

**Poverty Road Property**

- 198.34 acres
- APN 142-0120-055-0000
- Zoned AG-80
- Under Williamson Act contract, Sacramento County Contract 70-AP-045
- No conservation easements encumber the property
- Soils
  - 30% Gazwell mucky clay, 155, Grade 5
  - 70% Scribner clay loam, 222, Grade 4
- Currently planted in Alfalfa and corn
  - Alfalfa is on third year
- Oil and gas lease in favor of Standard Oil Company, Bruce Brooks (see title report)
- Lease with tenant farmer
  - 24% of gross production revenue
  - Lease is for term January 1, 2008 – December 31, 2011
  - Tenant would prefer to remain

- 2010 Expenses
  - Reclamation District #3 \$7,780
  - Property Taxes \$3,047
  - Sacramento Amador Water Quality Association \$303
- 2010 Income
  - USDA Subvention (24% share) \$1,460
  - Rent \$24,825

	<b>Income</b>	<b>Subvention</b>
2010	\$24,825	\$1,460
2009	\$25,290	\$1,489
2008	\$25,569	\$1,489
2007	\$26,032	\$1,460
2006	\$17,870	\$1,489
2005	\$19,485	\$1,489

Purchased property in December 2004