

BIANCHI/SILLS RANCH

8391 Pleasant Grove Rd. Elverta, CA 95626



\$5,100,000

146.5 +/- TOTAL ACRES
133.8 +/- NET FARMABLE ACRES

CURRENTLY FARMED TO RICE

PROPERTY DESCRIPTION:

The Bianchi Ranch is in close proximity to Sacramento and development sprawl towards the Sacramento Airport. The property has potential for a specialized farm operation headquarters with their own private drying facility with the upside of potentially being rezoned into Industrial or Commercial. Continue to farm rice on the property or possibly convert this ranch to permanent crops.



**12+/- ACRES FARMSTEAD
& RICE DRYER SITE**

IMPROVEMENTS:

Sills House: 2,680 sf 3 bed/3 bath w/ 1,392 sf garage built in 1933 and remodeled in 1977.

Bianchi House: 5,811 sf 4 bed/4 bath built in 1940's (estimate) and remodeled in 1983.

Rental House: 1,202 sf 2 bed/2 bath built in 1950's (estimate)

Rice Dryer: USDA 386,100 cwt capacity – Combined 1,200 cwt per hour Diesel Fired Dryer (operational) built in 1933 - See attached facility diagram

Storage: Six Concrete Silos @ 2,000 cwt capacity ea w/ two 2,500 cwt capacity centers, Six concrete silos @ 5,000 cwt capacity ea w/ two 5,000 cwt capacity centers, Two metal grain bins @ 100,000 cwt capacity ea built in 1984.

Scale House: (2) Scale Houses on property, a 20 ton 9' x 20' and 60 ton 9' x 60'.

Mechanic Shop: 50'x80' - 4,000 sf

Horse Barn: 34'x34' w/ fenced arena

Miscellaneous: There is a 19'x35' storage shed and a 21'x24' pump house on property

CONTACT



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SPECIFICATIONS:

APN#: Sutter County Assessor Parcel Numbers: 35-280-011

Zoning: AG-80, General Agriculture

Soils: The entire farm is comprised of primarily Class IV Soils. Please review the attached soils map for more information. Site could be suitable for orchard development with neighboring orchards nearby.

Water: Irrigation to the property is provided by (2) wells.

Well #1 – Northeast Property Corner serving the North Half - 25 HP GE Motor & Peerless Pump

Well #2 – Middle of Ranch near farmstead serving the South Half - 30 HP GE Motor & Peerless Pump
Wells estimated approximately @ 1,500 gpm each. Water is delivered via underground pipeline and valves to the various fields on the ranch.

Utilities: PG&E, Cable, Septic System and domestic well serve the farmstead compound.

Leases: There are no leases on the property.

Oil, Gas, & Mineral Rights: All of the oil, gas, and mineral rights owned by the seller on the subject property will transfer to the buyer at the close of escrow

Taxes: The property is not enrolled in the Williamson Act. Property taxes will be approximately 1% of the sales price at the close of escrow.

Terms: Cash at the close of escrow

RICE DRYING FACILITY



SILLS HOUSE



RENTAL HOUSE



BIANCHI HOUSE

LANDXINC.COM

BRAD HULBERT

OWNER / BROKER

BRAD@LANDXINC.COM

530.848.3314

DRE #01979855

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