

PRICE REDUCED!

PROPERTY HIGHLIGHTS

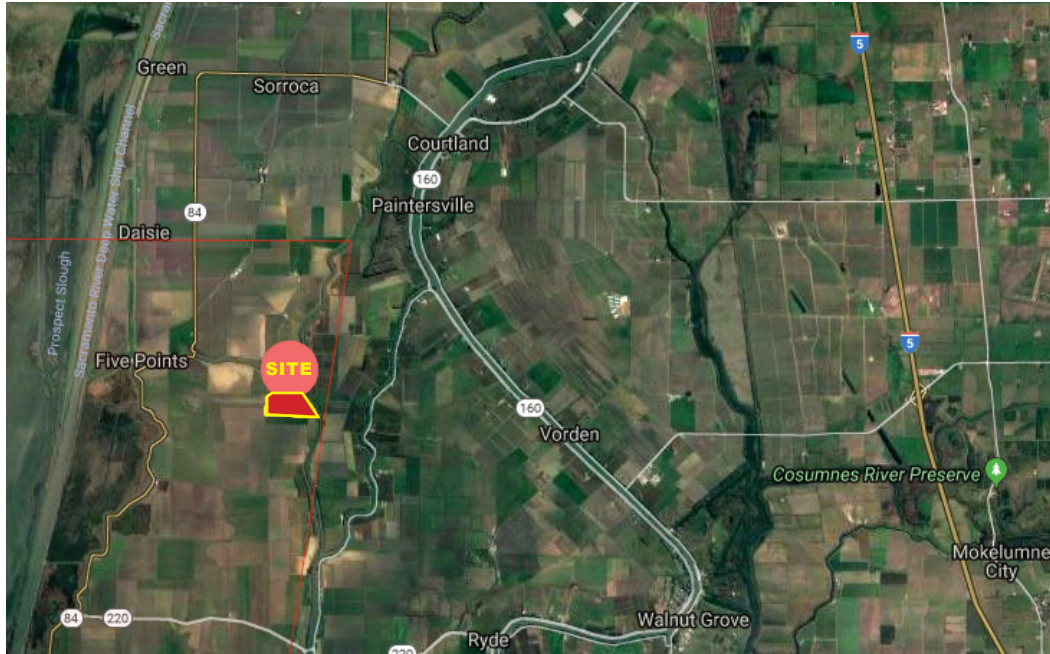
- Sacramento Delta Farmland
- Existing Row Crop Farm
- ±125 Gross Acres
- Prime Sandy & Silty Loam Soils
- Riparian Irrigation Water
- Backed by No. Delta Water Agency
- Riverfront Property
- Has Williamson Act Contract

• Offered at \$1,275,000

MINER SLOUGH FARM RYER ISLAND - SOLANO COUNTY, CA

Miner Slough Farm – Solano County, CA

Location Details



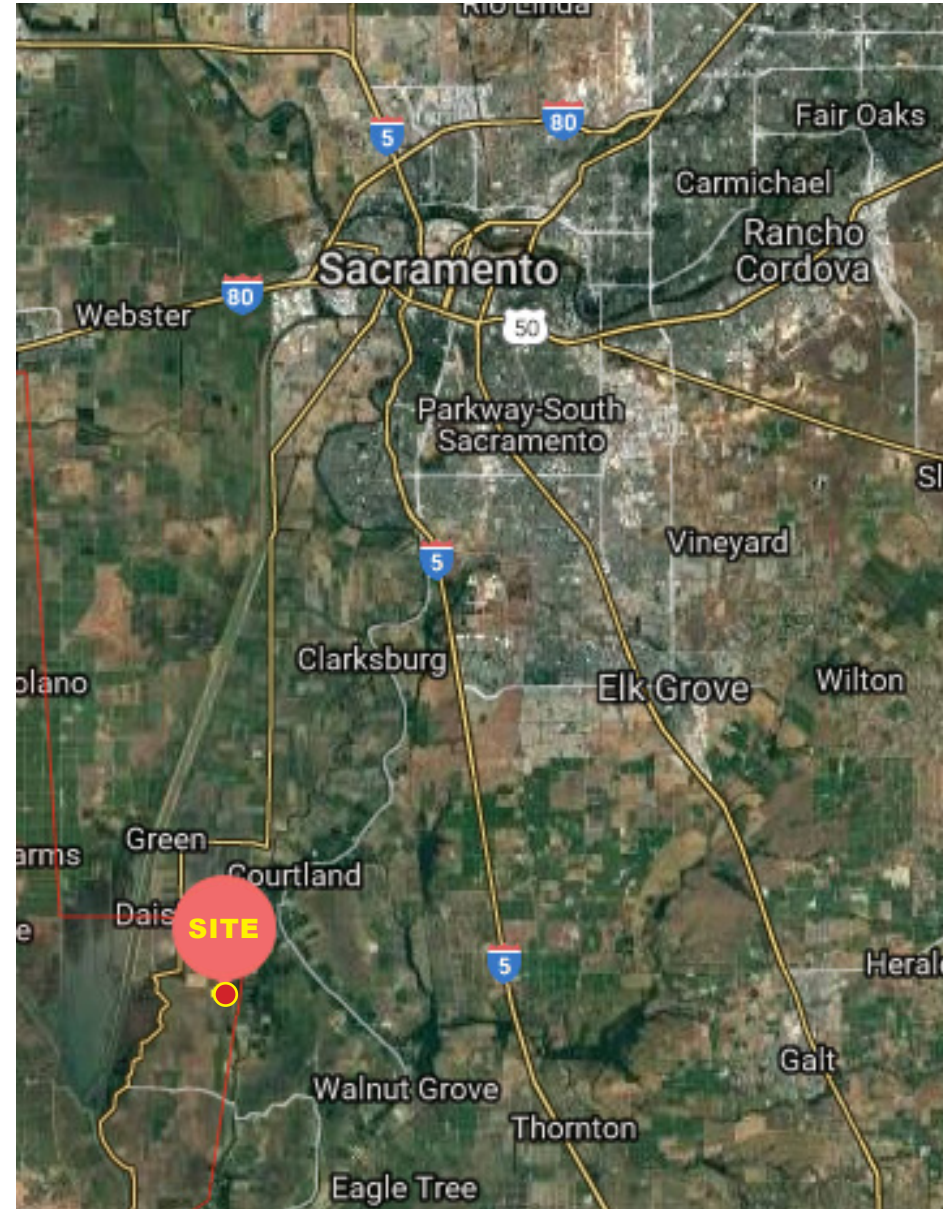
Description:

Miner Slough Farm is an open irrigated row crop farm having prime soils and a developed riparian water right to surface water from Miner Slough.

Location:

The farm is situated on the NE end of Ryer Island in the Sacramento Delta region of Solano County. Ryer Island is located about 18 miles from West Sacramento via Jefferson Blvd. (State Hwy 84) and a bridge crossing over Miner Slough. The farm is NE of Rio Vista (8 miles via ferry boat crossing over the Sacramento River).

Ryer Island is formed by Miner and Sutter Sloughs above their confluence with the Sacramento River. The property is accessed by vehicle via frontage along Ryer Road East, which is a paved county-maintained road that rings the island. The island is very rural and devoted to agricultural uses including high value row crops, pears and wine grapes, with scattered rural residential land uses.



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

Miner Slough Farm – Solano County, CA

Land Summary



ACREAGE: 125.28 gross acres (per assessor's office).
110 net farm acres (per tenant)

APN: 0042-220-070

PROPERTY TAXES: \$7,743 annually, includes Reclamation District and North Delta Water Agency assessments.

ZONING: A-80 (Ag w/80-acre minimums). Note – Property is voluntarily enrolled under a Land Conservation contract (aka Williamson Act) and receives property tax benefits.

MANAGEMENT: The farm is lease managed to a local farmer with headquarters on Ryer Island with a history of processing tomato and row crop production.

SOILS: Predominately featuring some excellent fine sandy loam on the northerly rims with a thick belt of silty loam through the center, transitioning to a clay loam in the southwest corner. These soils are well adapted to permanent crops including orchards and vineyards. Please see the Soil Map for more detail

CONTACT: Jim Wirth, Exclusive Agent - (916) 677-8142
DRE: 00912648

TOPOGRAPHY: Production-leveled farmland to grade field sloping from N to S. The slough levee banks have riparian vegetation. There is a raised building pad with mature cottonwoods along the levee road.

WATER: Irrigation water is provided by developed riparian water right and backed by the North Delta Water Agency agreement. A diversion pump is installed along Miner Slough near the northernmost point of the property. Equipped with an electrical motor and pump connected to underground discharge pipeline. Surface mainline and open ditches are used to distribute irrigation water to furrow beds. Historic consumption has been from 3.5 to 4.5 acre-feet/acre.

DRAINAGE The property lies within Reclamation District No. 501. An open drain ditch on the southern boundary takes run-off to the west and across Ryer Island.

BUILDINGS: None

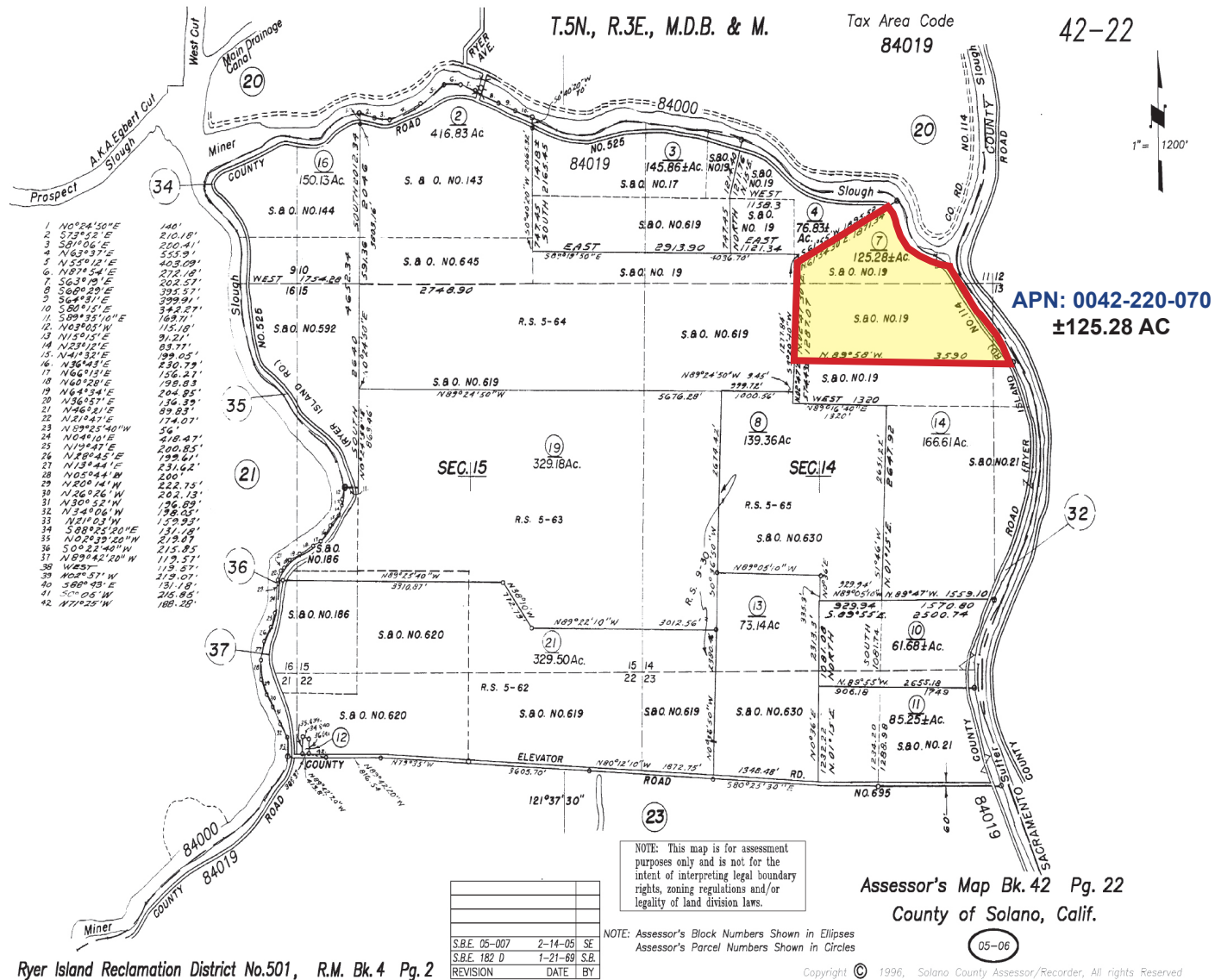
MINERAL RIGHTS: Intact – included w/offering. M/R's are not leased at present.

OFFERING PRICE: \$1,275,000

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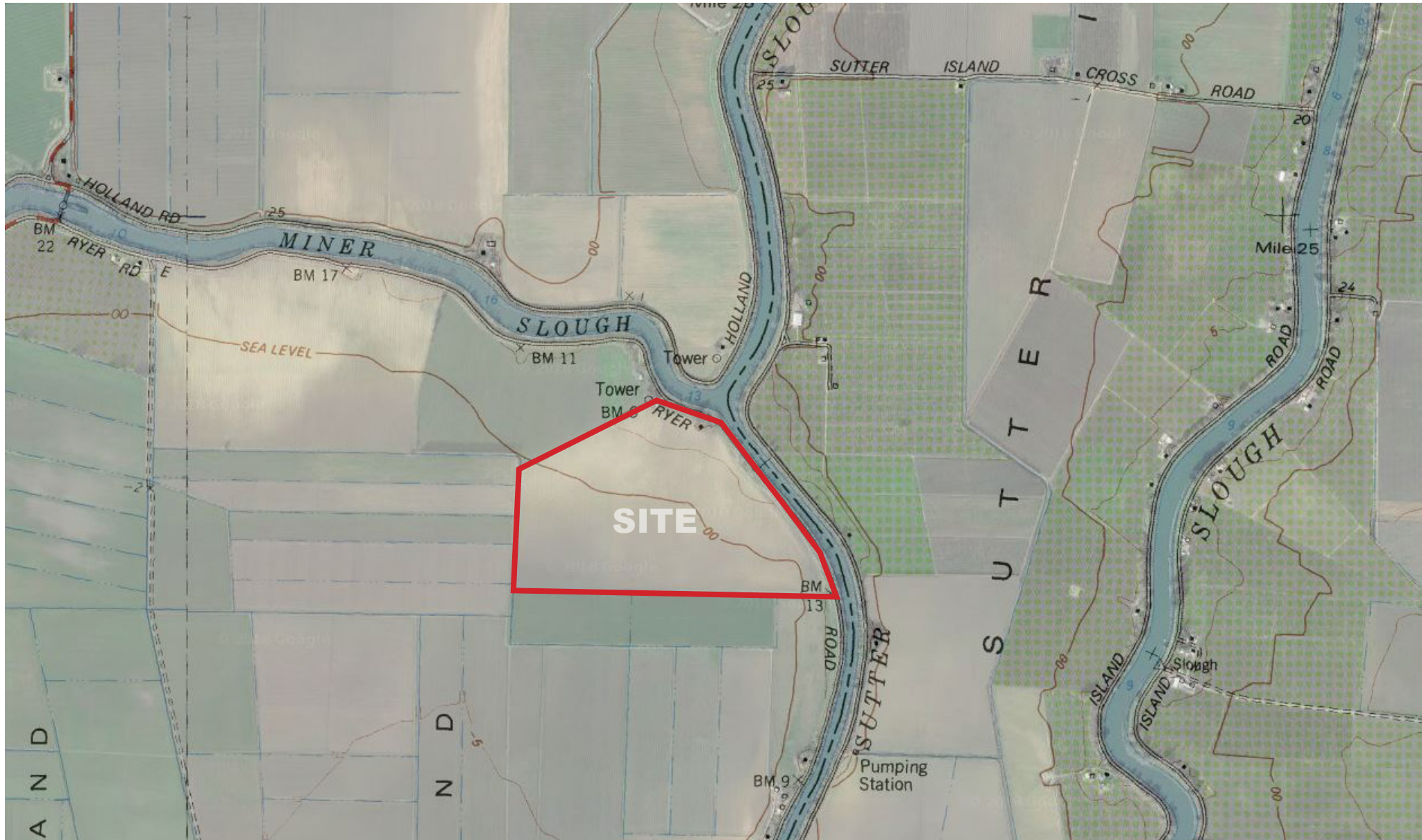
Parcel Map



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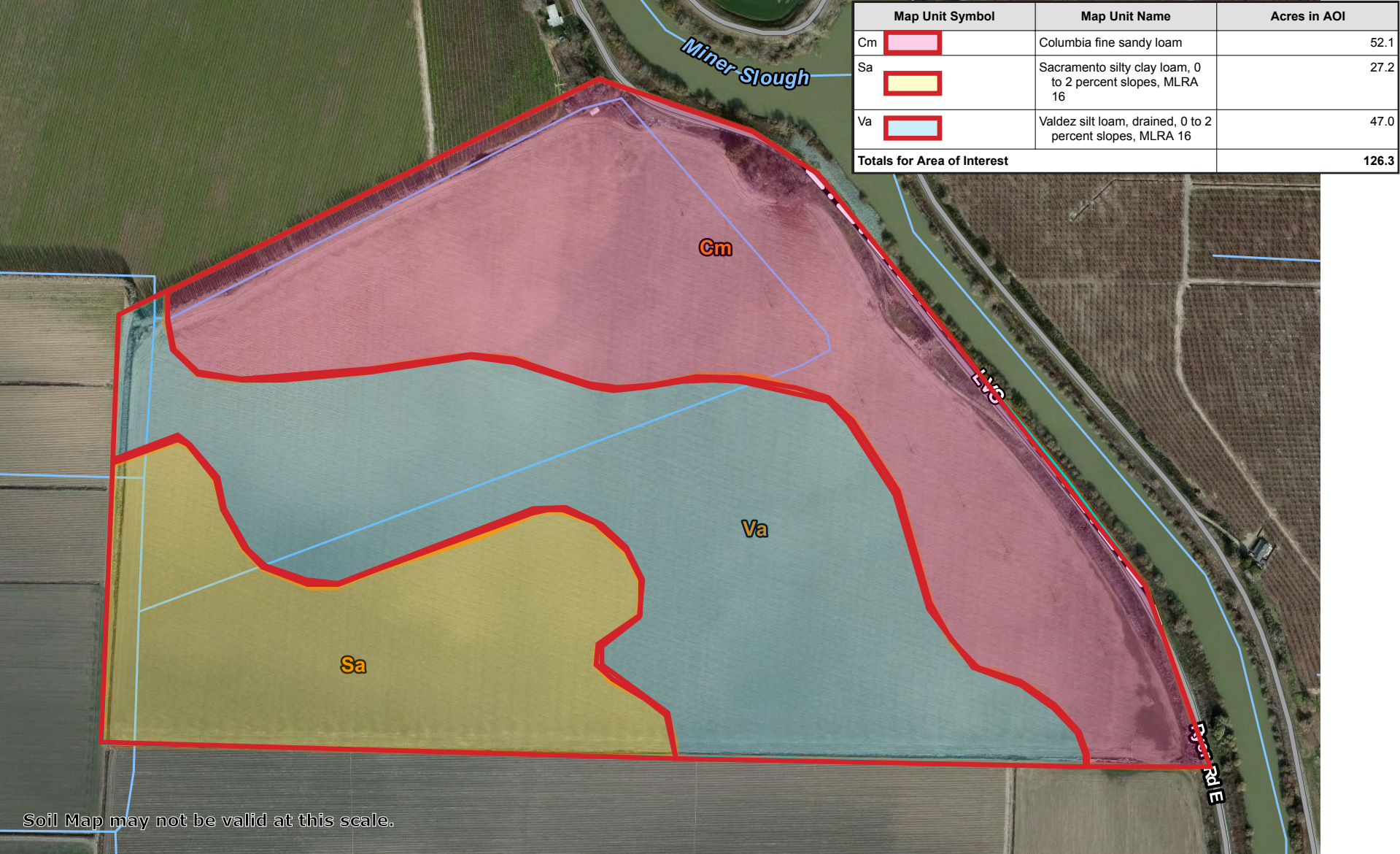
Topographical Map



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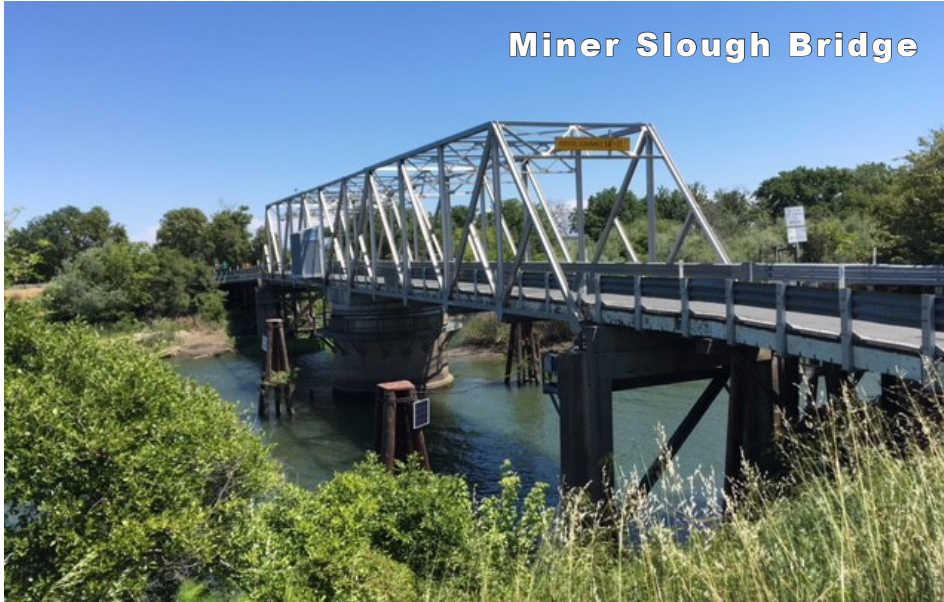
Soil Map



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Property Pictures



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