

FOR SALE | WALNUT GROVE 160 ACRES LAND WITH HOUSE

PRICED TO SELL
\$3,350~~400~~,000

CONTACT:

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Real Estate Source Inc

CaIDRE#02115956 NMLS#2021234

www.dasarirealty.com



An excellent agricultural investment opportunity income producing property:

- 160 Acres of Prime Land
- Beautiful 2800 sq.ft – 4 Bed 2 Baths recently renovated home currently rented for \$36000/year
- 60 acres of productive cherry orchards. ~\$75,000/year
- Warehouse – Currently owner occupied but can be rented for \$12000/year
- Bare Land can be leased at \$400/acre ~\$40,000/year income
- Total of approximately \$163,000/year in diversified income.

REGION: Walnut Grove - Sacramento County - Northern California

NEAREST COMMUNITY: Walnut Grove and Elk Grove

APN: 142-0060-009-0000 **LAND AREA:** 159.63 gross acres

LAND USE ZONING: AG-80 (Exclusive Agriculture w/80 ac. minimums). Single-family dwelling and ag structures are allowed.

SOILS: Clay soils from the Capay series (See Soil Map)

WATER: Stream Year-Round, Riparian Rights, Drip System, Micro Sprinklers

TILES: Existing tiles for every 100 ft, stretched around 100 acres which can be useful for permanent crops

BUILDINGS: 2800 Sq. Ft. 4 Bed 2 Bath , recently renovated. Warehouse

MINERAL RIGHTS: Intact and convey with property at offered price.





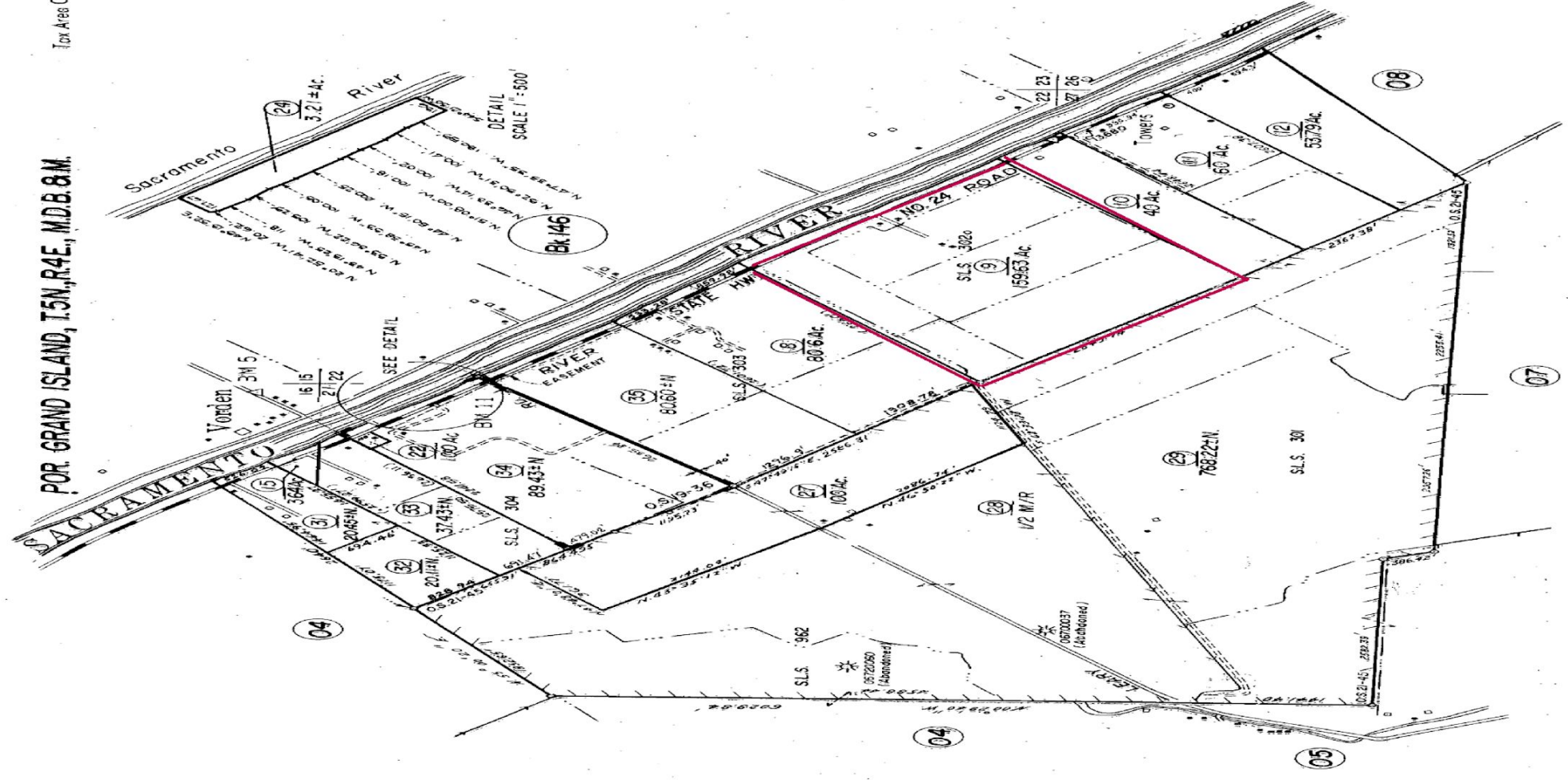




POR. GRAND ISLAND, T5N.,R4E., M.D.B. 8M.

142-06

Tax Area Code



Assessor's Map Bk 142 - Pg. 06
County of Sacramento, Calif.

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

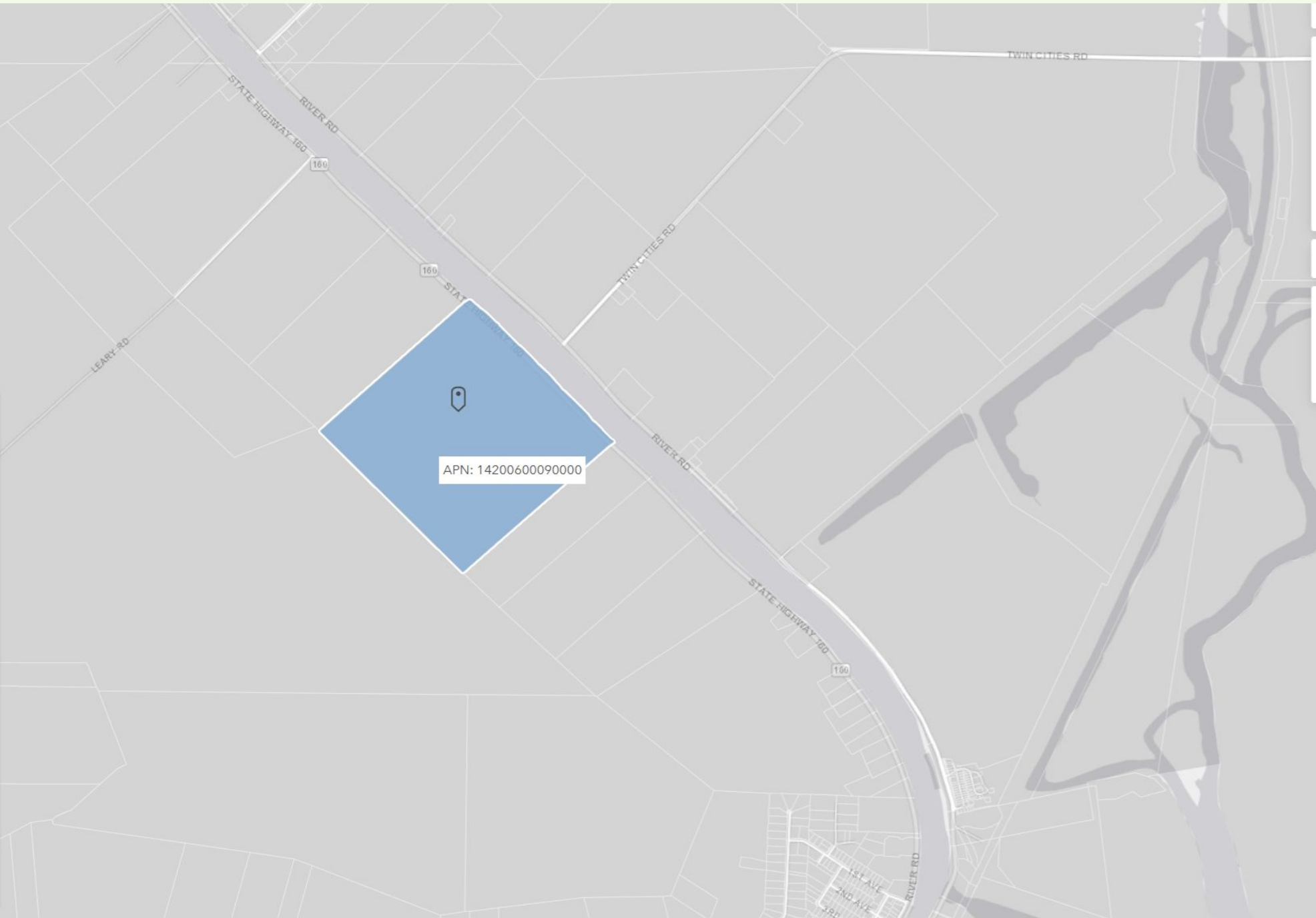
Record of Survey, O.S. Bk 19, Pg. 16 (10-16-52)



14200600090000 [Copy] [Dropdown] [Close]

Zoom to

OBJECTID	3171
APN	14200600090000
Lot Size	6953483.000000
Neighborhood Code	Y0000
Street Number	13516
Street Name	STATE HIGHWAY 160
City	WALNUT GROVE
Zip	95690.000000
Tax Rate Area	56018
Subdivision	
Lot	
Landuse	HAMBBA
Landuse General	Agricultural
Landuse Specific	
Landuse Detail	Trees / Vines
Landuse Use	Proper & economic unit (suitable soil & size)
Landuse Secondary Use	



THANK YOU



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* Seller is ready to finance for the best offer

