

WILLIAM T. MORGAN REAL ESTATE

10 N. EAST STREET, SUITE 103 · WOODLAND, CA 95776 · BUS. 530-662-8696 FAX 530-662-8589

WILLIAM T. MORGAN
 Cell 530-867-2662
 Res. 530-662-8466

SCOTT D. MORGAN
 Cell 530-304-3729

Rathkamp Ranch

Sutter County

99.5+/- Net Acres

Ag Residential/Ag Multi-Purpose Parcels

LOCATION: These rural parcels are located approximately 2.5 miles north of Knights Landing, California, west of State Highway 113 and east of Knights Road.

ACREAGE: 3 parcels total 99.5 net acres

APN: 29-190-014 (Lot 72) 29-190-018 (Lot 80)
 29-190-30 (Lots 81 & 86)
 Lot 86 was sold and the Sutter County Assessor will assign new Parcel numbers for Lot 81 & 86

SOILS:

<u>Soil Name</u>	<u>Soil Symbol</u>	<u>Capability Unit</u>
Clear Lake clay 0 to 2 percent slopes	112	Iiw-5 (17) irrigated IIIw-5 (17), non-irrigated
Shanghai silty clay loam, 0 to 2 percent slope	167	I (17) irrigated IIIc-1 (17), non-irrigated

LEASE: The ranch was farmed as two fields – North and South half of the ranch. The current farm lease expires after harvest of 2007 crop. Tenant would like to release the property.

WATER: The property is in the Sutter Mutual Water Company and in Reclamation District 1500. There is a maintenance charge of approximately \$25.00 per acre and an assessment of \$10.00 per acre. The per acre water costs are approximately \$75.00 for rice; \$45.00 for tomatoes; other crops are \$18.00 for pre-irrigation and \$15.00 per irrigation. (See attached water district information)

The following information contained herein has been obtained from sources other than William T. Morgan Real Estate and no warranties are made as to the accuracy of any statements herein contained, nor do said statements constitute representations of William T. Morgan Real Estate. Prospective purchasers are advised and directed to verify all information herein contained and to make an independent investigation.

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TAXES: The property is not in the Williamson Act (Ag Preserve); therefore, the taxes may change when a Change of Ownership is filed with the Sutter County Assessor's office (assume \$1.25 per \$100 of the purchase price)

IMPROVEMENTS: None

MINERAL RIGHTS: The Oil, Gas and Mineral Rights pertaining to the property currently owned by the Seller will transfer with the sale of the property. Currently, there is an OGM lease (due to expire on October 19, 2006) on the property but there is no production.

PRICE: The asking price is as follows:

Lot 72 (46.5 net acres)	\$399,000 - Available
Lot 80 (31.5 net acres)	\$349,000 - Available
Lot 81 (21.5 net acres)	\$259,000 – Available

The remaining lots can be bought as individual parcels or as 1 entire block. If the remaining lots are purchased as one block, the price is \$795,000.00.

COMMENTS: These hard to find rural parcels in the Sutter Basin are in a great location with an easy commute to Woodland (15 minutes), Yuba City (20 minutes), Sacramento International Airport (25 minutes), Natomas (35 minutes), Davis (40 Minutes) and Vacaville (1 hour).