

# FOR SALE | WALNUT GROVE 160 ACRES LAND WITH HOUSE

PRICED TO SELL  
~~\$3,400,000~~ \$2,875,000

CONTACT:

**Ramesh Dasari**

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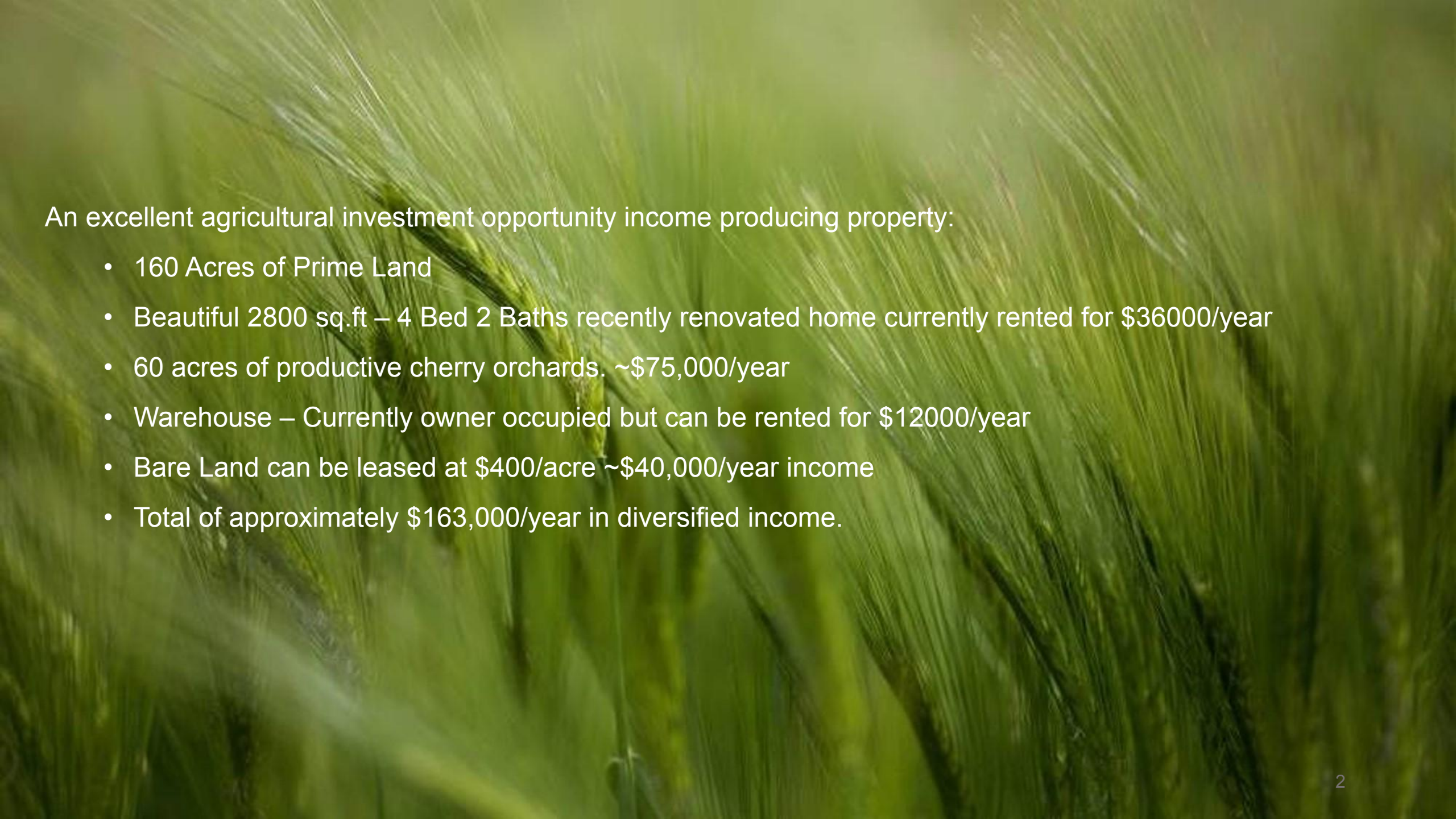
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Real Estate Source Inc

CaIDRE#02115956 NMLS#2021234

[www.dasarirealty.com](http://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.





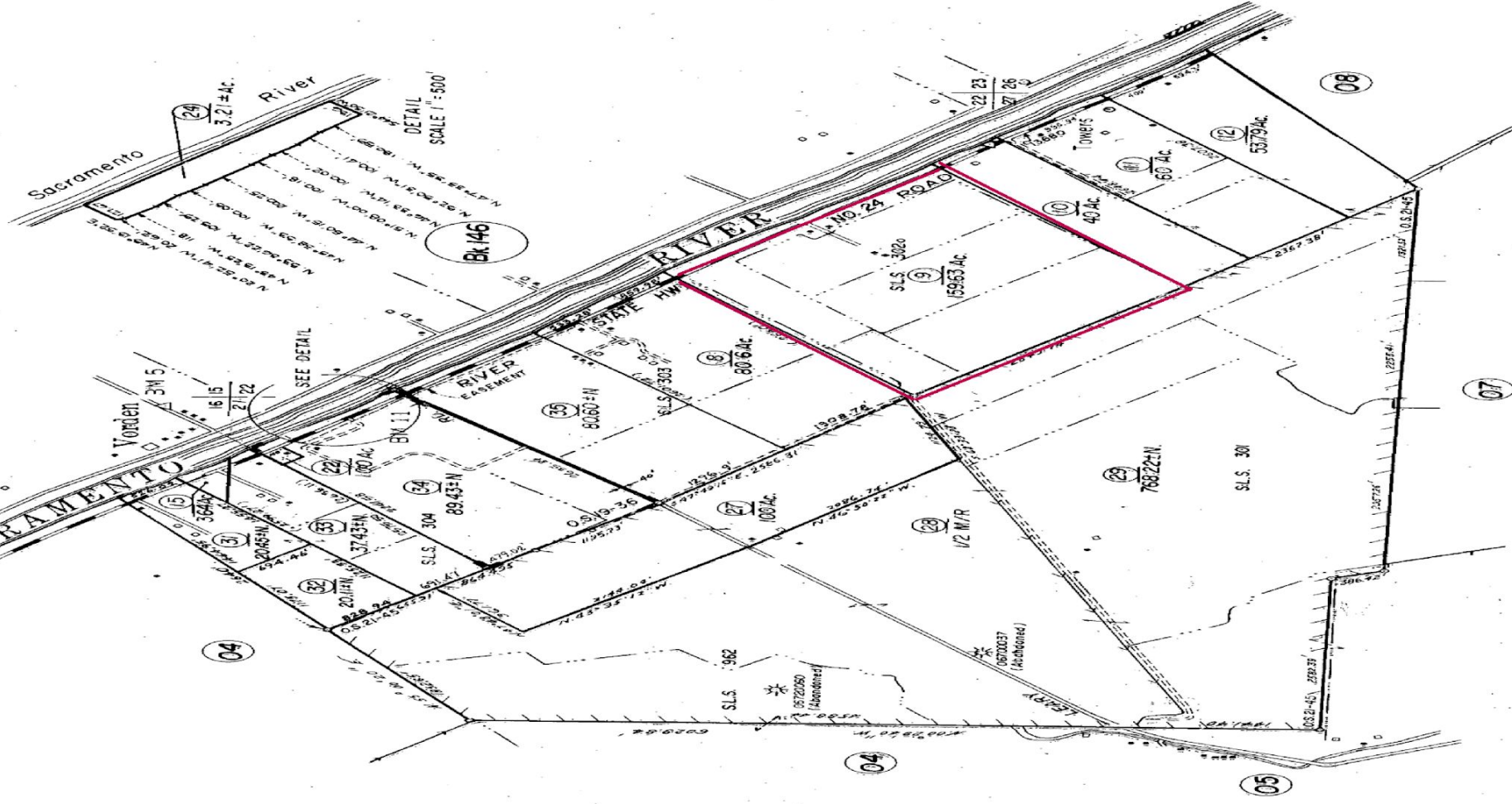




# POR. GRAND ISLAND, T5N,R4E,, M.D.B. & M.

142-06

Tax Area Code



Assessor's Map Bk 142 - Pg. 06

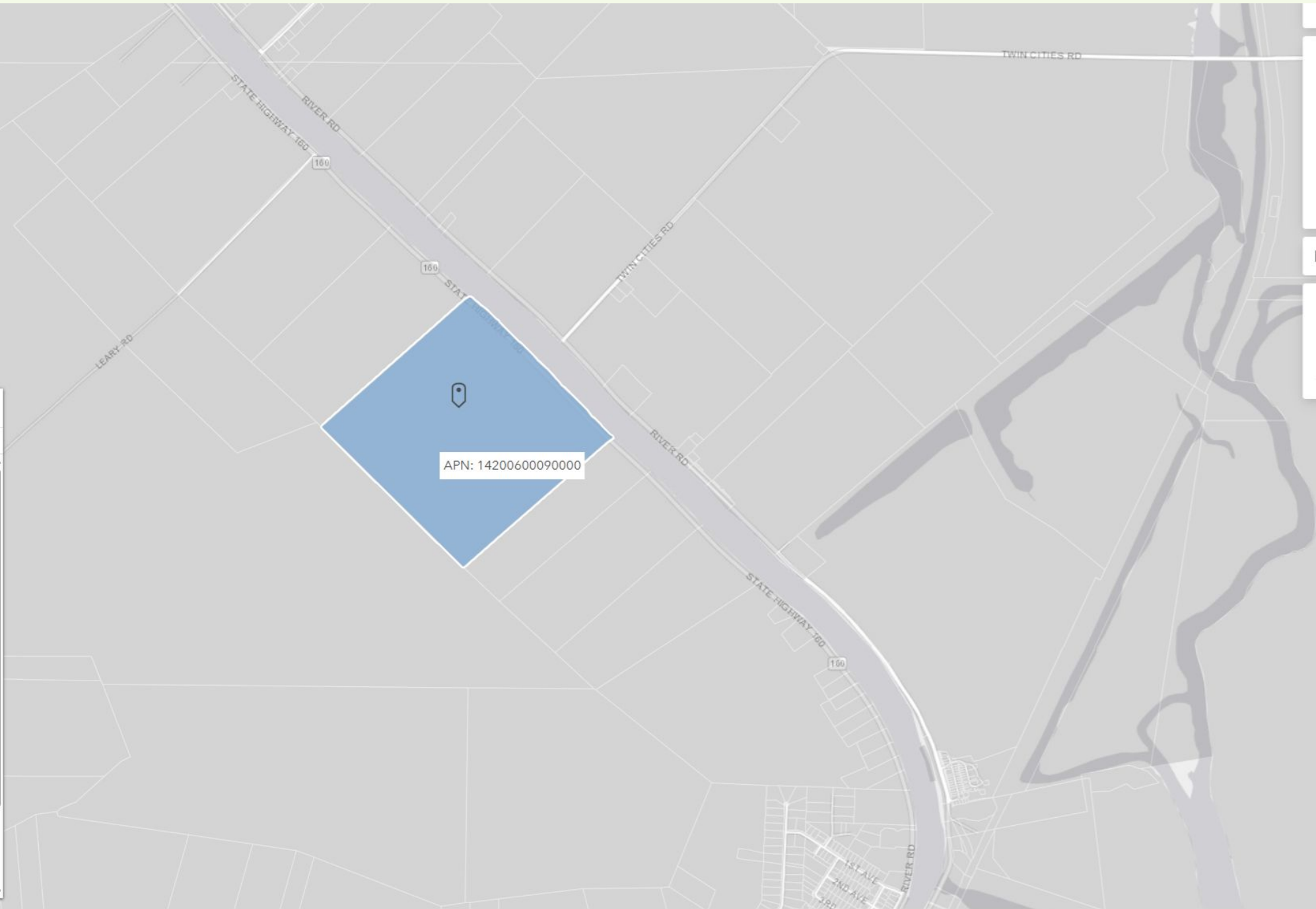
County of Sacramento, Calif.

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        |                                               |
|-----------------------|-----------------------------------------------|
| 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



Ramesh Dasari

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\* Seller is ready to finance for the best offer

