



FOR LEASE

±36 Acres Ag Land Along I-5

I-5/E MAIN STREET - CR 22, WOODLAND, CA 95776



Prime Agricultural Ground Lease Opportunity

JEFF POST, SIOR
 916.758.3208
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 LIC N° 01264304

Kidder Mathews

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Property Summary



Agricultural Ground Lease at \$5,200/mo (\$62,640/yr) (\$146/acre)*

TWO parcels (±18.32 AC & ±18.18 AC)

TOTAL AC ±35.48

APN 027-390-002 & 003

CURRENTLY zoned A-1

NEW ±400' depth well boring for upcoming new 250/gpm well pump. See included water sampling summary information.

PRIOR CROPS corn, vine crops, wheat & oats

FREEWAY Interchange frontage with easy Interstate 5 access

UTILITIES PG&E electrical

IRRIGATION CANAL on west perimeter with ditch/pipe. Tenant to supply lift pump if needed.

*3 year minimum term, subject to credit approval

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Site Photos/Irrigation Canal



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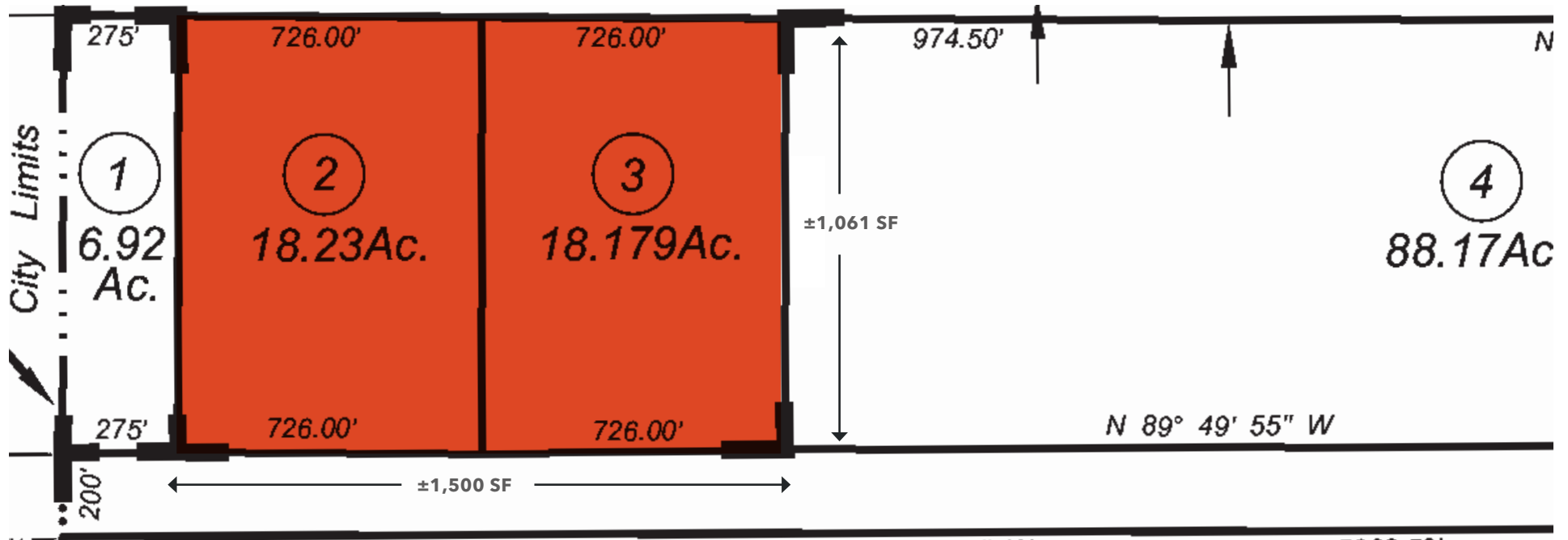
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Parcel Maps



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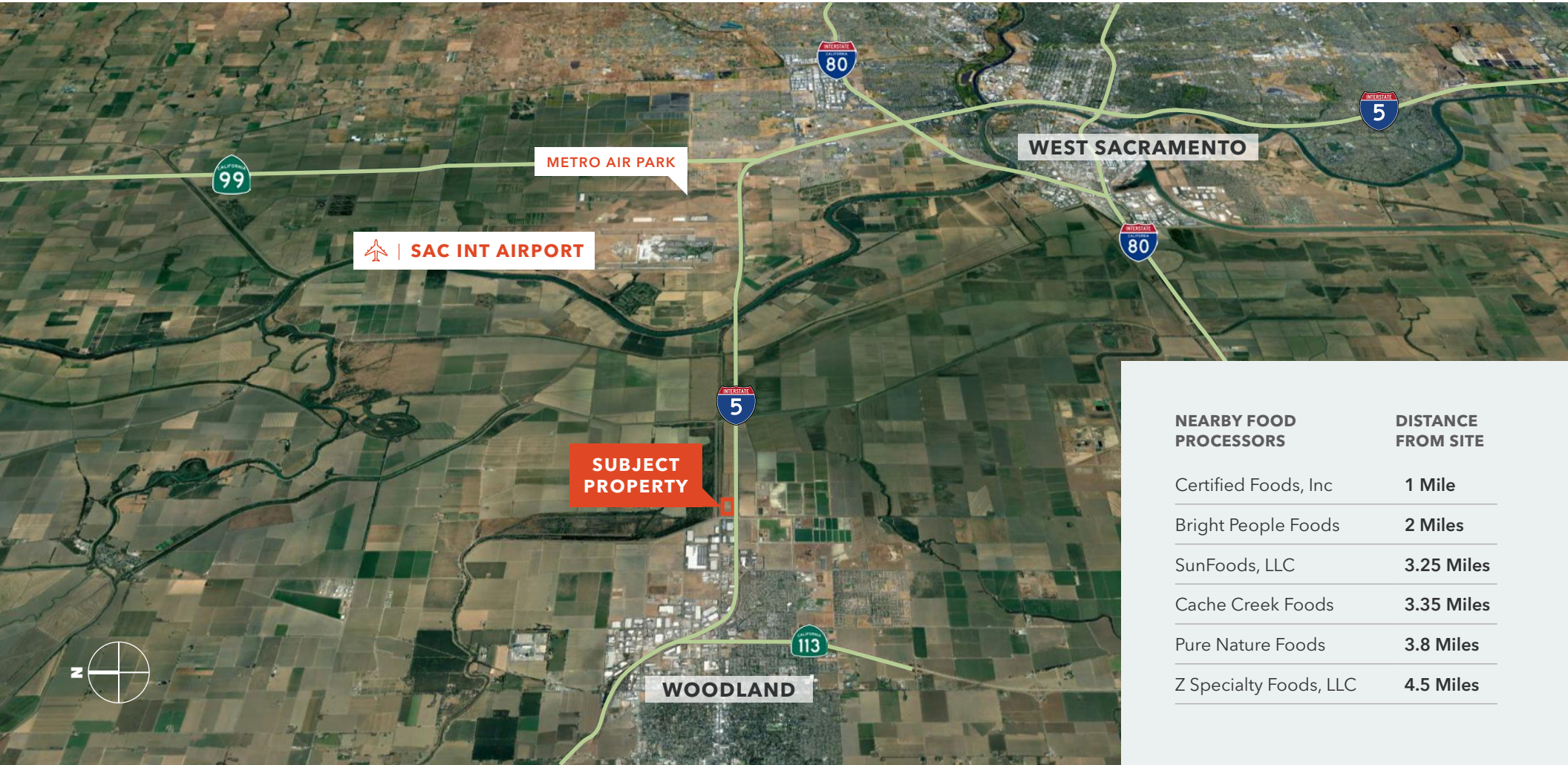
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Amenities Aerial



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June 24, 2024

Sullivan Drilling Inc.
P.O. Box 1227
Orland, CA 95963

Description : 330-360
Project : Woodland

Lab ID : CH 2474509-001
Customer : 7007498

Sampled On : June 4, 2024
Sampled By : Tommy
Received On : June 5, 2024
Matrix : Ag Water

General Irrigation Suitability Analysis

Test Description	Result					Graphical Results Presentation			
	mg/L	Meq/L	% Meq	Lbs/AF	Good	Possible Problem	Moderate Problem	Increasing Problem	Severe Problem
Cations					**				
Calcium	50	2.5	28	140	**				
Magnesium	40	3.3	37	110	**				
Potassium	3	0.077	1	8	**				
Sodium	68	3	34	180					
Anions									
Carbonate	<10	0	0	0					
Bicarbonate	270	4.4	50	730	**				
Sulfate	70.4	1.5	17	190	**				
Chloride	104	2.9	33	280					
Nitrate	2.3	0.037	0	6					
Nitrate Nitrogen	0.5			1					
Fluoride	0.1	0.0053	0	0.3					
Minor Elements									
Boron	1.9			5.2					
Copper	<0.01			0					
Iron	<0.03			0					
Manganese	0.040			0.11					
Zinc	<0.02			0					
TDS by Summation	608			1700					
Other									
pH	7.63	units							
E. C.	0.857	dS/m							
SAR	1.70								
Crop Suitability									
No Amendments	Fair								
With Amendments	Fair								
Amendments									
Gypsum Requirement	0.200	Tons/AF							
Sulfuric Acid (98%)	16.0	oz/1000Gal							
Leaching Requirement	6.5	%							
				Or 39 oz/1000Gal of urea Sulfuric Acid(15/49)					



Note: Color coded bar graphs have been used to provide you with 'AT-A-GLANCE' interpretations.

** Used in various calculations; mg/L = Milligrams Per Liter (ppm) meq/L = Milliequivalents Per Liter.



June 24, 2024

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Project : Woodland

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Sampled By : Tommy
Matrix : Ag Water

Micro Irrigation System Plugging Hazard

Test Description	Result	Graphical Results Presentation		
		Slight	Moderate	Severe
Chemical				
Manganese	0.04 mg/L			
Iron	<0.03 mg/L			
TDS by Summation	608 mg/L			
No Amendments				
pH	7.63 units			
Alkalinity (As CaCO3)	230 mg/L			
Total Hardness	289 mg/L			
With Amendments				
Alkalinity (As CaCO3)	46 mg/L			
Total Hardness	46 mg/L			
pH	5.4 - 6.7 units			

Good Problem

Note: Color coded bar graphs have been used to provide you with 'AT-A-GLANCE' interpretations.

Water Amendments Application Notes:

The Amendments recommended on the previous pages include:

Gypsum:

This should be applied at least once a year to the irrigated soil surface area. Gypsum can also be applied in smaller quantities in the irrigation water. Apply the smaller (bracketed) amount of gypsum when also applying the recommended amount of Sulfuric Acid and the larger amount when applying only Gypsum.

Sulfuric Acid:

These products should be applied as needed to prevent emitter plugging in micro irrigation systems and/or as a soil amendment to adjust soil pH to improve nutrient availability and to facilitate leaching of salts. Please exercise caution when using this material as excesses may be harmful to the system and/or the plants being irrigated. The reported Acid requirement is intended to remove approximately 80 % of the alkalinity. The final pH should range from 5.4 to 6.7. We recommend a field pH determination to confirm that the pH you designate is being achieved. This application is based upon the use of a 98% Sulfuric Acid product. The application of Urea Sulfuric Acid is based upon the use of a product that contains 15% Urea (1.89 lbs Nitrogen), 49% Sulfuric Acid and has a specific gravity of 1.52 at 68 °F.

Please contact us if you have any questions.

BRW:EHB

Reviewed and
Approved By

Ben Waddell



Digitally signed by Ben Waddell
Title: Director of Agr. Services
Date: 2024.06.24