

# Tufts Ranch

Rice or row crop

**300 acres +/-**

- Location:** This ranch is located just off Highway 113 on Kirksville Road & Varney Road in Sutter County. Located only 8.5 miles to Woodland, 25 miles to Sacramento, & 20 miles to Vacaville.
- Description:** This property consists of 300 acres +/-, per assessor's parcel map, of which most is farmable, except that portion within roads & ditches
- Water:** Water on this ranch is supplied Sutter Mutual Water Company and drainage by Reclamation 1500.
- Improvements:** None
- Crops:** Property has historically grown rice but also tomatoes, safflower, sunflowers, etc. The property is very diversified.
- Base & history:** See attached FSA 156
- Mineral Rights:** All mineral rights owned by Seller included in sales price.
- Taxes:** Sutter County APN's: 029-200-022 149.824 acres +/-  
029-200-023 150.00 acres +/-  
Property taxes  
& assessments: 2020/2021 029-200-022 \$9,367  
029-200-023 \$9,378
- Soils:** See attached soils map
- Price:** \$4,175,000 cash or cash to new loan.
- Comments:** This is a nice investment quality rice, row crop ranch ready for your new owner.

The above information is secured from sources which we believe to be reliable but is not warranted correct by us, and is given with the understanding that all negotiations relating to the above purchase, renting or leasing of the property described above shall be conducted through the office of Farm and Ranch Realty, in order that any inaccurate or incomplete information supplied herein can be called to the attention of and, if possible, corrected or completed or further explained by Farm & Ranch Realty. **Tufts Ranch data 1.28.21021**





Tufts Ranch  
300 ac+/-

Reclamation Rd

Highway 113

113

Robbins

Kirkville Road

Varney Road

Seymour Road

Maddocks Road

Sutter Bypass

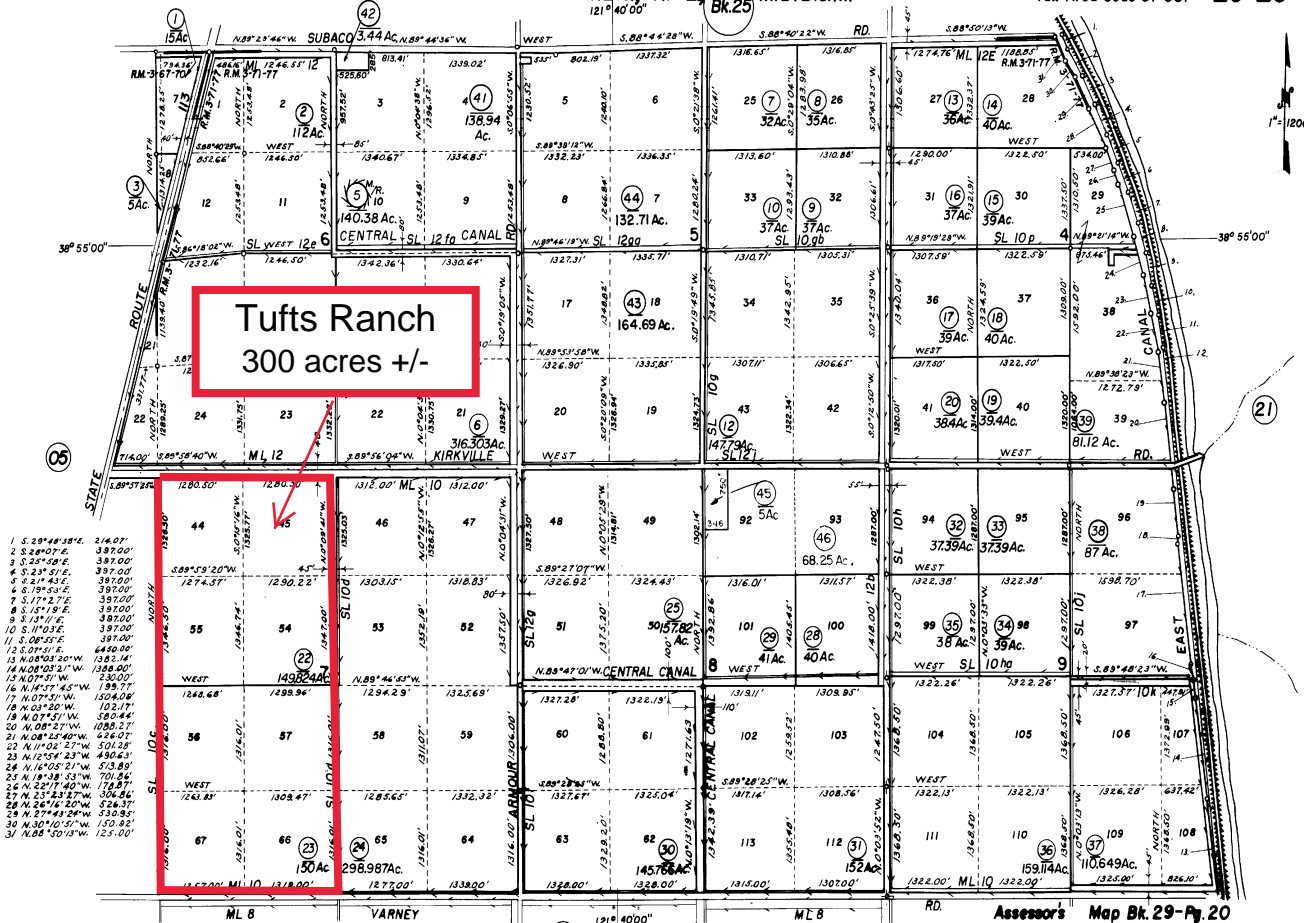
Gardner Hwy

Lee Rd

99







**Tufts Ranch**  
300 acres +/-

- 1 S.29°48'38"E. 214.07'
- 2 S.29°47'6". 397.00'
- 3 S.25°20'6". 397.00'
- 4 S.23°59'6". 397.00'
- 5 S.21°43'6". 397.00'
- 6 S.19°50'6". 397.00'
- 7 S.17°27'6". 397.00'
- 8 S.15°19'6". 397.00'
- 9 S.13°11'6". 397.00'
- 10 S.11°03'6". 397.00'
- 11 S.08°55'6". 397.00'
- 12 S.07°01'6". 649.00'
- 13 N.08°02'30"W. 383.74'
- 14 N.08°03'31"W. 158.00'
- 15 N.07°31'W. 230.00'
- 16 N.07°57'45"W. 199.37'
- 17 N.07°53'W. 1524.00'
- 18 N.05°20'W. 1021.7'
- 19 N.04°15'W. 380.84'
- 20 N.08°27'W. 1088.27'
- 21 N.08°22'40"W. 424.87'
- 22 N.11°05'23"W. 501.25'
- 23 N.12°59'23"W. 490.63'
- 24 N.14°05'23"W. 538.80'
- 25 N.18°38'53"W. 701.84'
- 26 N.20°17'40"W. 718.29'
- 27 N.23°13'32"W. 306.84'
- 28 N.26°16'20"W. 526.37'
- 29 N.27°42'24"W. 530.85'
- 30 N.30°10'57"W. 370.92'
- 31 N.38°50'13"W. 125.00'

Sutter Basin Subd., No.6, R.M. Bk.3, Pgs.67-70  
Sutter Basin Subd., No.7, R.M. Bk.3, Pgs.71-77

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.29-Pg.20  
County of Sutter, Calif.

California

U.S. Department of Agriculture

FARM: 5359

Sutter

Farm Service Agency

Prepared: 2/9/21 10:13 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2021

Page: 2 of 5

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 6602 Description I14 new map/E10 old map

FSA Physical Location : Sutter, CA

ANSI Physical Location: Sutter, CA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
293.9	293.9	293.9	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	293.9	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
RICE-JAPONICA	102.01	7896	0.00
CORN	19.25	220	0.00
GRAIN SORGHUM	0.5	71	0.00
SUNFLOWERS	76.96	1545	0.00
BEANS-LRG CHIKP	28.23	1475	0.00
<b>Total Base Acres:</b>	226.95		

Owners: TUFTS, BESSIE P DOUGHERTY FAMILY TRUST

THE WILLIAM REGNAR ADAMS 1993 TRUST

Other Producers: DOUGHERTY FARMS INC DOUGHERTY, DAN

OJI BROS FARM INC DAN DOUGHERTY DBA PRISM FARMING



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**Common Land Unit**  
 Cropland    Non-cropland    CRP

**Farm 5359**  
**Tract 6602**

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▼ Limited Restrictions  
 ■ Exempt from Conservation Compliance Provisions

**2021 Crop Year**



Tract 1 of 4





































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Soil Map—Sutter County, California



Soil Map—Sutter County, California

**MAP LEGEND**

- |   |   |   |   |                    |
|---|---|---|---|--------------------|
| <b>Area of Interest (AOI)</b>   |  | Area of Interest (AOI)  |    | Spoil Area         |
| <b>Soils</b>  |  | Soil Map Unit Polygons  |    | Stony Spot         |
|    | Soil Map Unit Lines   |    | Very Stony Spot   |                    |
|    | Soil Map Unit Points  |    | Wet Spot  |                    |
| <b>Special Point Features</b>   |  | Blowout   |    | Other              |
|    | Borrow Pit  |    | Special Line Features   |                    |
|    | Clay Spot   | <b>Water Features</b>   |    | Streams and Canals |
|    | Closed Depression   | <b>Transportation</b>   |    | Rails              |
|   | Gravel Pit  |    | Interstate Highways   |                    |
|  | Gravelly Spot   |  | US Routes   |                    |
|  | Landfill  |  | Major Roads   |                    |
|  | Lava Flow   |  | Local Roads   |                    |
|  | Marsh or swamp  | <b>Background</b>   |  | Aerial Photography |
|  | Mine or Quarry  |   |   |                    |
|  | Miscellaneous Water   |   |   |                    |
|  | Perennial Water   |   |   |                    |
|  | Rock Outcrop  |   |   |                    |
|  | Saline Spot   |   |   |                    |
|  | Sandy Spot  |   |   |                    |
|  | Severely Eroded Spot  |   |   |                    |
|  | Sinkhole  |   |   |                    |
|  | Slide or Slip   |   |   |                    |
|  | Sodic Spot  |   |   |                    |

**MAP INFORMATION**

The soil surveys that comprise your AOI were mapped at 1:24,000.

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: Sutter County, California  
 Survey Area Data: Version 17, Jun 1, 2020

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

Date(s) aerial images were photographed: Data not available.

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.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
112	Clear Lake clay, 0 to 1 percent slopes, MLRA 17	1,135.6	82.5%
173	Subaco clay, 0 to 2 percent slopes	240.3	17.5%
<b>Totals for Area of Interest</b>		<b>1,375.9</b>	<b>100.0%</b>