



LAND MANAGEMENT
BROKERAGE & APPRAISAL

www.landmba.org

RESIDENTIAL & ORCHARD DEVELOPMENT

LAND FOR SALE



BUTTE HOUSE RANCH

LOCATION

Located on the east side of the town of Sutter, along the south side of Butte House Road, in Sutter County, California.

APN

Sutter County APN 13-260-026.

ACRES

103.4± Acres

ZONING

40± Acres – Estate Residential – 0.5 Acre minimum lots.
60± Acres – Agriculture – 40 Acre minimum parcel size

WATER

Surface Water – Sutter Extension Water District
Ground Water – One Agricultural Well

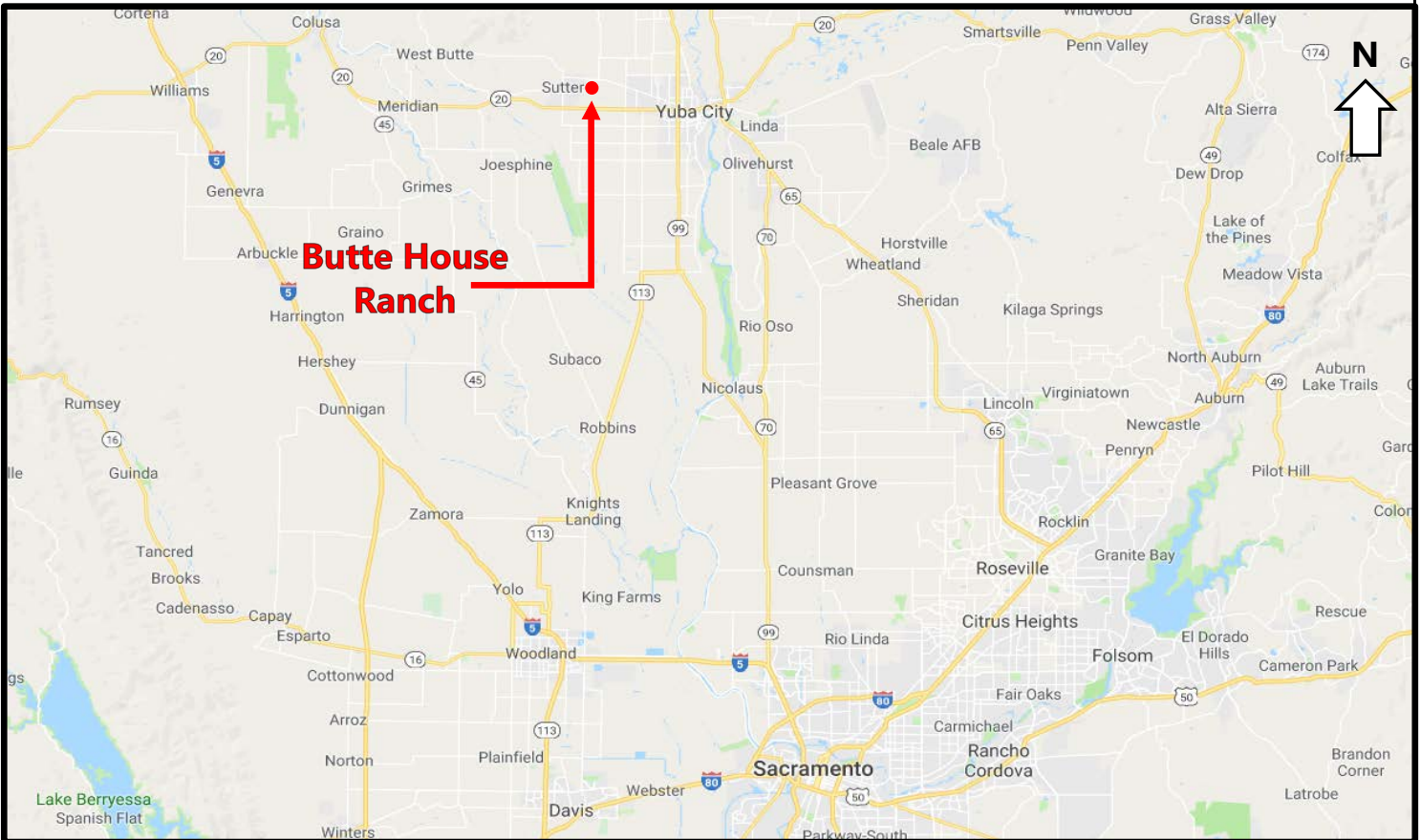
SOILS

Class 1 – 20%
Class 2 – 49%
Class 3 – 31%

PRICE

\$2,700,000

PROPERTY INFORMATION



LOCATION

The property is located on the east side of the town of Sutter, along the south side of Butte House Road, in Sutter County, CA.

DESCRIPTION

The property contains a total of 103 acres, of which 18 acres are improved with an older walnut orchard and the balance is open irrigated cropland, planted to wheat in 2019 and suitable for orchard and/or future urban development.

Currently 40 acres are zoned Estate Residential, Sutter County and could be the next residential development for the town of Sutter. The topography is flat with drainage to the southeast. Utilities are provided by the Sutter Community Service District and Pacific Gas and Electric Co. Sewage in the town of Sutter is accommodated by the development of on-site septic systems.

The balance of the property, around 63 acres, are zoned Agriculture with orchard adaptable soils. The open cropland is served by Sutter Extension Water District

ADDITIONAL INFO

Please call or email us for additional information.

**BRENNAN
& JEWETT**
ASSOCIATES

LAND MANAGEMENT
BROKERAGE & APPRAISAL

JOHN BRENNAN BROKER

DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 870-6625
john@landmba.org

MARKUS HACKETT AGENT

DRE License No. 02020460
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 301-0329
markus@landmba.org

PROPERTY MAP & LAYOUT

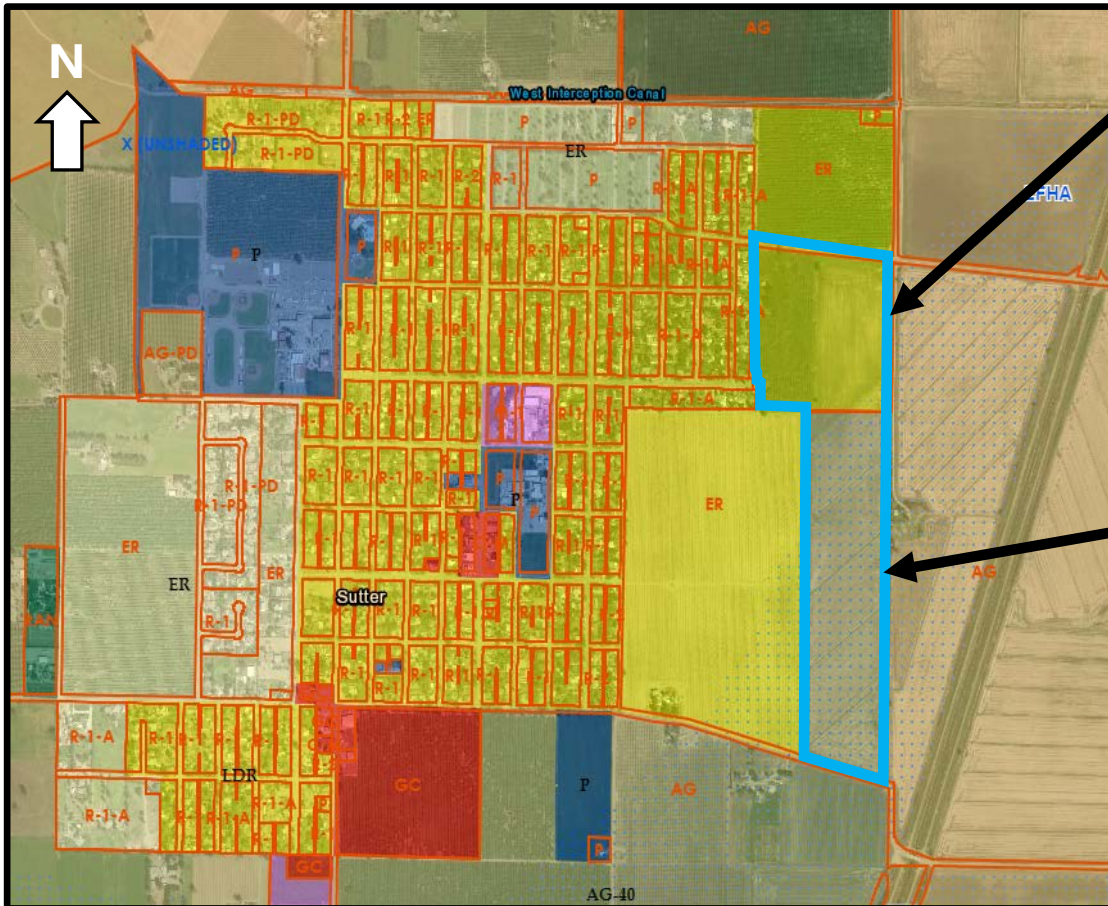


SOIL INFORMATION

Map unit symbol	Map unit name	Rating
104	Capay silty clay, 0 to 2 percent slopes	2
150	Olashes sandy loam, 0 to 2 percent slopes	1
173	Subaco clay, 0 to 2 percent slopes	3



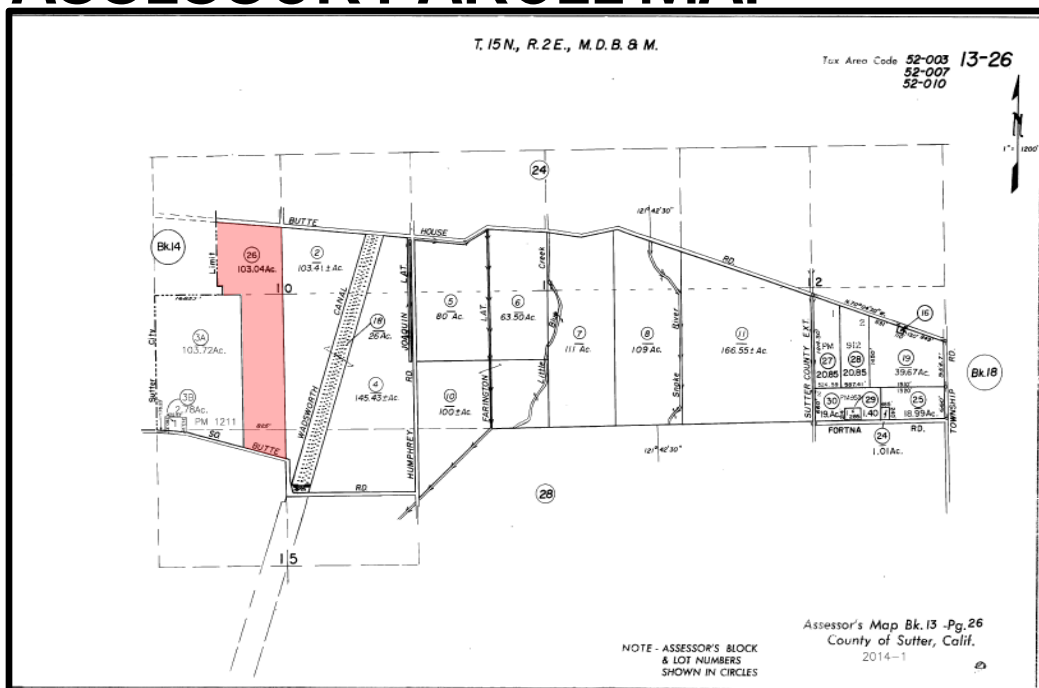
ZONING INFORMATION



Estate Residential
40± acres.
Minimum lot size within the ER zoning is 0.5 acre.

Agriculture
60± acres.
Minimum parcel size within the AG zoning is 40 acres.

ASSESSOR PARCEL MAP



MARKETING INFO

MetroList®
THE TRUE SOURCE



AgAlert

**BRENNAN
& JEWETT**
ASSOCIATES

LAND MANAGEMENT
BROKERAGE & APPRAISAL

** The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.