



SITE

For Sale | 4 - 20± Acre Parcels

8598 Sloughhouse Road, Elk Grove

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Executive Summary

Property Size:	4 - 20± acre parcels (80± acres total)
Location:	The subject property is located at the southeast corner of Grant Line Road and Sloughhouse Road in the unincorporated area of Sacramento County.
About Sloughhouse:	Sloughhouse is a historic rural community located in southeastern Sacramento County approximately 17 miles from Downtown Sacramento along the Highway 16 corridor. The area is known for its large agricultural parcels, estate-style homes, vineyards, and scenic open space within the Cosumnes River Valley. Sloughhouse provides a unique blend of rural character and accessibility, offering convenient proximity to Elk Grove, Rancho Cordova, and major employment centers throughout the Sacramento region. With continued population growth in the surrounding submarkets and increasing demand for land and lifestyle-oriented communities, Sloughhouse has emerged as an attractive location for residential estates, agricultural uses, and thoughtfully planned development.
Assesor Parcel Nos. (APN's):	126-0040-033, -032, -031, -030
Current Zoning:	AG-20 (Agricultural – 20 Acres)
General Plan:	GA-20 (General Agricultural - 20 Acres)
Purchase Price:	<i>(Can be purchased separately or together)</i> APN: 126-0040-033 - \$850,000 APN: 126-0040-032 - \$850,000 (±1,800 SF Metal Building and Well) APN: 126-0040-031 - \$775,000 APN: 126-0040-030 - \$775,000
Offers Due Date:	Offers are due by _____, 2026, by 5pm PST. Please submit all offers in letter of intent format via email to steve.chamberlain@colliers.com and cc tiffany.tyner@colliers.com

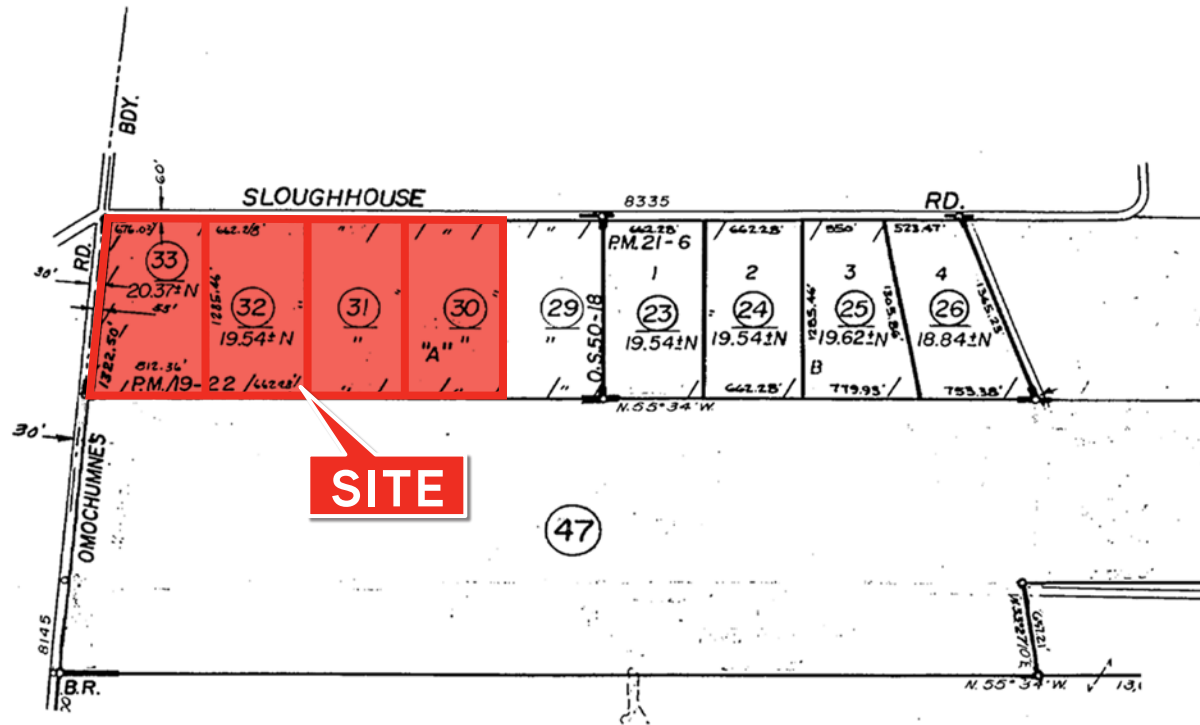
Executive Summary & Parcel Map

Brokerage Fee:

No cooperating brokerage fees. Submitting brokers must seek compensation from buyer.

Bankruptcy Court Approval:

Title to the Property is held in the name of The Roman Catholic Bishop of Sacramento, a corporation sole. The Roman Catholic Bishop of Sacramento is currently the debtor in a Chapter 11 bankruptcy proceeding, case no. 24-21326, United States Bankruptcy Court, Eastern District of California ("Bankruptcy Court"). All terms of any sale contract are subject to the approval of the Bankruptcy Court. It is estimated that this process will take at least 75 to 90 days. If court approval is not granted, then any sale transaction will be cancelled and not consummated. Approval of any sale contract may be subject to overbidding as part of the court approval process.



Pricing Aerial



1

\$850,000

2

\$850,000

3

\$775,000

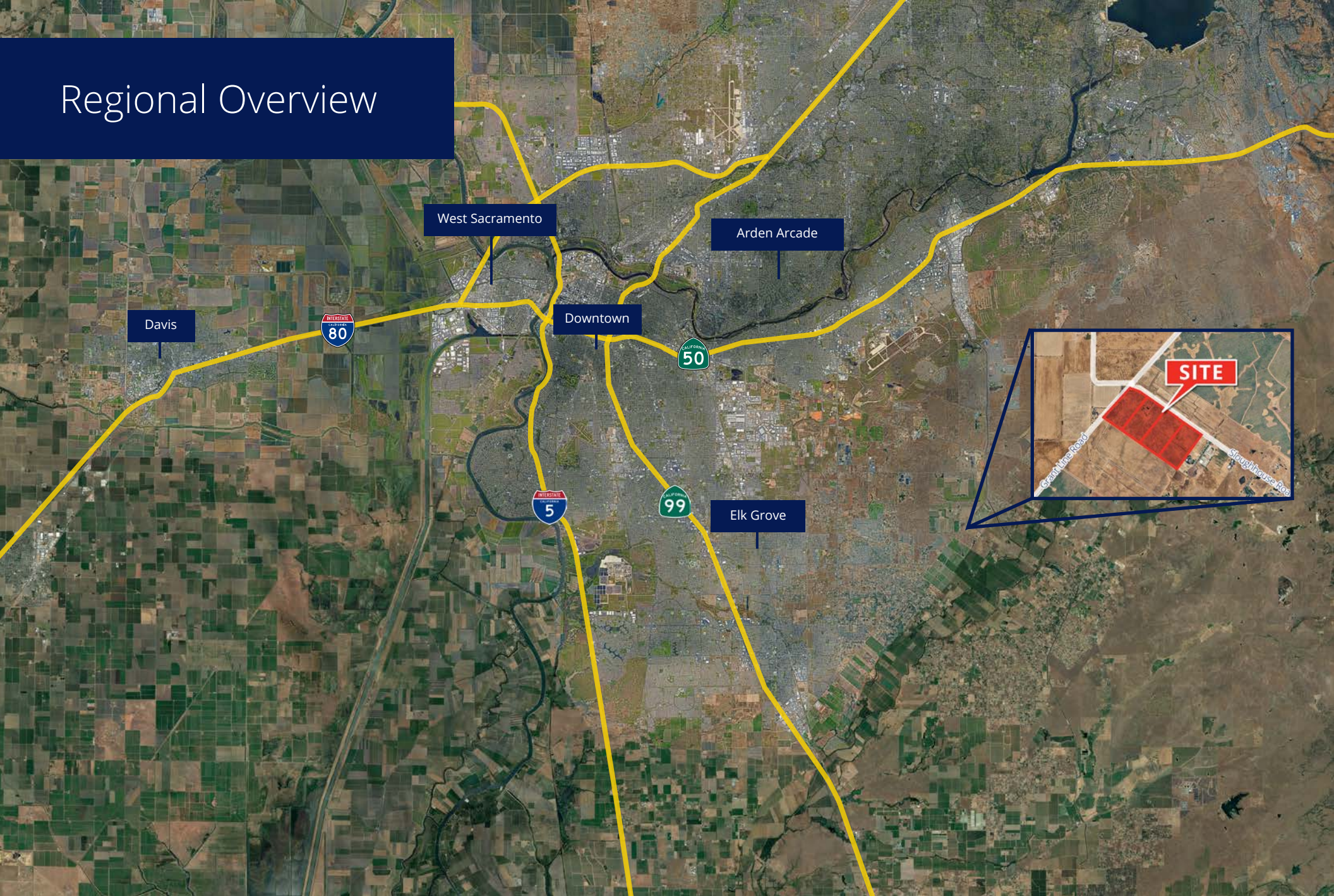
4

\$775,000

Grant Line Road

Sloughhouse Road

Regional Overview



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