

304 acres in Sacramento County

Esquire Realty Investments | 530-680-2540 | josephrider31@yahoo.com



Property Address

Walnut Grove, California 95690

Property Highlights

- Price: \$3,800,000.00
- Acres: 304.00
- County: Sacramento
- State: California
- Closest City: Walnut Grove
- Property Type: Farms, Ranches, Riverfront Property

Property Description

An excellent opportunity to own fertile, level farm ground suitable for orchard, vineyard and row crops with a farming history and abundant free water entitled with pre-1914 water rights. The property is located in the fertile Sacramento Valley, South West of Walnut Grove on the South West side of Grand Island and bordering Steamboat Slough. Grand Island has no history of flooding.

Details: 304+- Riverfront acres of leveled and irrigated class 2&3 soils . Riparian water from Steamboat Slough delivered by large siphon. Located within North Delta water and Reclamation District 3. In area of permanent plantings. Property has a barn and shed.

Location: South West corner of Grand island, Walnut Grove, CA 95690

Legal: The property is made up of one accessed parcels of 304+- Acres. The seller will transfer approximately 304+- acres at close of escrow.

Sacramento County Assessor Parcel Numbers:

142-0130-004-0000

Zoning: Agriculture Ag-80. The parcel benefits from lower taxes based on an existing Williamson Act Contract.

Plantings: The property has been historically used for row crops. The crop has been harvested and the land is ready for development by new owner. There are current AG leases on the property.

Soils: This ranch is comprised entirely of class 2 and class 3 soils.

Water: Ample water to parcel:

Parcel 142-0130-004-0000 has riparian rights.

Pre-1914 water rights: Reclamation District 3 approx. cost of \$33 per acre annually

Water rights transfer with property

Contact Information

Joseph Rider
josephrider31@yahoo.com
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More details at
landsofcalifornia.com/listing/7973486

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