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602.34 +/- ACRES OF FARMLAND MOST RECENTLY PLANTED TO TRITICALE HAY | **SOLANO COUNTY, CA**

Ca Ag
Properties

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Index

Cover Page	1
Offering Summary	2
Terms, Rights, & Advisories	3
Additional Offerings Map	4
Regional Map	5
North Delta Water Agency Map	6
Property Map	7
Location, Description & Zoning	8
Purchase Price & Terms	8
Property Assessments	9
Water & Irrigation	9
Block Map	10
Block Data	11
Production History	12
Infrastructure Map	13
Infrastructure Data	14
NRCS Soils Map	15
Slope Map	16
Assessor Map	17
Photos	18

Offering Summary

- A 602.34 +/- acre offering of farmland most recently planted to triticale hay.
- The property is located in the North Delta Water Agency (“NDWA”) and benefits from a contractual agreement between the NDWA and California State Water Project (“SWP”).
- The property benefits from and has strong water security from claimed Riparian, claimed Pre-1914 water rights and a recorded Subcontract Agreement between the NDWA and the Seller.



The Terms: Ca Ag Properties, Broker. "Broker" as used herein includes Ca Ag Properties, its Officers, Directors, agents, DBA's and employees.

Sellers Rights: Seller hereby reserves the right to accept or reject any offer, terminate negotiations, withdraw the Property from the market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement is fully executed by Seller and Buyer. Seller also reserves the right to accept backup offers until the close of escrow.

Disclaimers: This information Memorandum contains information which may assist a potential buyer in evaluating the subject property for acquisition. Although information herein is and subsequent information to be provided by Broker shall be from sources believed to be reliable, **neither Seller, Broker, nor its agents, makes any warranties or representations, express or implied, as to the accuracy, completeness or significance of such information.** Buyer should not rely on the accuracy of any such information. It shall be Buyers' sole responsibility to conduct an independent investigation and due diligence of the Property, its characteristics, production, soils, crops, water availability, and any other factors of importance to Buyer. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyers' intended use. Buyer is also advised that this Memorandum and Property information is dated, and **that changes may have occurred prior to, during, and after the time that this Memorandum was prepared. The Property is offered for sale only in its present As-Is condition,** and on terms and conditions only as may be set forth in a fully executed, definitive Purchase and Sale Agreement. Seller referenced herein shall be deemed to include its Principals, Directors, Officers, Shareholders, Partners, Associates and Employees.

Sustainable Ground Water Management Act: California has enacted groundwater management legislation in the form of the Sustainable Groundwater Management Act ("SGMA"). All California groundwater basins and sub-basins are affected by SGMA. Each basin and sub-basin will be managed by one or more local Groundwater Management Agencies ("GMA"). Each GMA is required to adopt a Groundwater Management Plan ("GMP") which are intended to address and rectify groundwater over-drafting. Buyer is advised that the Property may be located in one or more groundwater basin or sub-basin that are subject to one or more GMPs. As a result and depending on the terms and provisions of the GMP, extraction of groundwater may be severely curtailed, restricted, measured or prohibited. In addition, costs and fees may be imposed on the extraction of groundwater if it is permitted. These rules and charges may be applicable regardless of the Property's history of groundwater production. The Buyer is strongly encouraged to investigate the applicability of SGMA to the Property by consulting the State Water Resources Board and all applicable GMAs to determine if there is a GMP in effect or planned that will affect the Property and if so, what are its terms and provisions and impact on the Buyer's intended use for the Property. Broker has not made, does not make and hereby disclaims any and all representations or warranties concerning the Property's location in any groundwater basin or sub-basin, whether it is affected by SGMA or one or more GMPs or the existence, accessibility, quantity, quality or cost of any groundwater relating to the Property.

Exclusive Representation Rights: Ca Ag Properties has been granted Exclusive Rights to represent Seller in the offering and sale of the property described herein. All communications, Letters of Intent, Offers, requests for additional copies of this Memorandum, requests for additional information, or for appointments to view may be made by contacting the following parties:

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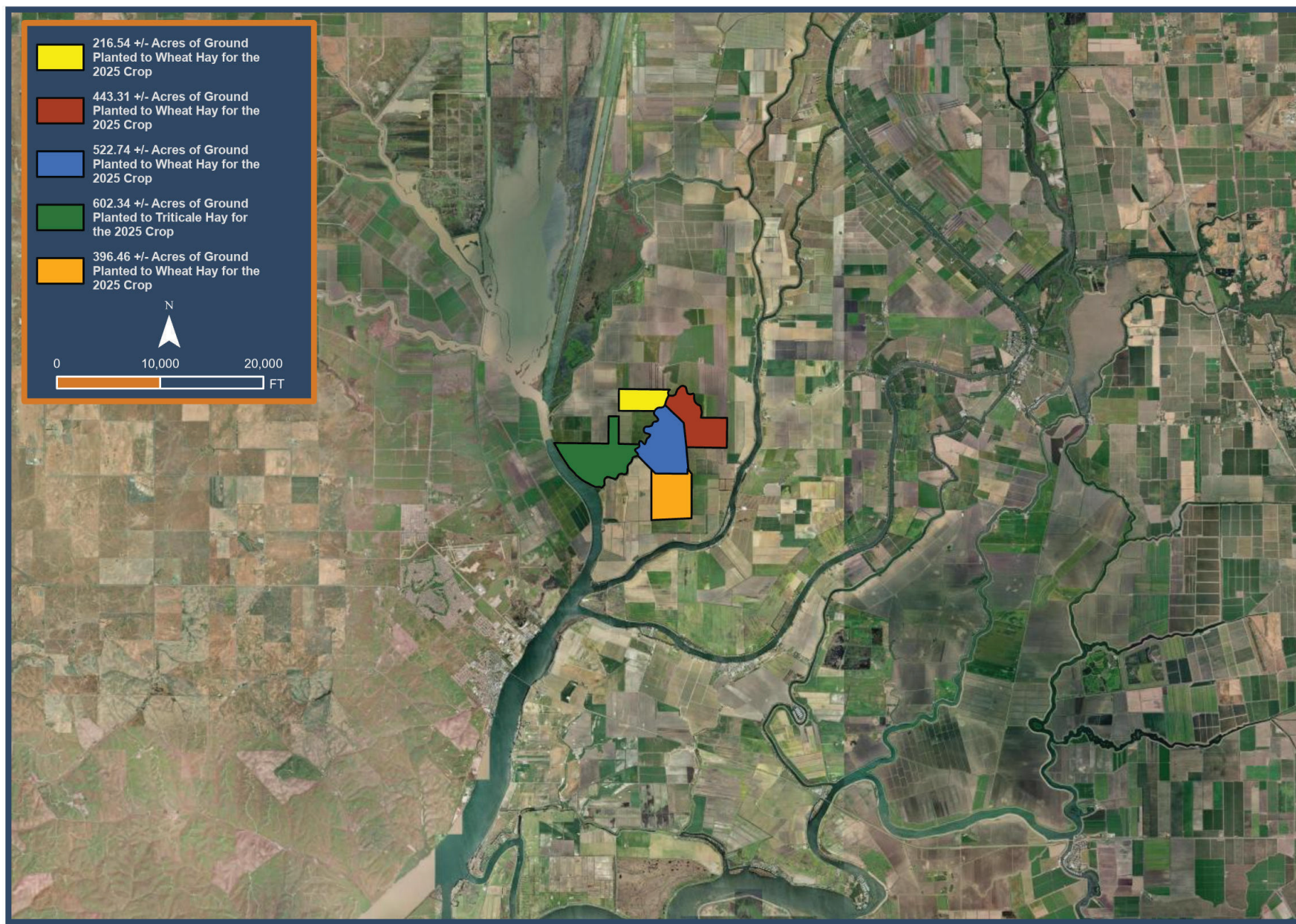
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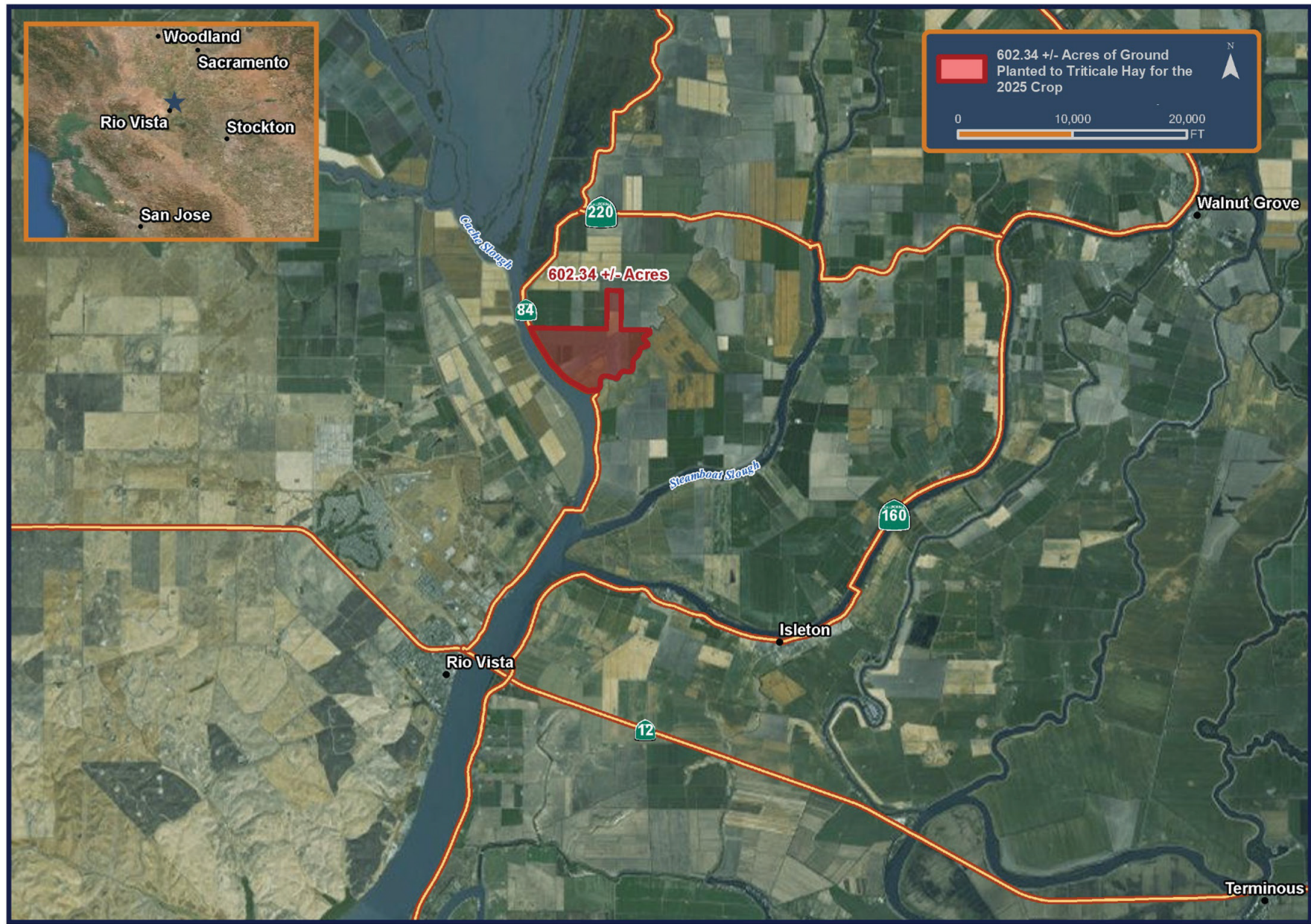
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All information contained herein or subsequently provided by Broker has been procured directly from the seller or other third parties and has not been verified by Broker. Though believed to be reliable, it is not guaranteed by seller, broker or their agents. Before entering into any contract to purchase all or any portion of the subject property, prospective purchasers are advised, as a matter of due diligence, to investigate and verify the accuracy of all such information, as well as the property's suitability for prospective purchasers intended purpose.

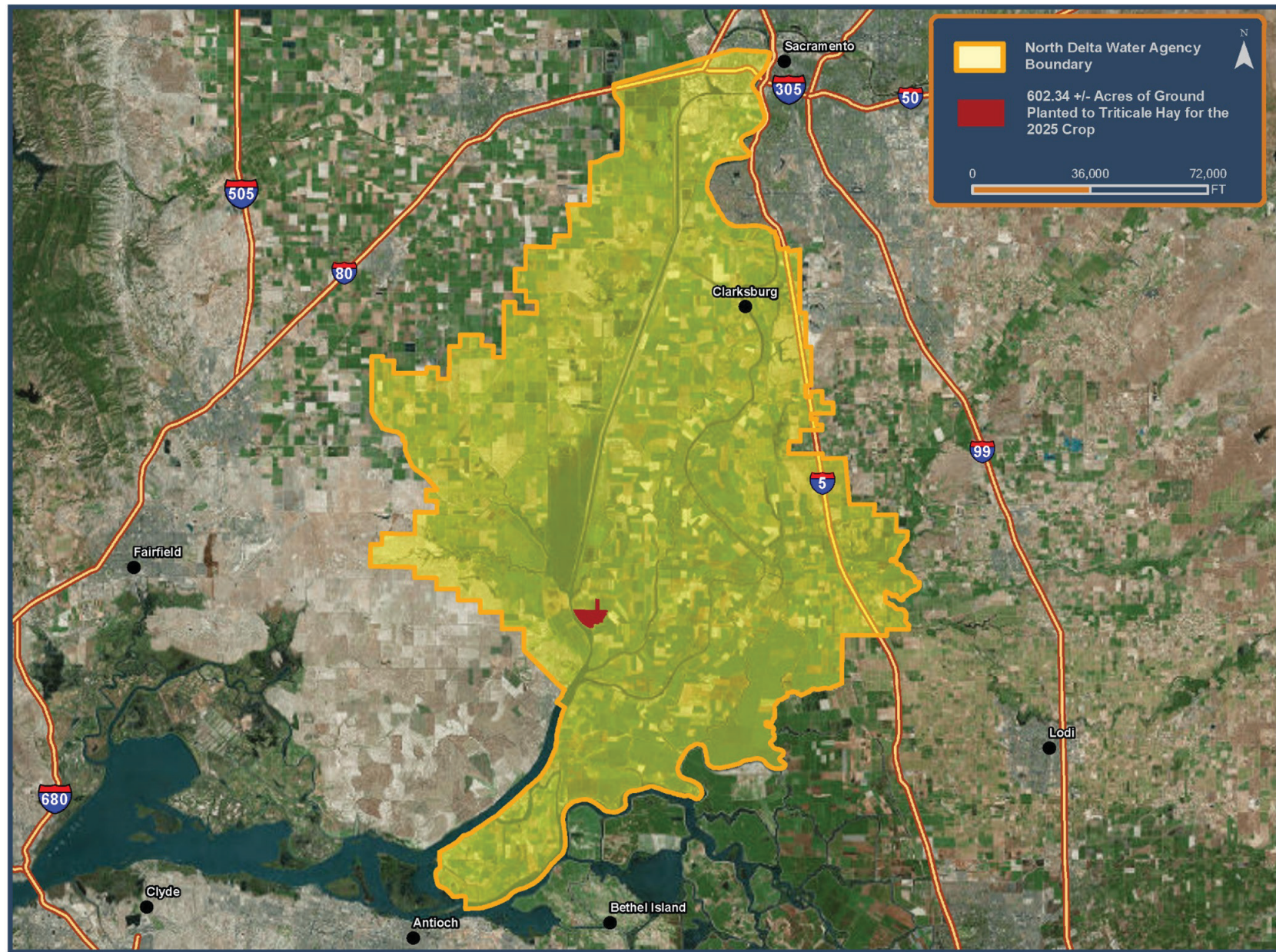
ADDITIONAL OFFERINGS MAP



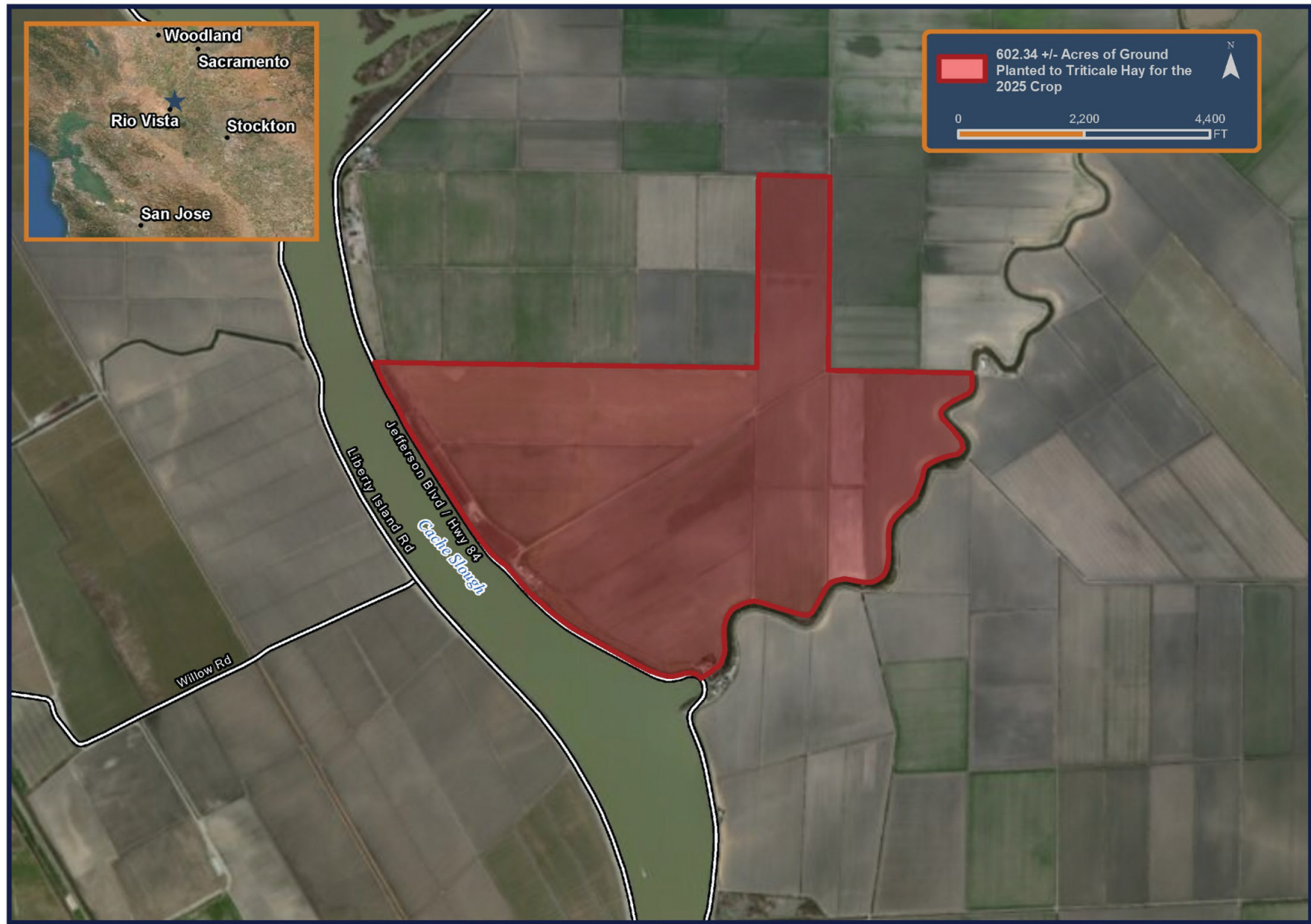
REGIONAL MAP



NORTH DELTA WATER AGENCY MAP



PROPERTY MAP



Location, Description & Zoning

- The property is located on Ryer Island in Solano County, California, approximately 22 miles Southwest of Sacramento.
- From Interstate 80 in Sacramento, exit onto Jefferson Boulevard/Highway 84 and drive South for approximately 17.18 miles. Turn right to continue on Jefferson Boulevard/Highway 84, follow the curve South and continue for approximately 6 miles. Cross the Miner Slough Bridge, then turn right to continue South on Jefferson Boulevard/Highway 84 for approximately 7.23 miles. The property is on your left with access through the dirt road on your left.
- Approaching from the South, from Interstate 5 take the Twin Cities Road exit and turn left. Drive West for approximately 4.25 miles. Turn right on to River Road and drive north for approximately 4.65 miles. Turn left, drive over the bridge, then turn right onto Sutter Slough Bridge Road. Drive North for approximately 1.2 miles, then turn left on to Courtland Road. Drive West for approximately 3.35 miles and follow the curve South, then continue South for approximately 3.5 miles. Cross the Miner Slough Bridge, then turn right to continue South on Highway 84 for approximately 7.23 miles. The property is on your left with access through the dirt road on your left.

COUNTY	APN	INTEREST HELD	ACRES (+/-)	ZONING	LAND USE - COUNTY	FLOOD ZONE
Solano	0177-040-020	Fee Title	266.04	A-80	Orchard	Yes
Solano	0177-040-040	Fee Title	336.30	A-80	Orchard	Yes

Purchase Price & Terms

- The entire property composing 602.34 +/- acres is offered for \$5,872,815 (\$9,750 per acre).
- The property is currently leased through October 31, 2025 and the lease shall be assigned to the Buyer at the close of escrow, with any rent prorated to the date of closing, provided closing is prior to October 31, 2025.
- The three houses located on the property, shown on the infrastructure map and further described in the infrastructure data table in this offering are each leased to a separate party, under an agreement that provides for termination with 30 days notice (or 60 days to the extent that the tenant has been in possession for more than 1 year) provided that it is a for cause termination.
- There is to be no personal property included in the sale.

Property Assessments

PARCEL	2023 - 2024 PROPERTY TAX		WILLIAMSON ACT	RECLAMATION DISTRICT 501*	DIXON SOLANO RESOURCE CONSERVATION DISTRICT**
	1ST INSTALLMENT	2ND INSTALLMENT			
0177-040-020	\$12,631.40	\$12,631.40	Yes	\$13,006.70	\$997.65
0177-040-040	\$17,240.86	\$17,240.86	Yes	\$16,441.71	\$1,261.13

* Reclamation District 501 is \$48.89 per acre for 2024.

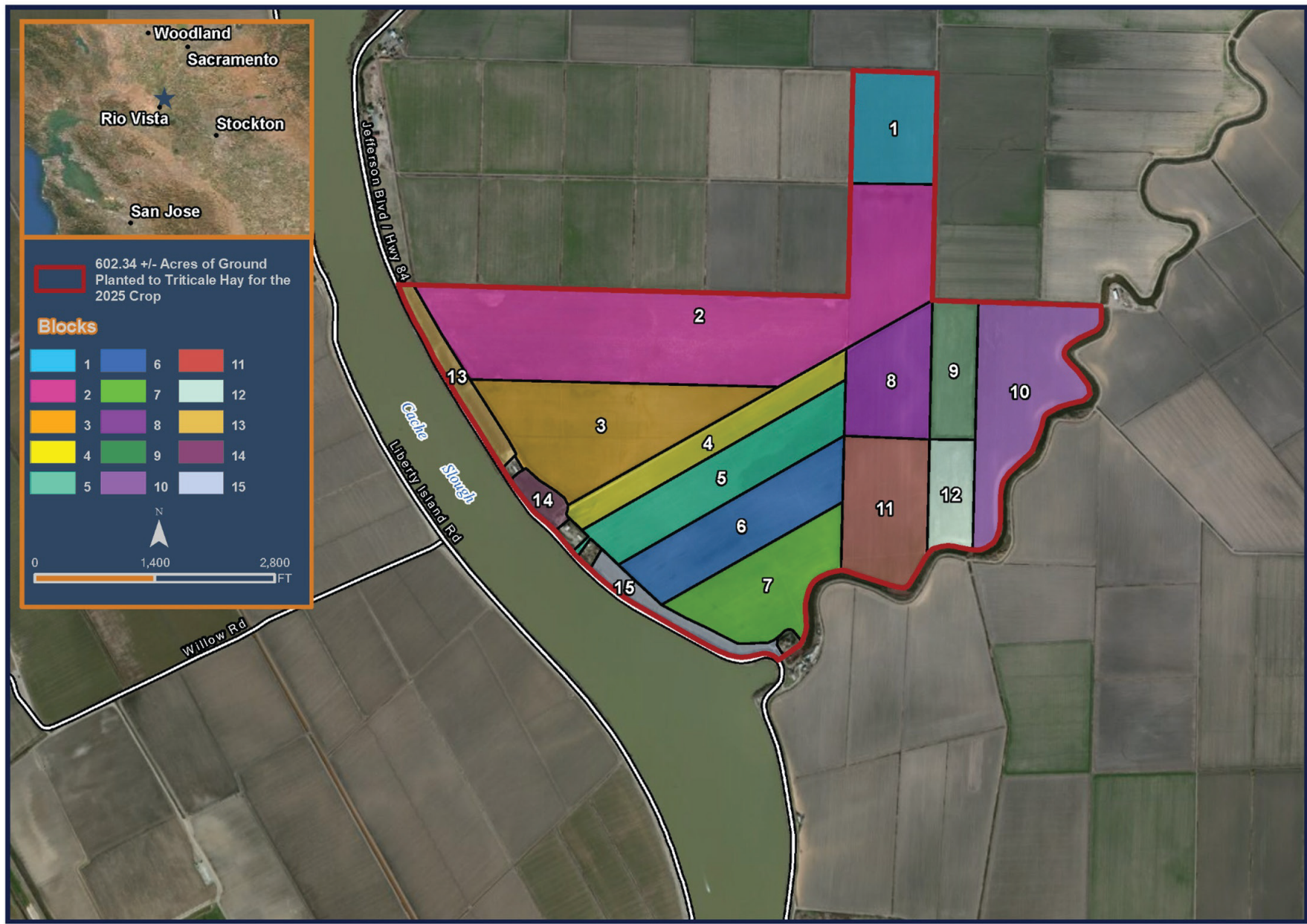
** Dixon Solano Resource Conservation District is \$3.75 per acre for 2024.

Water & Irrigation

- The property is located in the North Delta Water Agency ("NDWA") and benefits from a contractual agreement between the NDWA and California State Water Project ("SWP").
- The property benefits from and has strong water security from claimed Riparian, claimed Pre-1914 water rights and a recorded Subcontract Agreement between the NDWA and the Seller.
- The tritcale hay plantings are irrigated through drip irrigation, which will be removed by the tenant at the end of this crop year.



BLOCK MAP



Block Data

BLOCK NUMBER	GROWER FIELD NAME	CROP*	NET PLANTED ACRES (+/-)	IRRIGATION**
1	6F5	Triticale Hay	29.3	Drip
2	6F3, 6F6	Triticale Hay	149.2	Drip
3	6F4	Triticale Hay	59.1	Drip
4	5C1	Triticale Hay	27.8	Drip
5	5C2	Triticale Hay	42.9	Drip
6	5C3	Triticale Hay	41.0	Drip
7	5C4	Triticale Hay	37.0	Drip
8	5C7	Triticale Hay	29.3	Drip
9	5C8	Triticale Hay	18.9	Drip
10	5C9	Triticale Hay	51.0	Drip
11	5C10	Triticale Hay	37.1	Drip
12	5C11	Triticale Hay	15.1	Drip
13	6R5	Triticale Hay	13.5	Drip
14	6R6	Triticale Hay	4.0	Drip
15	5R3	Triticale Hay	5.0	Drip

* The crop listed is what the property was most recently planted to for the 2025 crop year.

** The drip irrigation shall be removed by the tenant at the end of this crop year.



Production History

2025					
BLOCK NUMBER	CROP	NET PLANTED ACRES (+/-)	YIELD	YIELD PER ACRE	UNITS
1 - 15	Triticale Hay	560.2	1,593.60	2.84	Tons

2024					
BLOCK NUMBER	CROP	NET PLANTED ACRES (+/-)	YIELD	YIELD PER ACRE	UNITS
1 - 15	Tomatoes	560.2	11,943.67	21.32	Tons



INFRASTRUCTURE MAP



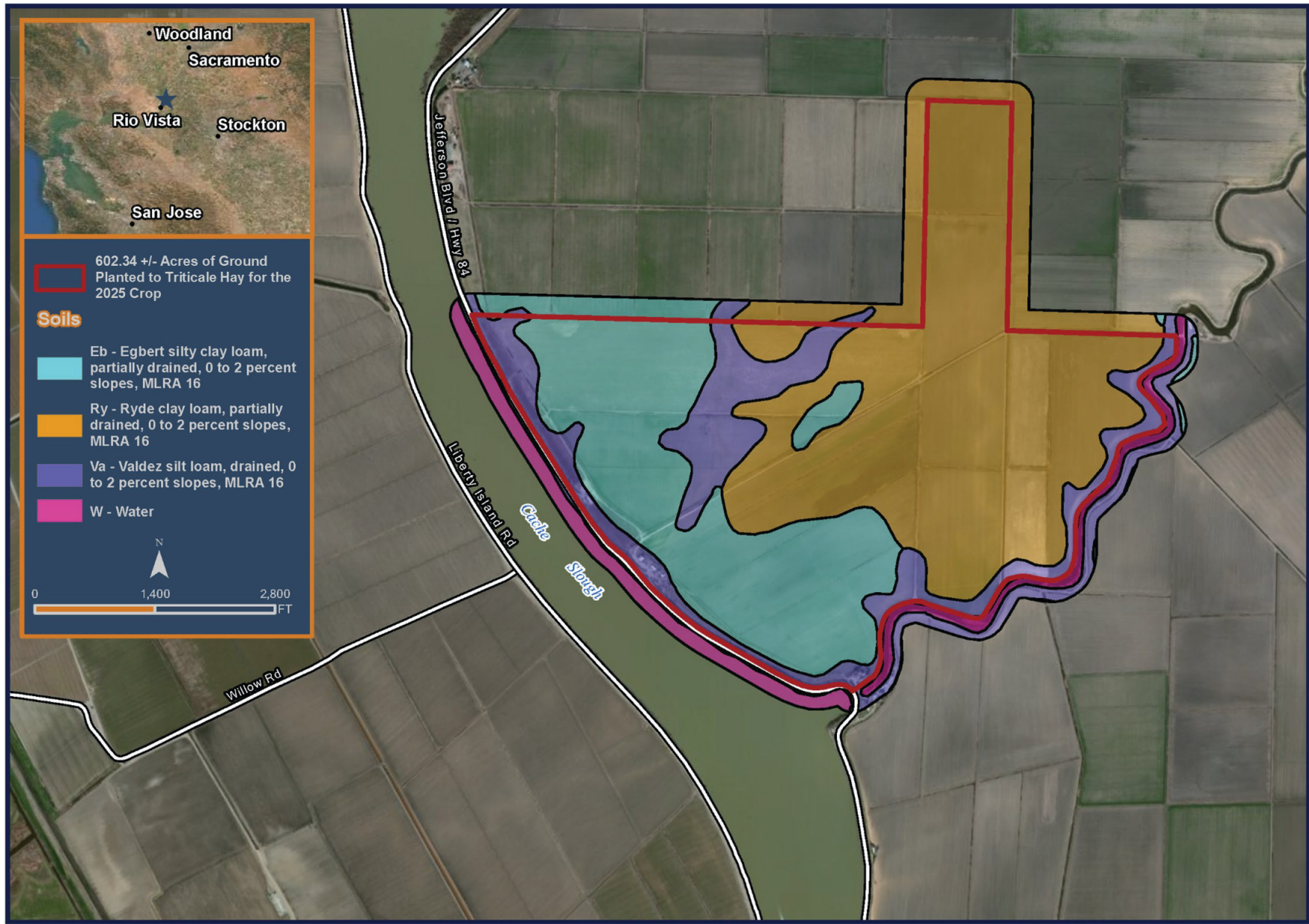
Infrastructure Data

SITE I.D.	NAME	DETAILS
1	Siphon	A siphon with a pipe size of 18", with a pump.
2	Residence	One single family residence.
3	Siphon	A siphon with a pipe size of 14", with a pump.
4	Storage & Residence	One single family residence. One 2,700 +/- square foot storage barn.
5	Discharge Pump	Three 32,000 GPM water discharge pumps owned and operated by the Reclamation District.
6	Residence	One single family residence.

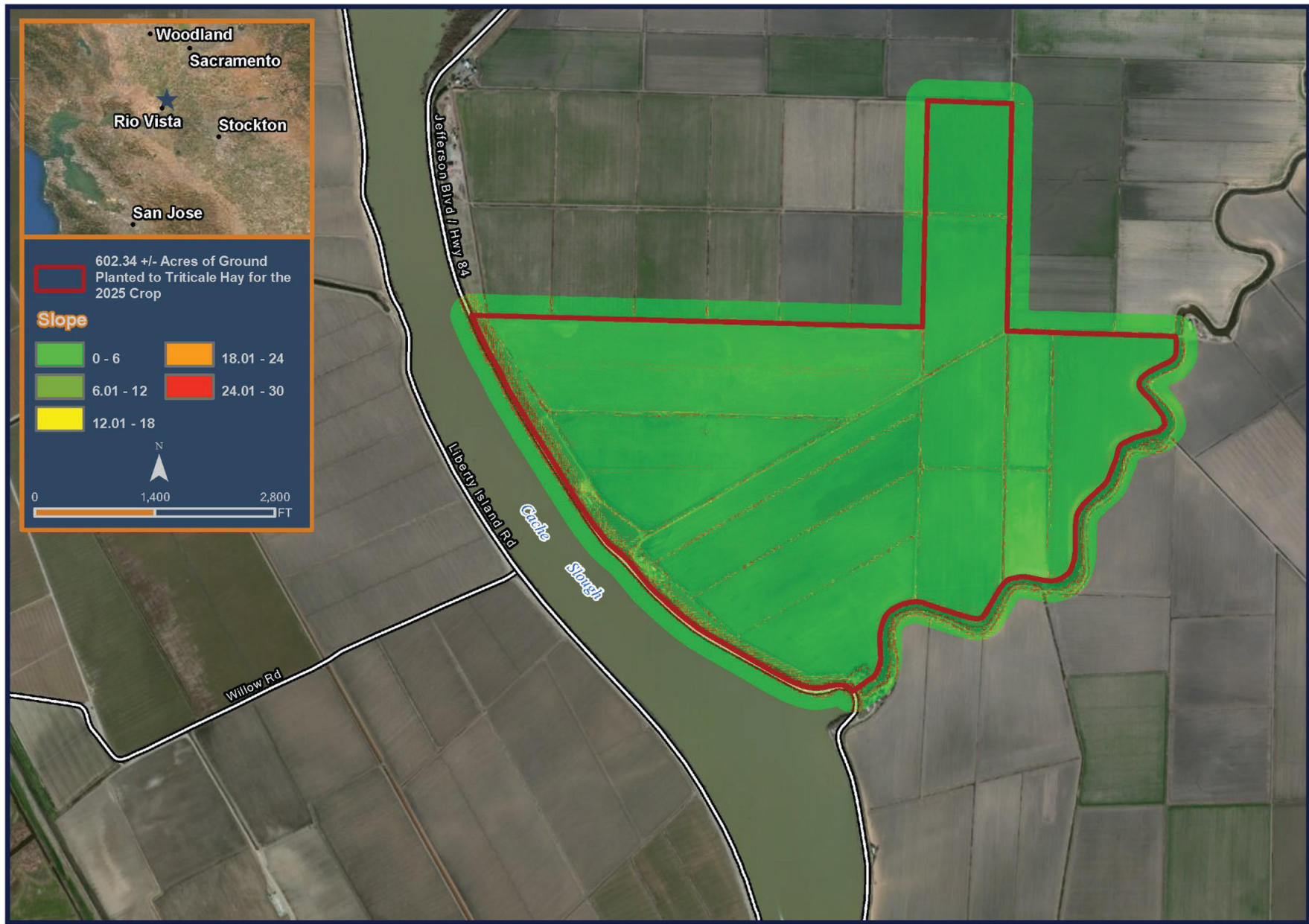
** The three houses located on the property, listed above, are each leased to a separate party, under an agreement that provides for termination rights of the landlord with 30 days notice (or 60 days to the extent that the tenant has been in possession for more than 1 year) provided that it is a for cause termination.*



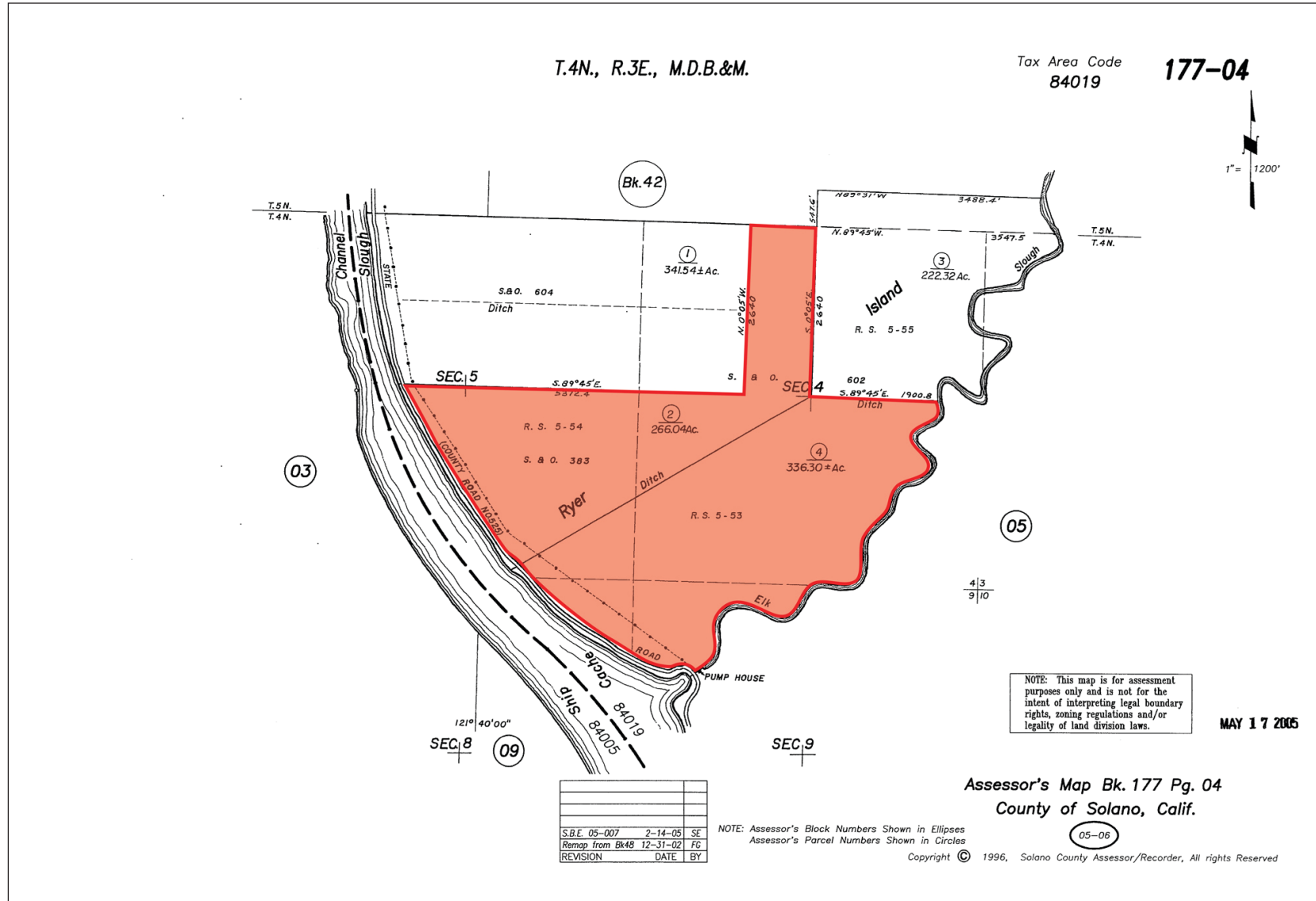
NRCS SOILS MAP



SLOPE MAP



ASSESSOR MAP



PHOTOS

