



FOR SALE

103.93 Acres

24746 Gifford Road
Knights Landing, CA
Sutter County

\$2,200,000

SUTTER COUNTY RIVFRONT FARM LAND

Prime farmland for sale. 103.93 acres of class 2 soil located in the Sutter Basin of the Sacramento Valley. Excellent frontage on the Sacramento River with good water rights. Ideal for row crops & potential orchard planting. Ideal for the recreational fisherman for sturgeon, striper, steel-head, salmon & catfish. Good area to water ski and good potential hunting. 2 residential homes rented out plus large barn.



TRI Outdoor Properties

LAND BROKERAGE / Recreational · Agricultural · Conservation

A Division of TRI Commercial Real Estate

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24746 Gifford Road
Knights Landing, CA 95645
Cross Street: Karnak Road

APN: 34-220-027
34-220-028
Acres: 103.93 Acres

Elevation Minimum/Maximum:
approximately 30 Feet - 50 Feet

Latitude: 38.770263
Longitude: -121.689077

Zoning: General Agriculture (AG)

MLS# on Realtor.com: 16033270

Price: \$2,200,000
Terms: Cash or submit.

Improvements: 2 ranch homes and a
barn

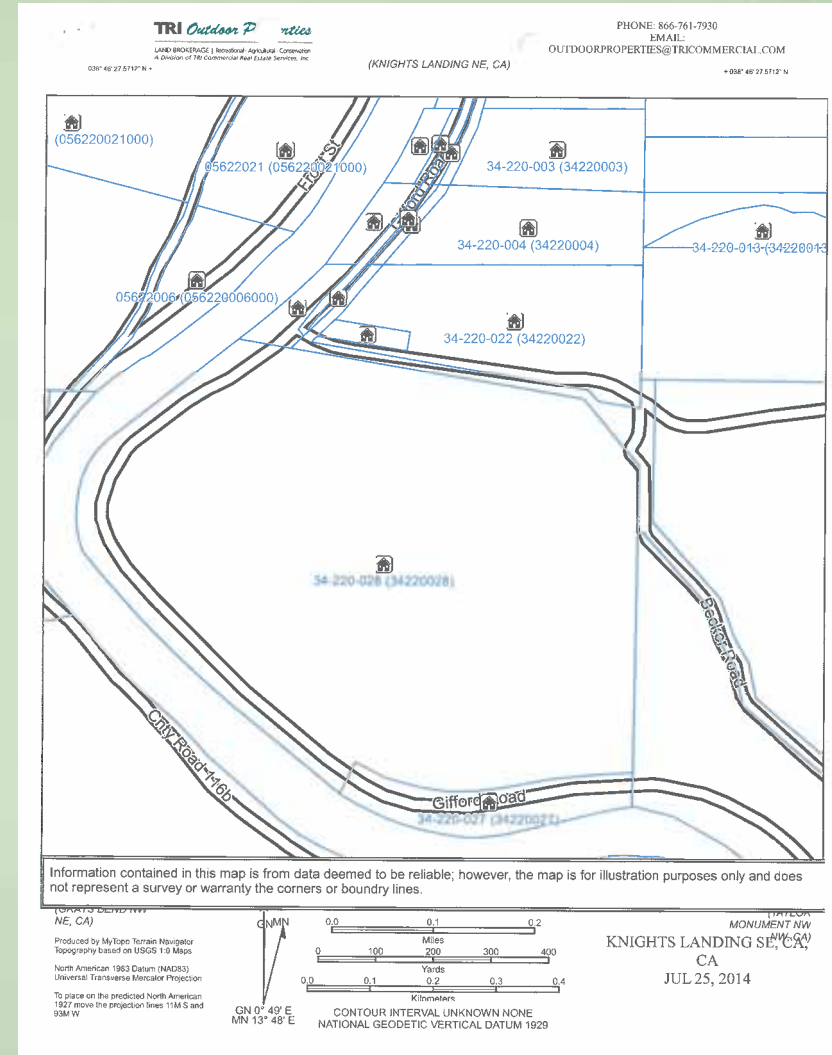
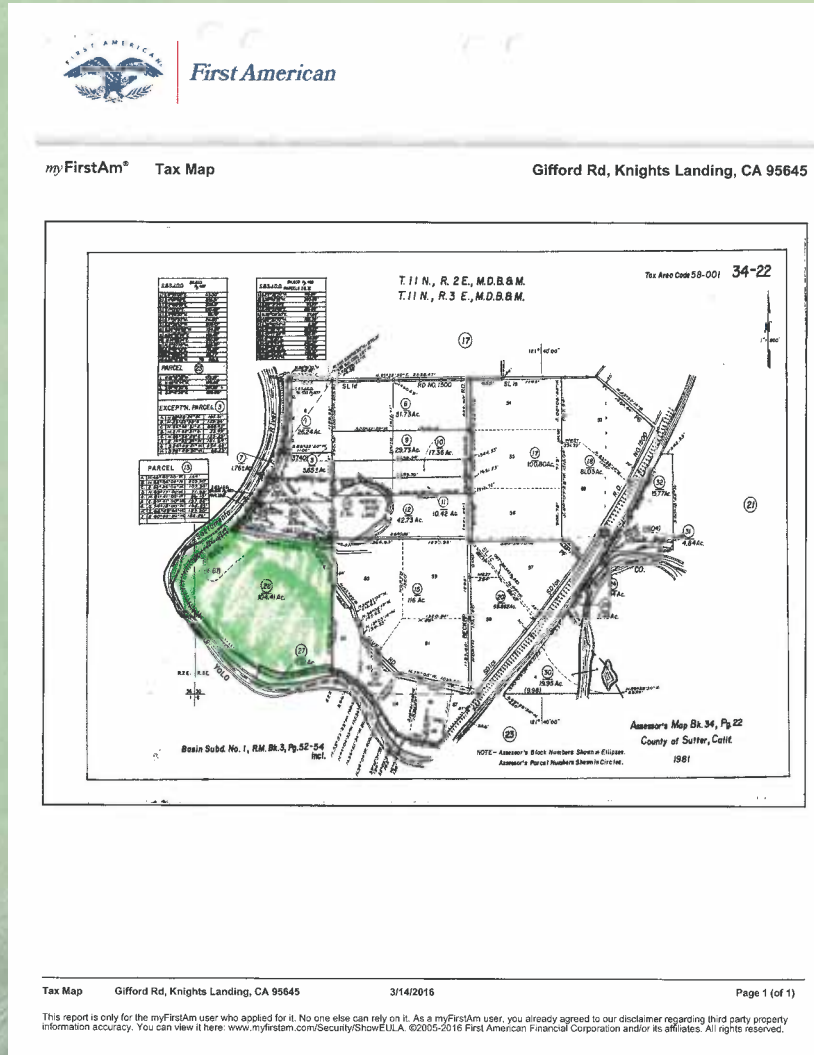


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SUTTER COUNTY RIVFRONT FARM LAND

Country Living, Sutter County +/-103.93 acres

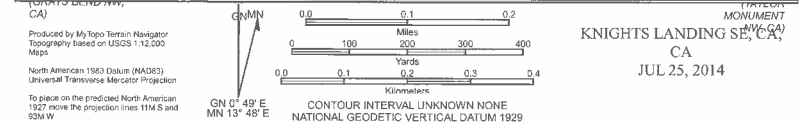
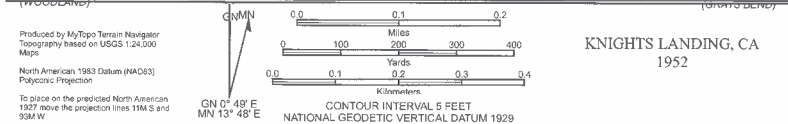
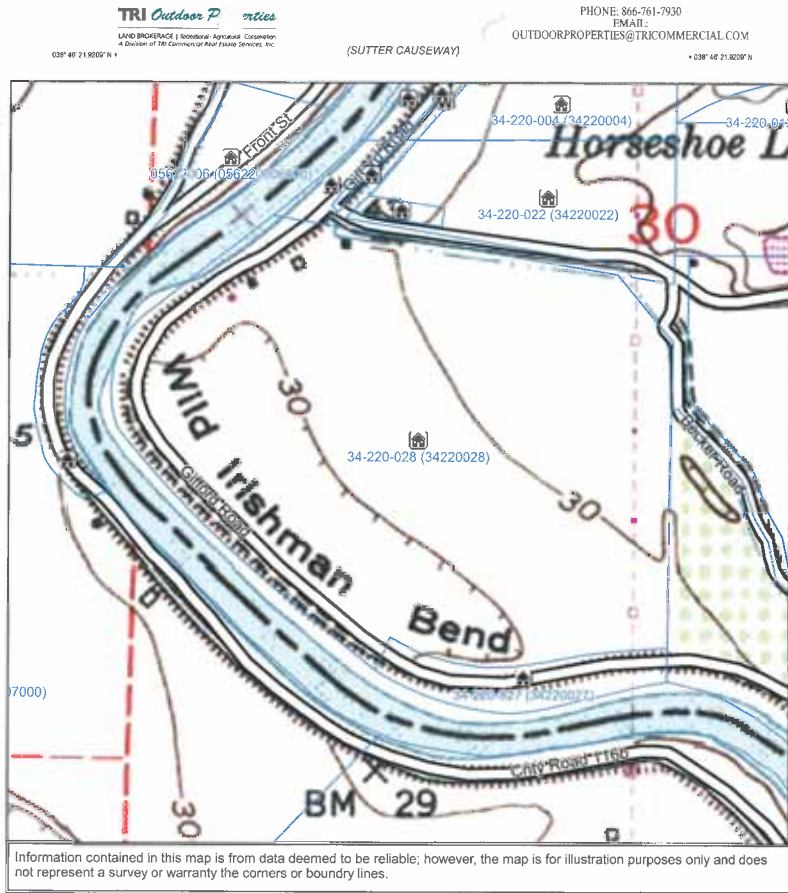


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SUTTER COUNTY RIVERFRONT FARM LAND

Country Living, Sutter County +/-103.93 acres



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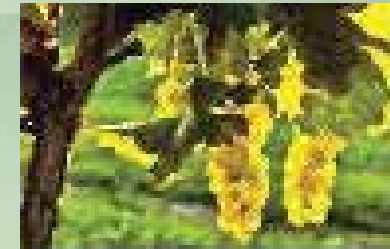
Fax: 916.960.5799

2209 Plaza Drive, Suite 100
Rocklin, CA 95765

www.trioutdoorproperties.com



- ^ Award-Winning Wineries
- ^ Fishing
- ^ Water & Snow Skiing
- ^ Camping
- ^ Bicycling
- ^ Horseback Riding
- ^ And Much More



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