

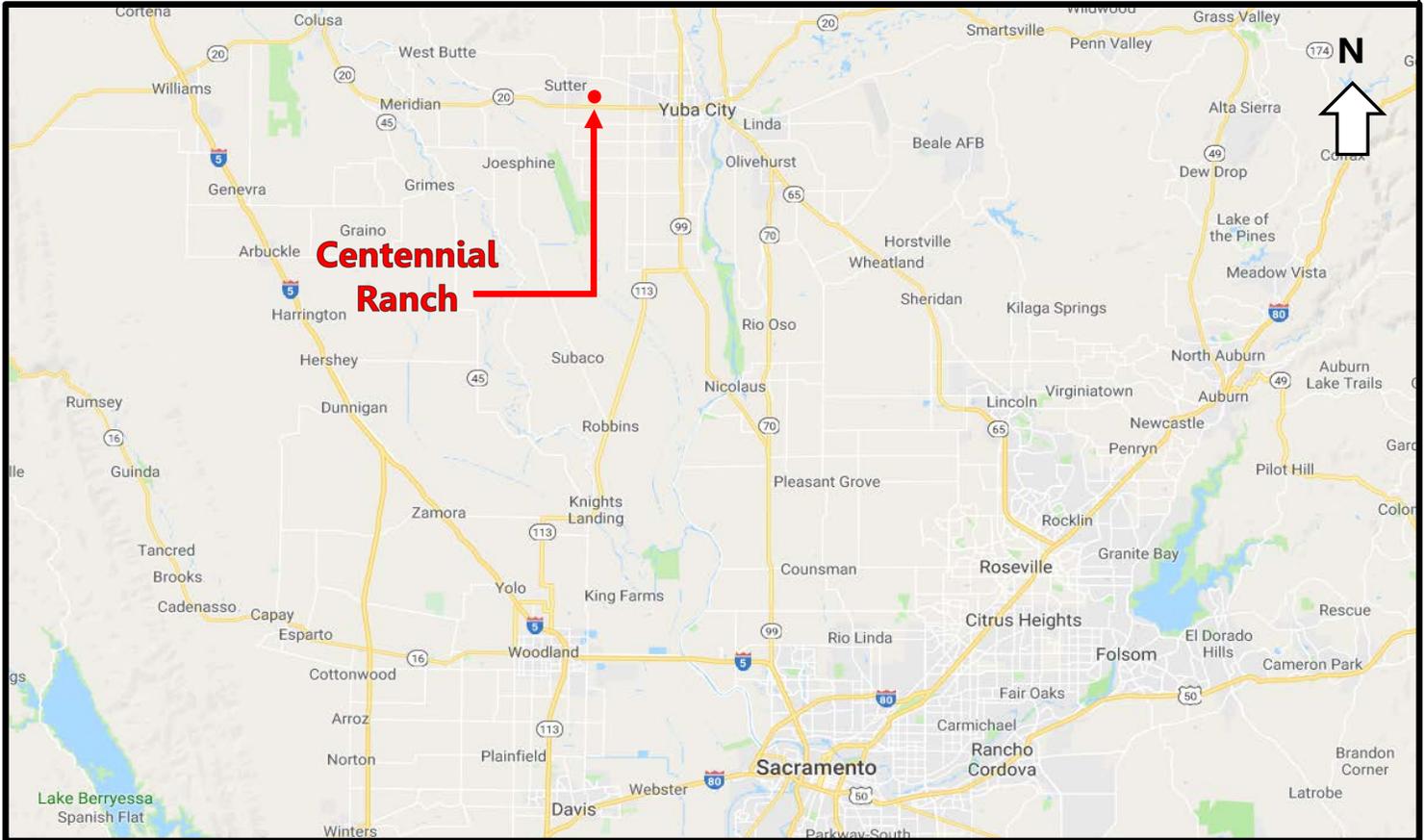
COMMERCIAL DEVELOPMENT & ORCHARD LAND FOR SALE



CENTENNIAL RANCH

LOCATION	Located on the east side of Acacia and south side of S. Butte Road adjacent to the community of Sutter.
APN	Sutter County APN 13-270-116.
ACRES	59± Acres
ZONING	38± Acres – General Commercial 21± Acres – Agriculture
WATER	Ground Water – One Agricultural Well
SOILS	Olashes Sandy Loam Class 1 – 100%
PRICE	\$2,360,000 or \$40,000 per acre

PROPERTY INFORMATION



LOCATION

The property is located along the east side of Acacia and the south side of S. Butte Road, adjacent to the community of Sutter, in Sutter County.

DESCRIPTION

The property contains a total of 59+/- acres, of which 58 acres are improved with Almonds planted in 2006. Varieties include Non Pareil, Carmel and Butte. Irrigation is provided by one agricultural well.

General Commercial Zoning

According to the Sutter County Planning department, approximately 38+/- acres are zoned General Commercial (GC) while the balance is zoned Agriculture (AG). The General Commercial zoning allows for a full range of neighborhood, community, highway, and regional retail, as well as office, service, and related uses to serve residents, employees, and visitors. The GC District implements the General Plan Commercial (COM) land use designation.

Utilities in the area 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.

ADDITIONAL INFO

Please call or email us for additional information.



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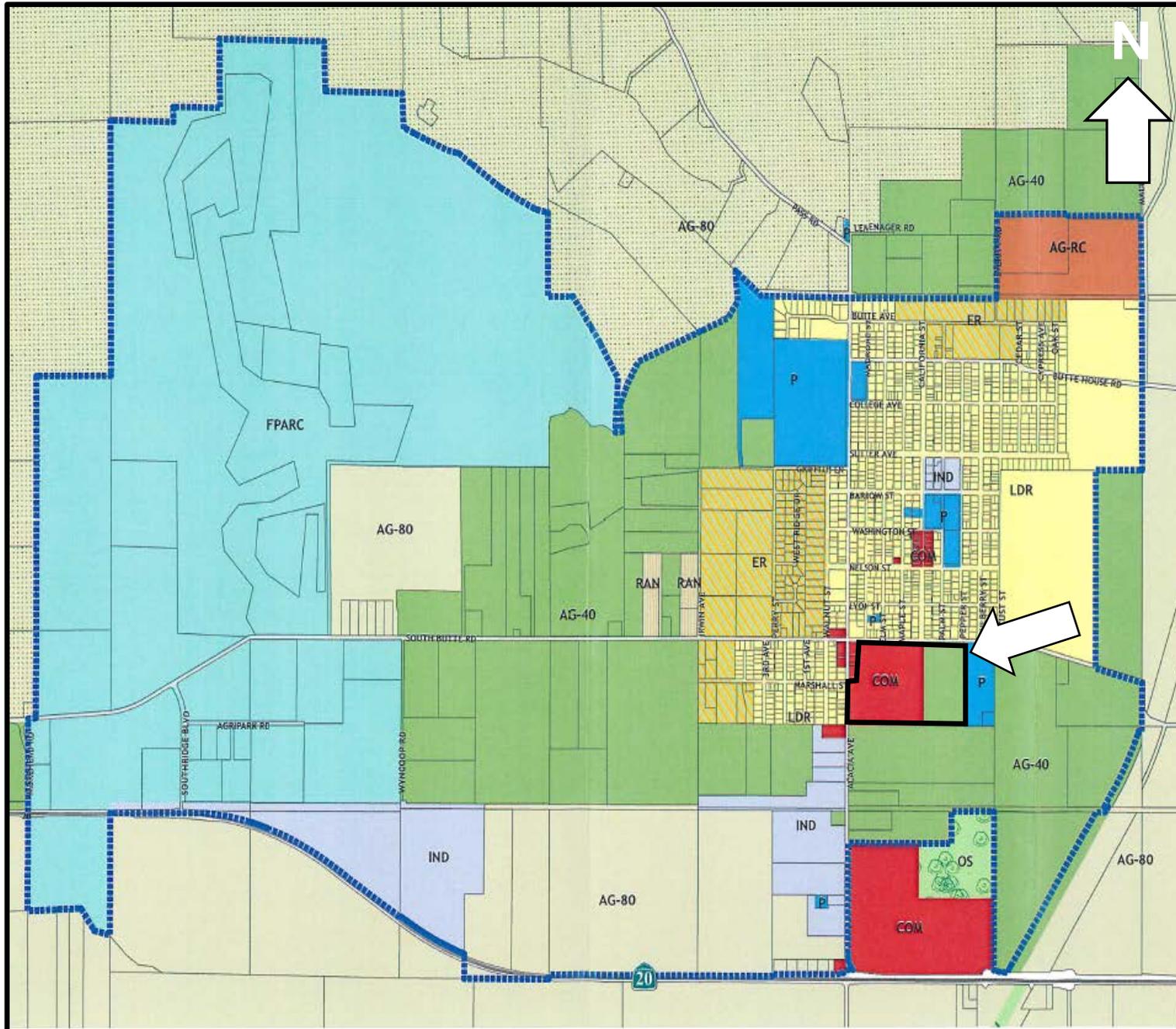
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markus@landmba.org

PROPERTY MAP & LAYOUT



GENERAL PLAN INFORMATION



General Commercial
38± acres.
Minimum lot size based on approved project by the County.

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

Legend

- Legend
- Sutter County
 - Rural Planned Community
 - Sutter Buttes Overlay
 - Parcel Boundary
 - P - Public
 - AG-20 - Agriculture (20 acre minimum)
 - AG-40 - Agriculture (40 acre minimum)
 - AG-80 - Agriculture (80 acre minimum)
 - AG-SB - Agricultural (Sutter Buttes)
 - AG-RC - Agricultural Rural Community
 - RAN - Ranchette Parcels
 - ER - Estate Residential
 - LDR - Low Density Residential
 - MDR - Medium Density Residential
 - COM - Commercial
 - IND - Industrial
 - OS - Open Space
 - PR - Park and Recreation
 - FPARC- Food Processing, Agriculture and Recreational Combining District; FPARC/Golfcourse
 - Transportation ROW

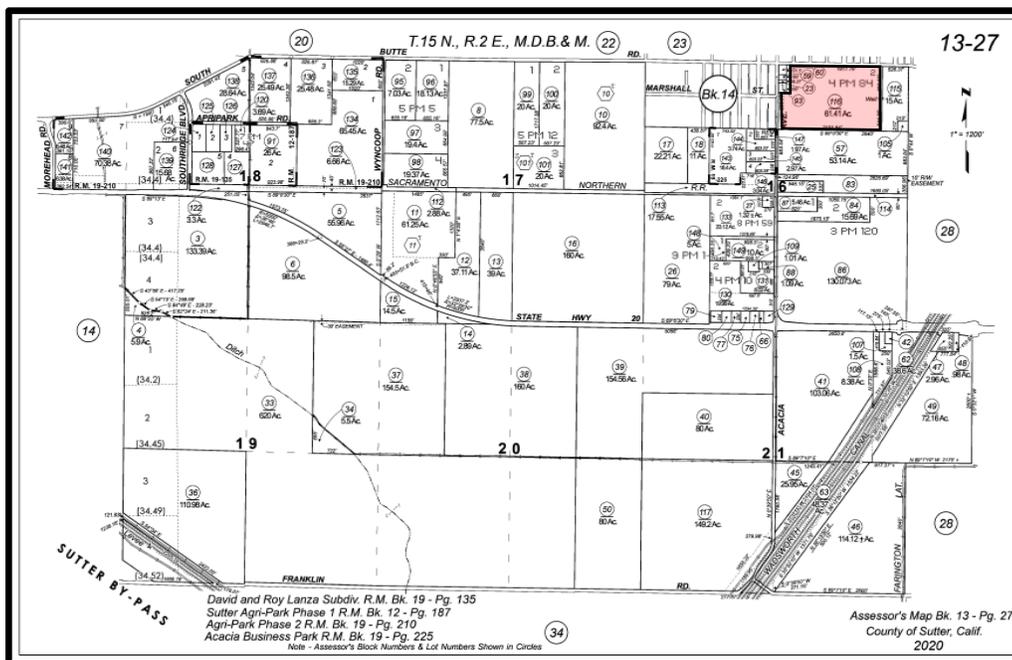
SOIL INFORMATION



Soil Map may not be valid at this scale.

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
150	Olashes sandy loam, 0 to 2 percent slopes	1	58.7	100.0%
Totals for Area of Interest			58.7	100.0%

ASSESSOR PARCEL MAP



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.

David and Roy Lanza Subdiv. R.M. Bk. 19 - Pg. 135
Sutter Agri-Park Phase 1 R.M. Bk. 12 - Pg. 187
Agri-Park Phase 2 R.M. Bk. 19 - Pg. 210
Acacia Business Park R.M. Bk. 19 - Pg. 225

Assessor's Map Bk. 13 - Pg. 27
County of Sutter, Calif.
2020