



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

±150.14 Acre Sacramento Alabama Ranch – Galt, CA
27th Leaf Chandler/Howard Walnuts – ±5,500#/Ac. Avg.



EXCLUSIVELY PRESENTED BY:

Kyle Dalrymple
Associate Broker - DRE #01857897
530.870.2732

Executive Summary

Location: Property is situated along the west side of Alabama Road, between Borden Road and Simmerhorn Road, ±3.50 miles northeast of Galt and Hwy. 99 in Sacramento County, CA.

Land Area/Property Size: ±150.14 Gross Acres

<u>Land Use:</u>	<u>Block</u>	<u>Variety</u>	<u>Net Ac.</u>	<u>Planted</u>	<u>Tree Age</u>	<u>Spacing</u>
	1	Chandler	49.94	1997	27 th	21'x21'
	2	Chandler	52.24	1997	27 th	21'x21'
	3	Howard	37.18	1997	27 th	21'x21'
			139.36	Total Net Tree Ac.		

Assessor's Parcel Number: 152-0170-028

Soils: Soils are comprised of: ±75% San Joaquin silt loam (Class 3), ±24% San Joaquin-Xeranents complex, leveled (Class 3) and ±1% Durixeralfs (Class 4) per USDA Soil Survey.

Irrigation Supply: (2) on-site ag. wells each equipped with 75 HP electrical turbine motors producing 1,448 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 basin. Property is within the Galt Irrigation District GSA.

Site Improvements: Fenced equipment yard with fuel depot.

Comments: ±150-acre walnut ranch in a single contiguous unit with stable groundwater supplies and strong orchard yield history. There is another ±300-acre tract of similarly aged walnuts ±1/2 mile north also available (\$26,000/acre).

Offer Price: **\$21,800 per acre (\$3,275,000)**

~~**\$25,000 per acre (\$3,750,000)**~~

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

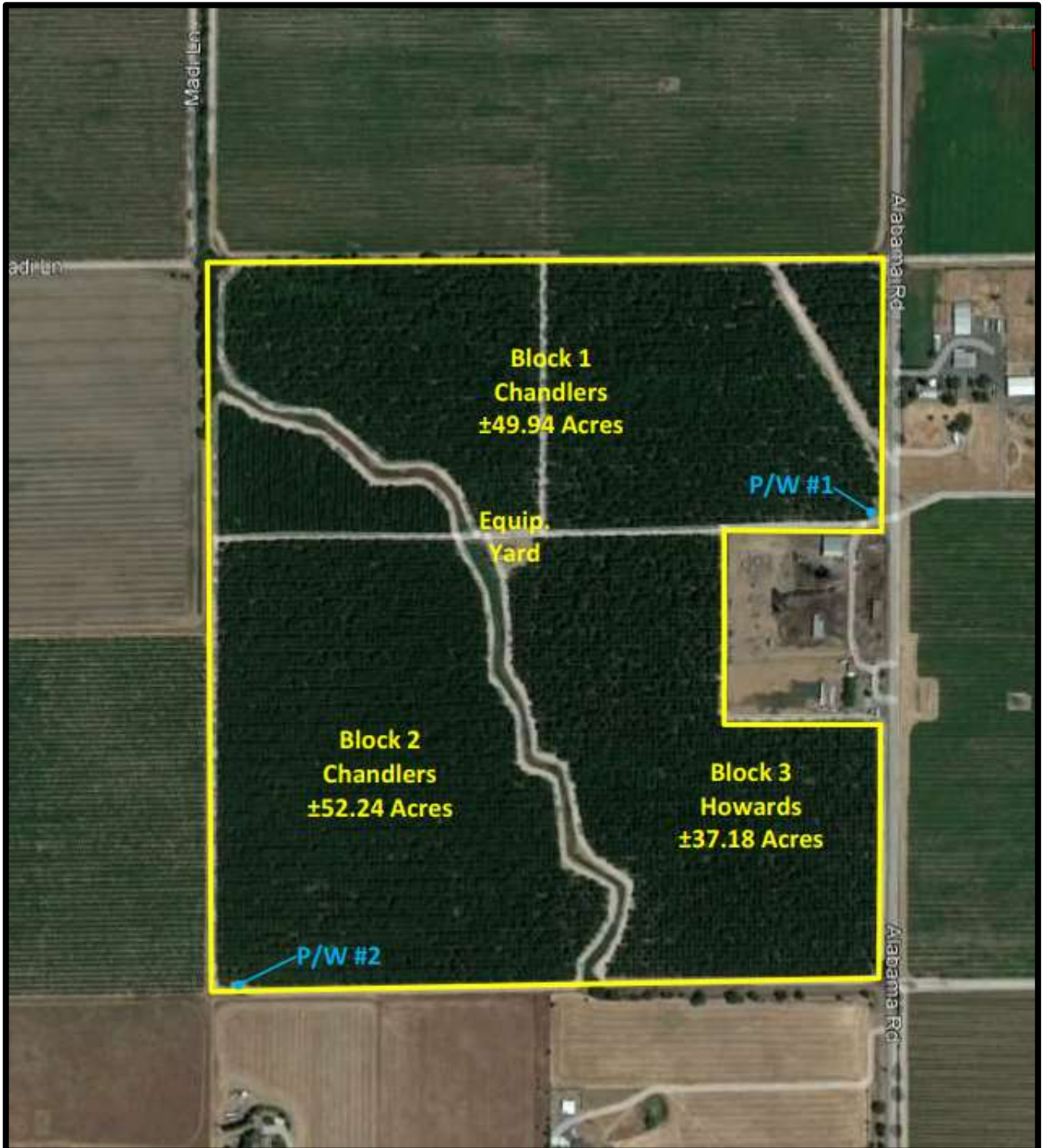
Contact: Kyle Dalrymple at 530-870-2732 or email to kyle@eltappraisers.com

PROPERTY LOCATION MAP



*This information was obtained from sources that are deemed reliable but are in no way guaranteed by ELT Ranch Properties, Inc., its Brokers or Agents. Prospective Buyers should check all facts to their own Satisfaction. This offer is subject to prior sale, price change, and/or withdrawal from the market.

PROPERTY PLAT MAP



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PROPERTY PHOTOGRAPHS



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PROPERTY PHOTOGRAPHS



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