

*For Sale*

# 15550 COUNTY ROAD 117 WEST SACRAMENTO, CA 95691

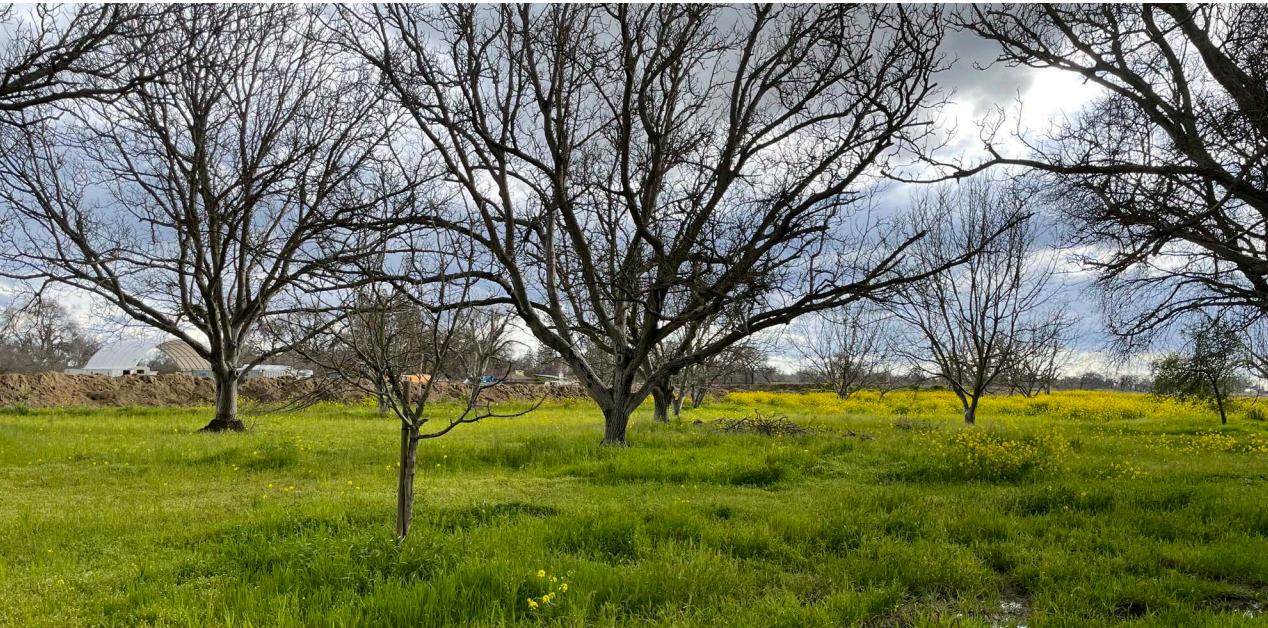
*±16.37-Acre Old Walnut Orchard Ranch  
Asking Price: \$995,000, As-Is*

KIDDER.COM

 **Kidder  
Mathews**



15550 County Rd 117, West Sacramento, CA 95691



**\$995,000**

ASKING PRICE (AS-IS)

TOTAL AC	±16.37 AC
PRICE PER AC	\$60,782
ZONING	A-1, Nut Orchard - Walnuts with Dwelling, Residential Use
COUNTY	Yolo
APNS	APN 057-120-003: ±14.37 AC APN 057-120-006: ±2.00 AC ±16.37 AC

**PROPERTY DETAILS**

SEWER	Septic
WATER	±40 GPM Domestic Well ±__GPM Agriculture well
UTILITIES	PG&E & Water Well

**JEFF POST, SIOR**  
916.758.3208  
jeff.post@kidder.com  
LIC N° 01264304

**JOSH KUCHUGURNY**  
916.751.3606  
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FOR SALE

KIDDER MATHEWS

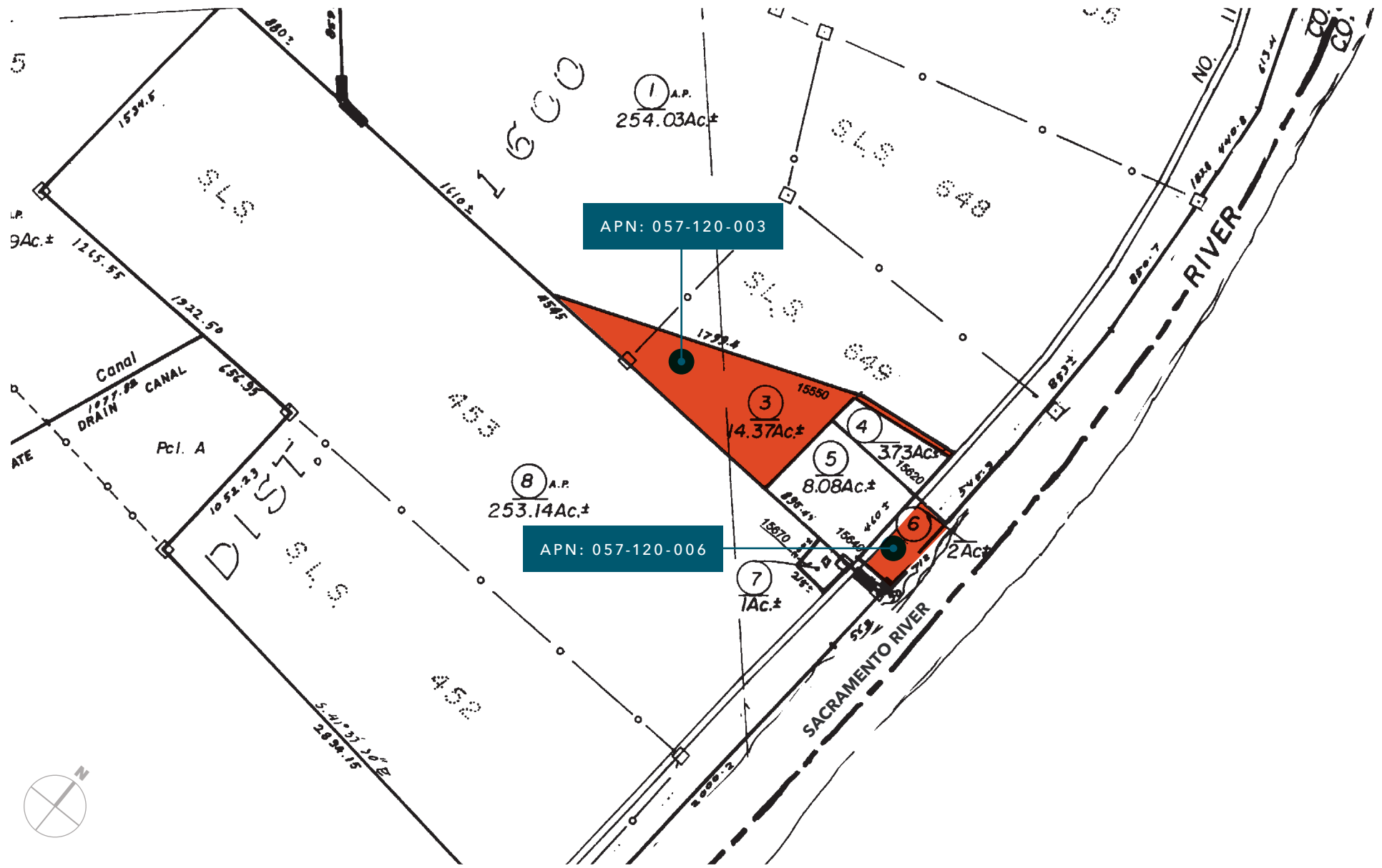


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FOR SALE

KIDDER MATHEWS



15550 County Rd 117

LOCATED IN A *BEAUTIFUL WOODED SETTING* PROVIDING PRIVACY & *PROTECTED ORCHARD* AREAS

To I-5 via Old River Road, enjoy the quiet rural area, potential Equestrian Ranch & Farm-to-Fork organic row crops.

APN: 057-120-003  
±14.37 AC

APN: 057-120-006  
±2.0 AC



FOR SALE

KIDDER MATHEWS



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LOCATION  
THAT IS  
MINUTES TO  
*DOWNTOWN  
SACRAMENTO  
OR WOODLAND*

Located ideally in the rural country of Yolo County, but not too far from either Downtown Sacramento/Woodland and Sacramento International Airport for travel.

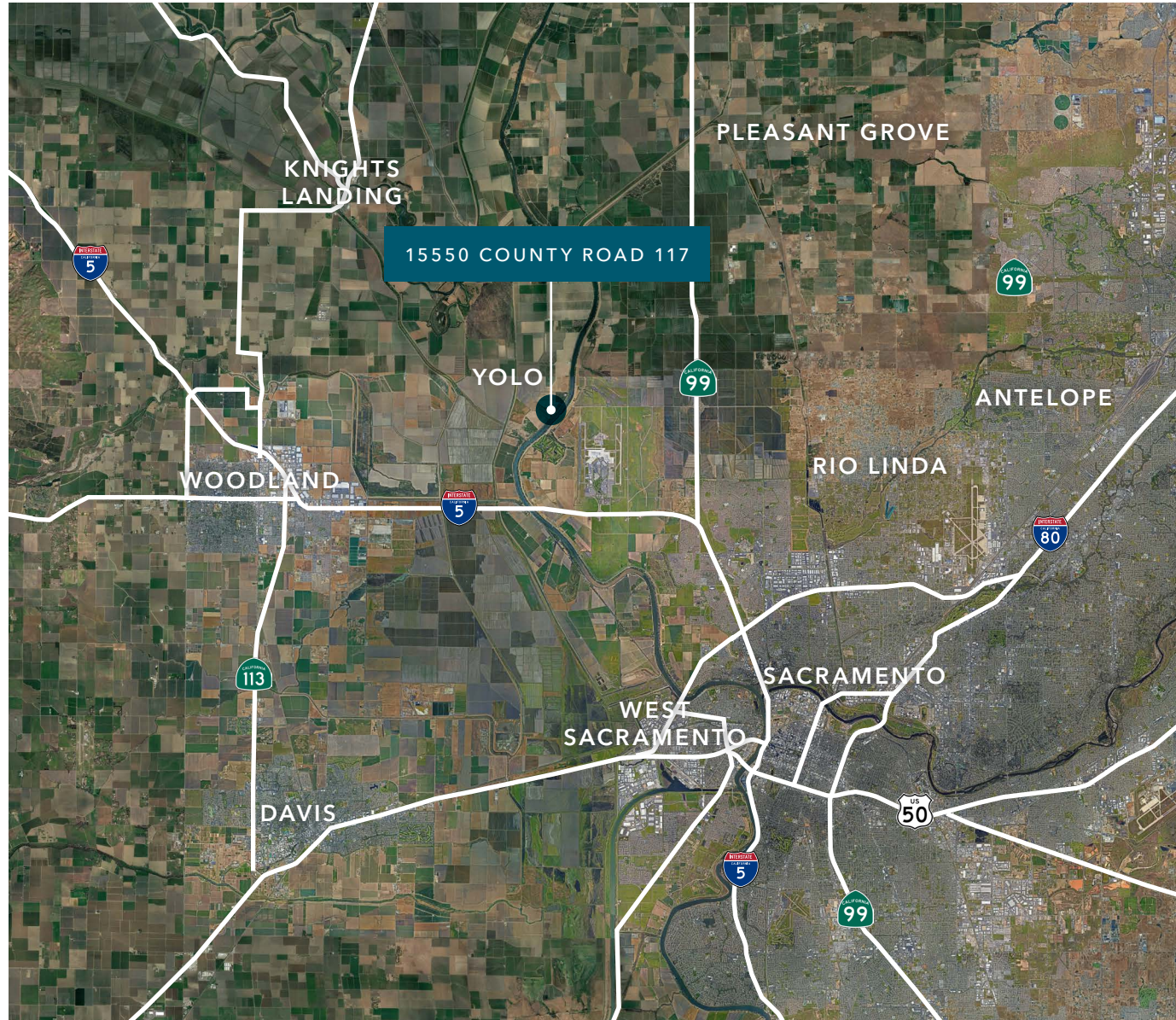
Schedule to inspect this listing for your future plans of residential use with Orchard and/or crops.

*SACRAMENTO*

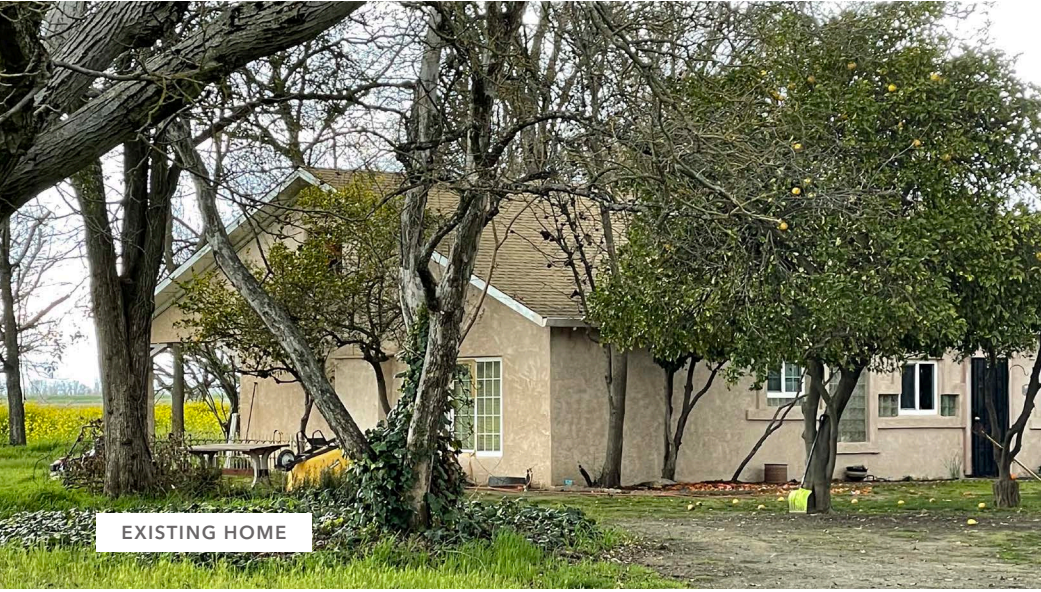
APPROX. 20-MINUTES

*WOODLAND*

APPROX. 17-MINUTES







EXISTING HOME

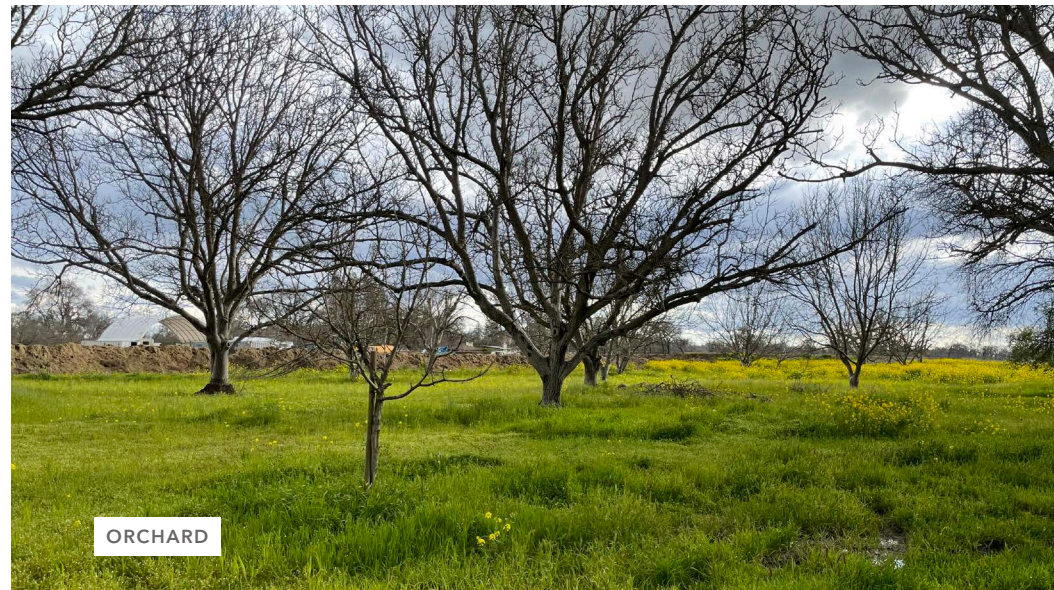


POTENTIAL BEE STORAGE AREA



ELECTRICAL METER, AG WELL

DOMESTIC WELL METER



ORCHARD





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*For more information contact*

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