ELT Ranch Properties, Inc.
Agricultural Brokerage Services

±320.00 Acre Sacramento Borden Ranch – Galt, CA

26th Leaf Chandler/Howard Walnuts — ±4,800#/Ac. Avg.

EXCLUSIVELY PRESENTED BY:

Kyle Dalrymple
Associate Broker - DRE #01857897
530.870.2732

Executive Summary

Location: Property is situated along the north side of Borden Road, west side of Alabama Road and south side of Angle Road, ±3.75 miles northeast of Galt and Hwy. 99 in Sacramento County, CA.

Land Area/Property Size: ±320.00 Gross Acres

Land Use:

Block	Variety	Net Ac.	Planted	Tree Age	Spacing
1	Chandler	54.94	1998	26th	21'x21'
2	Chandler	43.75	1998	26th	21'x21'
3	Howard	76.66	1998	26th	21'x21'
4	Chandler	34.67	1998	26th	21'x21'
5	Chandler	52.63	1998	26th	21'x21'
6	Chandler	32.80	1998	26th	21'x21'
		295.45	**Total Net Tree Ac.**		

Assessor's Parcel Number: 152-0080-009

Soils: Soils are comprised of: ±73% San Joaquin silt loam (Class 3), ±20% San Joaquin-Xeranents complex (NR) and ±5% Xerarents-San Joaquin complex (Class 3) per USDA Soil Survey.

Irrigation Supply: (2) on-site ag. wells each equipped with 150 HP electrical turbine motors producing over 3,000 GPM, combined. Recent pump tests available upon request.

Sustainable Groundwater Management Act: Property is in the San Joaquin Valley – Consumnes subbasin (5-022.16) which is rated as a **MEDIUM** priority subbasin. Property is within the Galt Irrigation District GSA.

Site Improvements: Fenced equipment yard with fuel depot.

Comments: ±300-acre walnut ranch in a single contiguous unit with stable groundwater supplies and strong orchard yield history. There is another ±150-acre tract of similarly aged walnuts ±1/2 mile south also available ($25,000/acre)
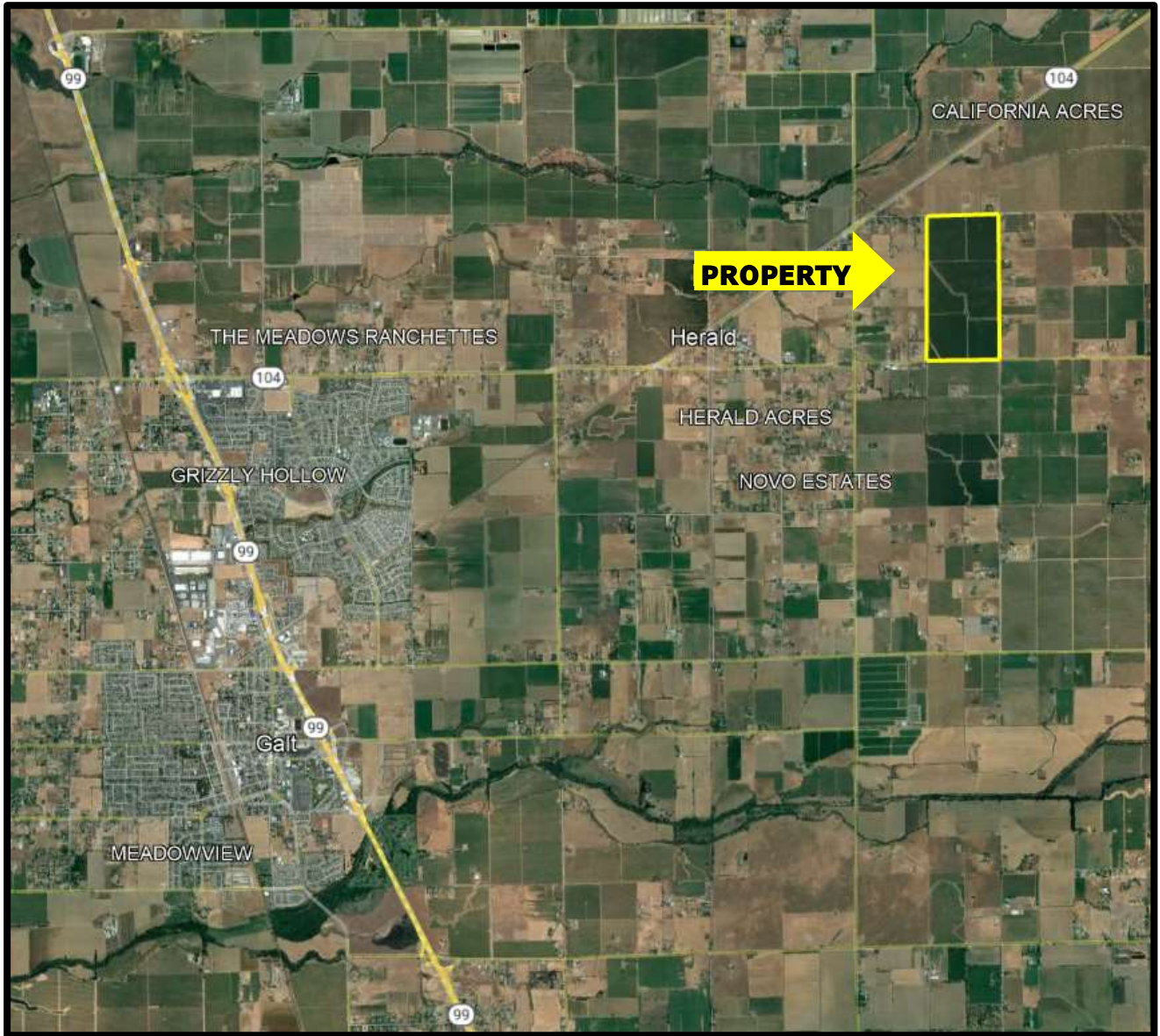
Offer Price: $22,200 per acre ($7,100,000)
$26,000 per acre ($8,300,000)
SELLER WILL LOOK AT ALL OFFERS

Property Showing: Qualified buyers contact listing broker to schedule property tour.
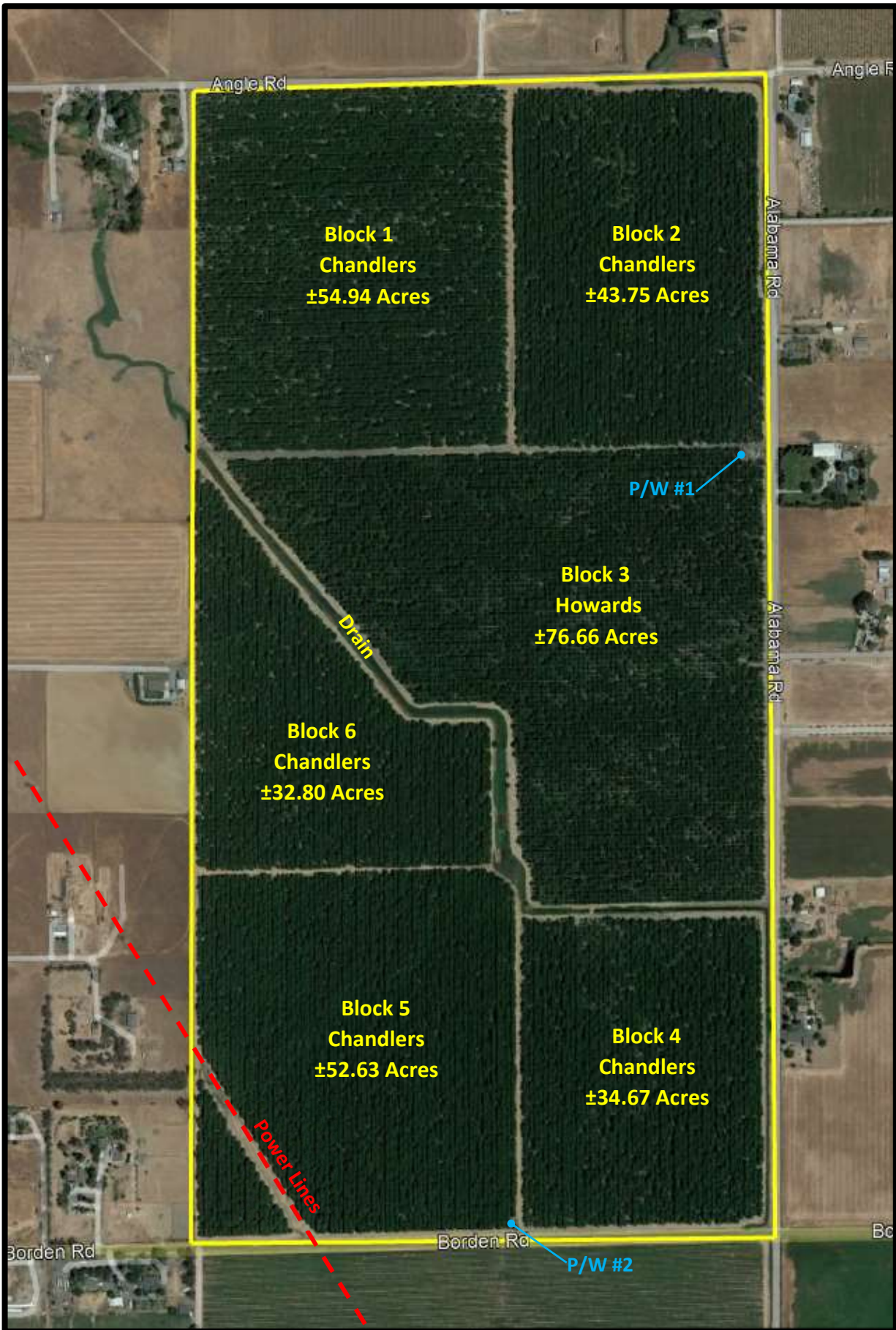**DO NOT VISIT PROPERTY WITHOUT SCHEDULING W/ BROKER**

Contact: Kyle Dalrymple at 530-870-2732 or email to kyle@eltappraisers.com

PROPERTY LOCATION MAP

PROPERTY PLAT MAP

Block 1
Chandlers
±54.94 Acres

Block 2
Chandlers
±43.75 Acres

P/W #1

Block 3
Howards
±76.66 Acres

Drain

Block 6
Chandlers
±32.80 Acres

Power Lines

Block 5
Chandlers
±52.63 Acres

Block 4
Chandlers
±34.67 Acres

P/W #2

Angle Rd

Alabama Rd

Borden Rd

PROPERTY PHOTOGRAPHS

Block 4

Block 4

PROPERTY PHOTOGRAPHS

Block 5

Pump/Well #2

PROPERTY PHOTOGRAPHS

Block 3

Block 1

PROPERTY PHOTOGRAPHS

Block 2

Pump/Well #2 w/ Fenced Equip. Yard