping 2000 gallons per minute (gpm)
2. 75 hp, pumping 2400 gpm
3. 75 hp, pumping 1650 gpm
4. 50 hp

SOILS: The majority of the soil falls under the classification of grade one, specifically identified as Brentwood Silty Clay. (Refer to the attached soils map for additional details.)

PRICE: $5,965,200

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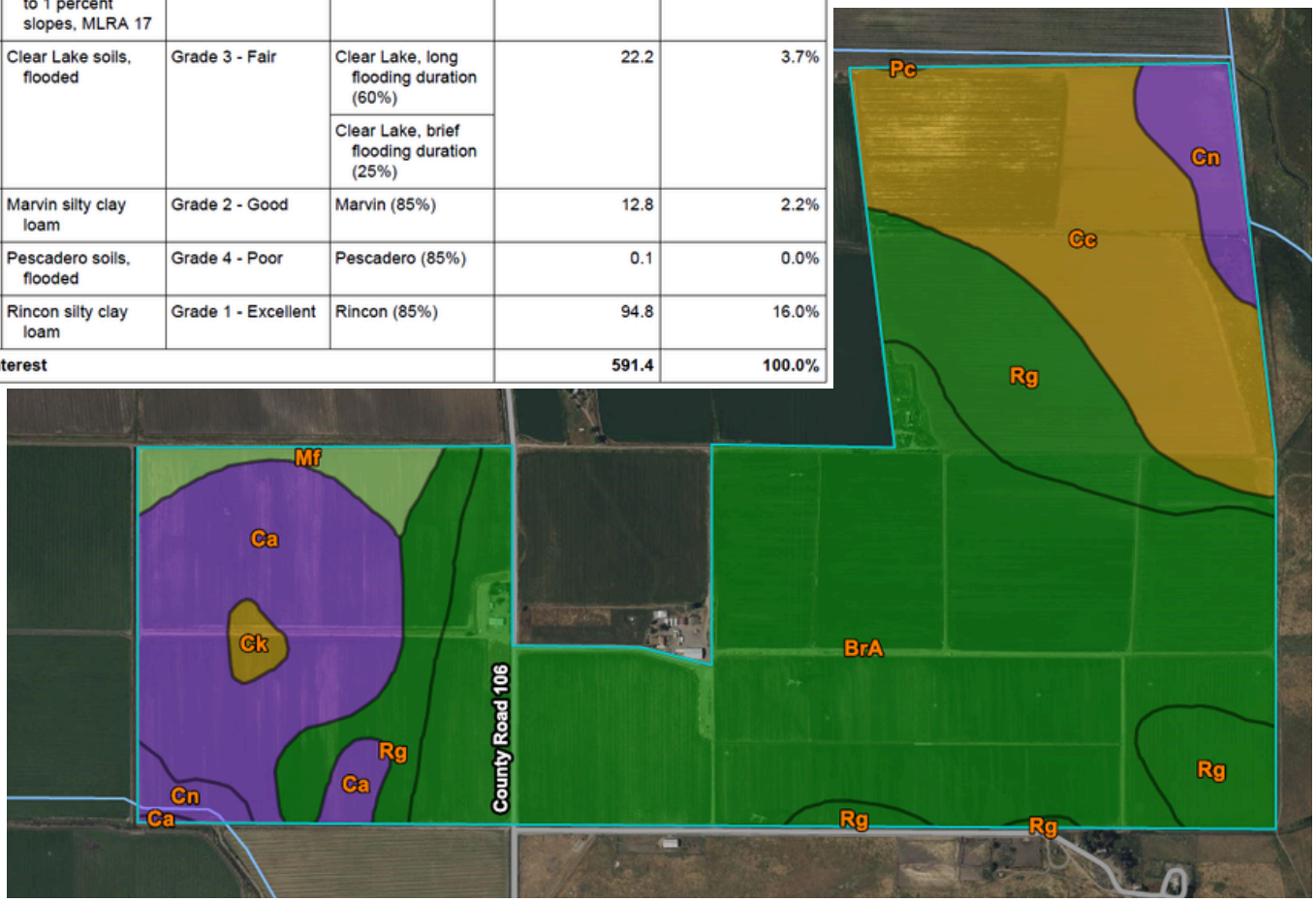
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
BrA	Brentwood silty clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Brentwood (85%)	276.6	46.8%
Ca	Capy silty clay, 0 percent slopes, MLRA 17	Grade 3 - Fair	Capay (85%)	79.7	13.5%
Cc	Capay soils, overwash, 0 percent slopes, frequently flooded, MLRA 17	Grade 4 - Poor	Capay, silty clay (45%)	101.4	17.2%
Ck	Clear Lake clay, 0 to 1 percent slopes, MLRA 17	Grade 4 - Poor	Clear Lake (90%)	3.9	0.7%
Cn	Clear Lake soils, flooded	Grade 3 - Fair	Clear Lake, long flooding duration (60%)	22.2	3.7%
			Clear Lake, brief flooding duration (25%)		
Mf	Marvin silty clay loam	Grade 2 - Good	Marvin (85%)	12.8	2.2%
Pc	Pescadero soils, flooded	Grade 4 - Poor	Pescadero (85%)	0.1	0.0%
Rg	Rincon silty clay loam	Grade 1 - Excellent	Rincon (85%)	94.8	16.0%
Totals for Area of Interest				**591.4**	**100.0%**



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