

DELTA CONFINED ANIMAL / NURSERY STOCK FACILITY

±61.16 AC - FOR SALE
SACRAMENTO COUNTY

PURCHASE PRICE:
\$5,300,000

AMENITIES:

Buildings

- 8 @ ~36,000 sqft
- 2 @ ~46,000 sqft (Heavy Power)
- All buildings have cement floors and 30' clear height ceilings

Power

- 4,000 amp electric service

Water

- 3 wells, 2 in use
 - one potable, one ag water

Office Space

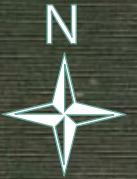
- 1,200 sqft office with kitchen

Truck Scale

- 70 ft truck scale

Processing Pad

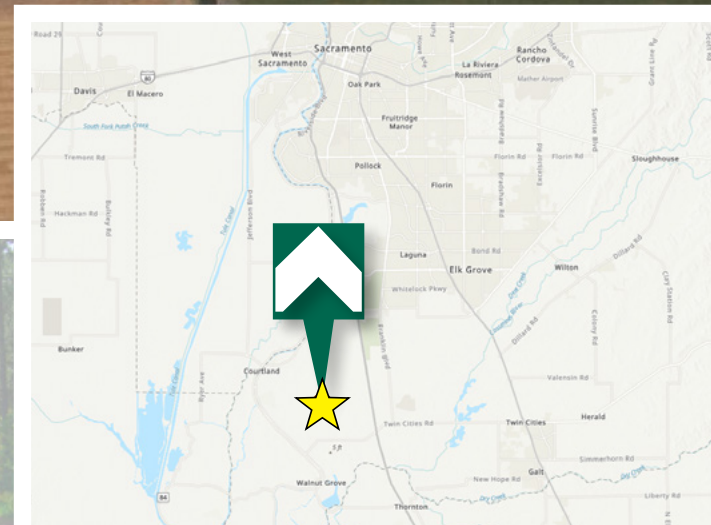
- ±15-acre cement pad



Alfalfa Plant Rd

TRI Outdoor Properties

LAND BROKERAGE | Recreational · Agricultural · Conservation
A Division of TRI Commercial Real Estate Services, Inc.



Property Info ~ Delta Confined Animal / Nursery Stock Facility, Sacramento County, CA

Address: 875 Alfalfa Plant Road,
Courtland, CA 95615

APN: 146-0020-056

Zoning: AG-20

Williamson Act: Contracted - Includes Confined Animal
& Nursery Stock Uses

Elevation: Approximately - 2 Feet

Latitude: 38.299218

Longitude: -121.527534

MLS #:

Acres: ±61.16 Acres

Price: \$5,300,000

Terms: Cash or submit.

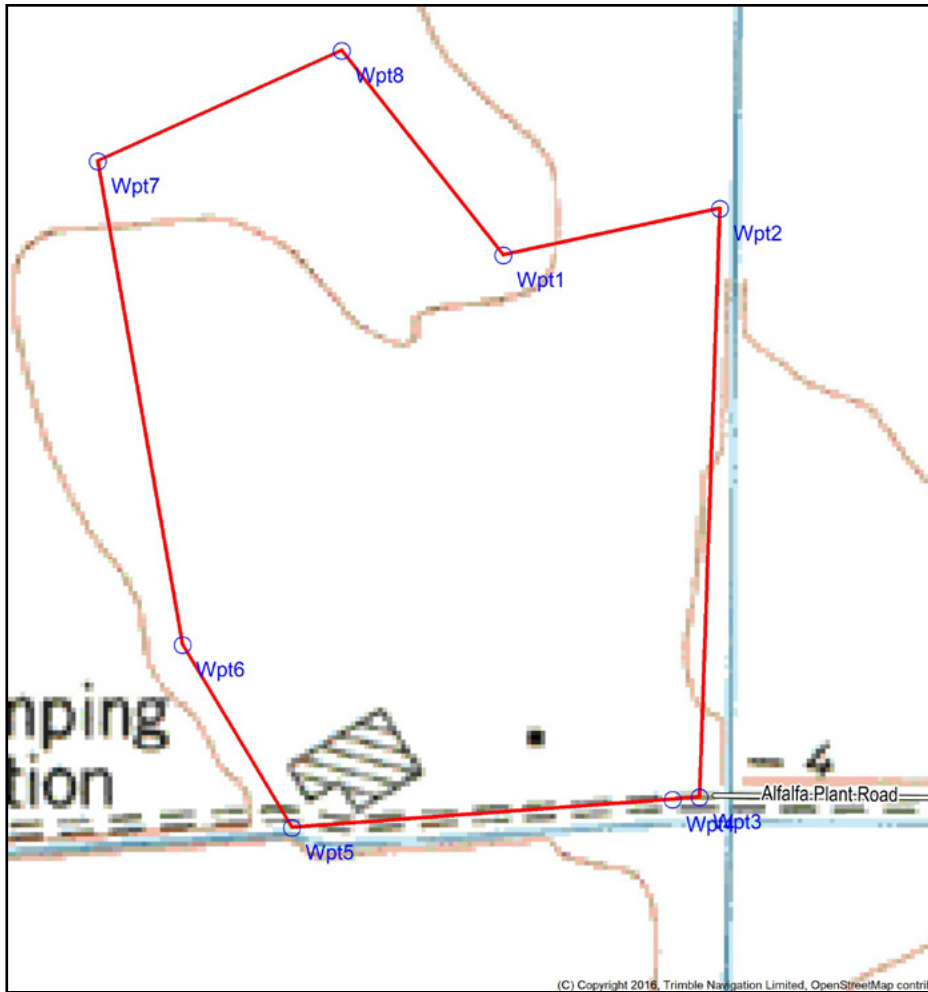


Description: 10 all steel buildings located on 61.16 acres of agricultural land near the town of Courtland. Included are two older +/- 45,000 sq ft buildings with wood and metal frames, metal roofs and exterior and 8 newer buildings that measure +/- 36,000 sq ft each, all with metal frame interior, 30+ clear height, metal siding and roof. All 10 have concrete floor with paved access. Additionally, the Property contains +/- 15 acres of cemented outside storage pad. Property contains 3 wells, 2 in use; 1 domestic, 1 ag, there is 4000-amp Electric service at the property. Included with the property is a combination 1200 sq ft office and scale house with a 70 ft ground level truck scale. Property is zoned for confined animal use including livestock, dairy and poultry. It can also be used for nursery stock production both in the buildings and the concrete pad.

Directions: From I-5 south of Sacramento, take Hood-Franklin road 2.7 miles to Hood; at Hood, turn left on River Road and proceed 2.5 miles to Lambert Road. Take Lambert Road 2.3 miles to Herzog Road. Take Herzog Road 1.3 miles to Alfalfa plant Road. Take Alfalfa Plant Road 1/2 mile to the property.

Property Maps ~ Delta Confined Animal / Nursery Stock Facility, Sacramento County, CA

Topo Map



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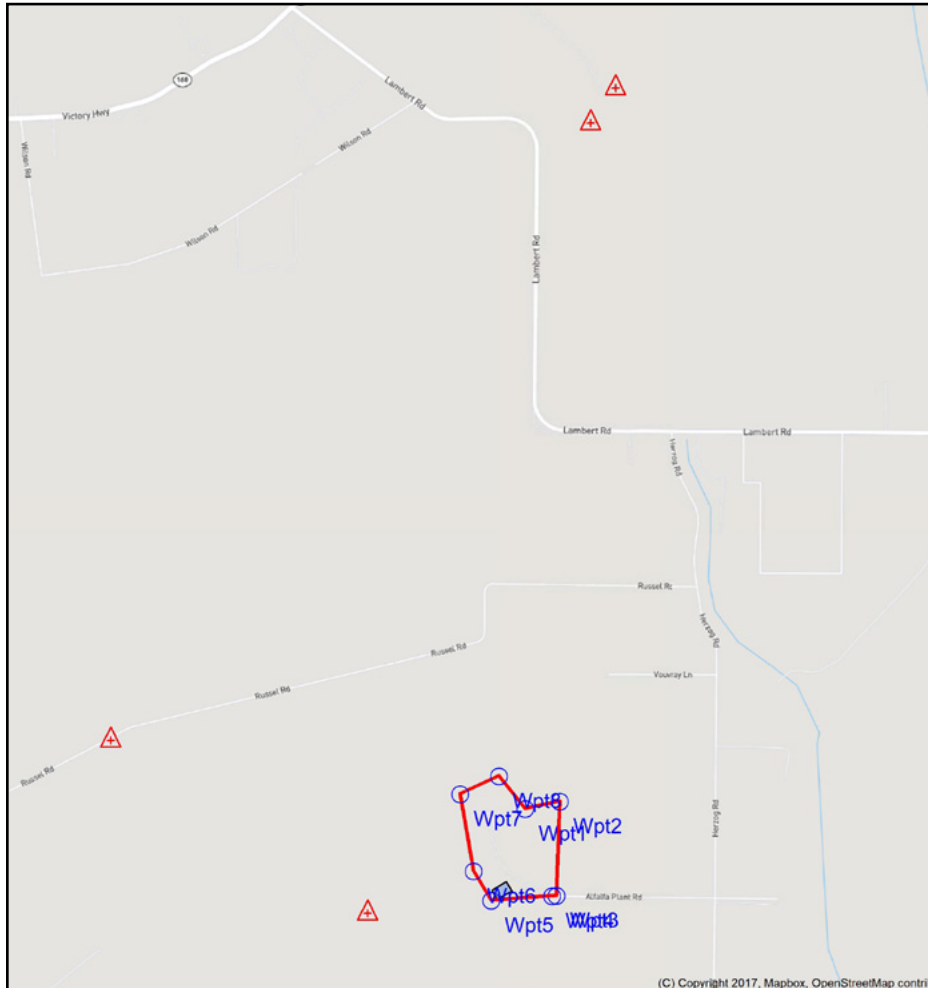
Aerial Map



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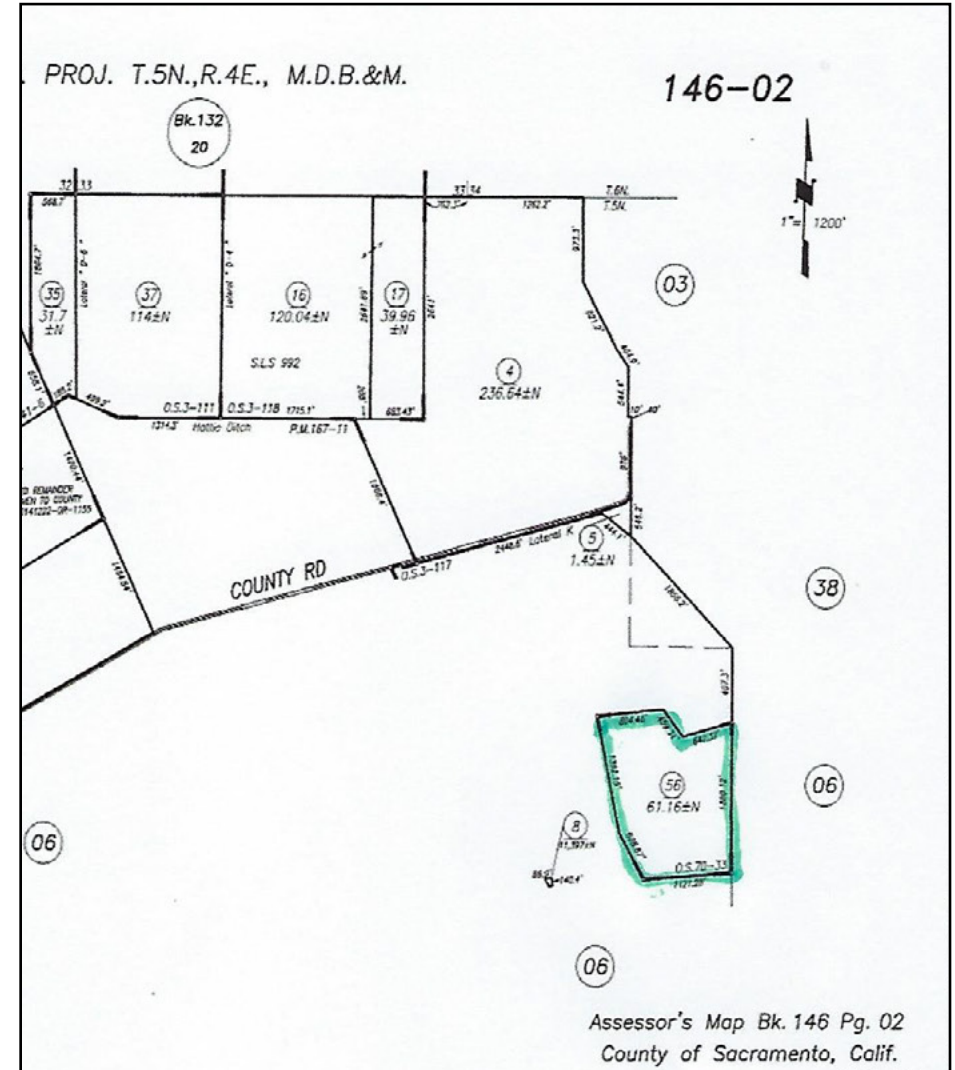
Street Map



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APN: 146-0020-056

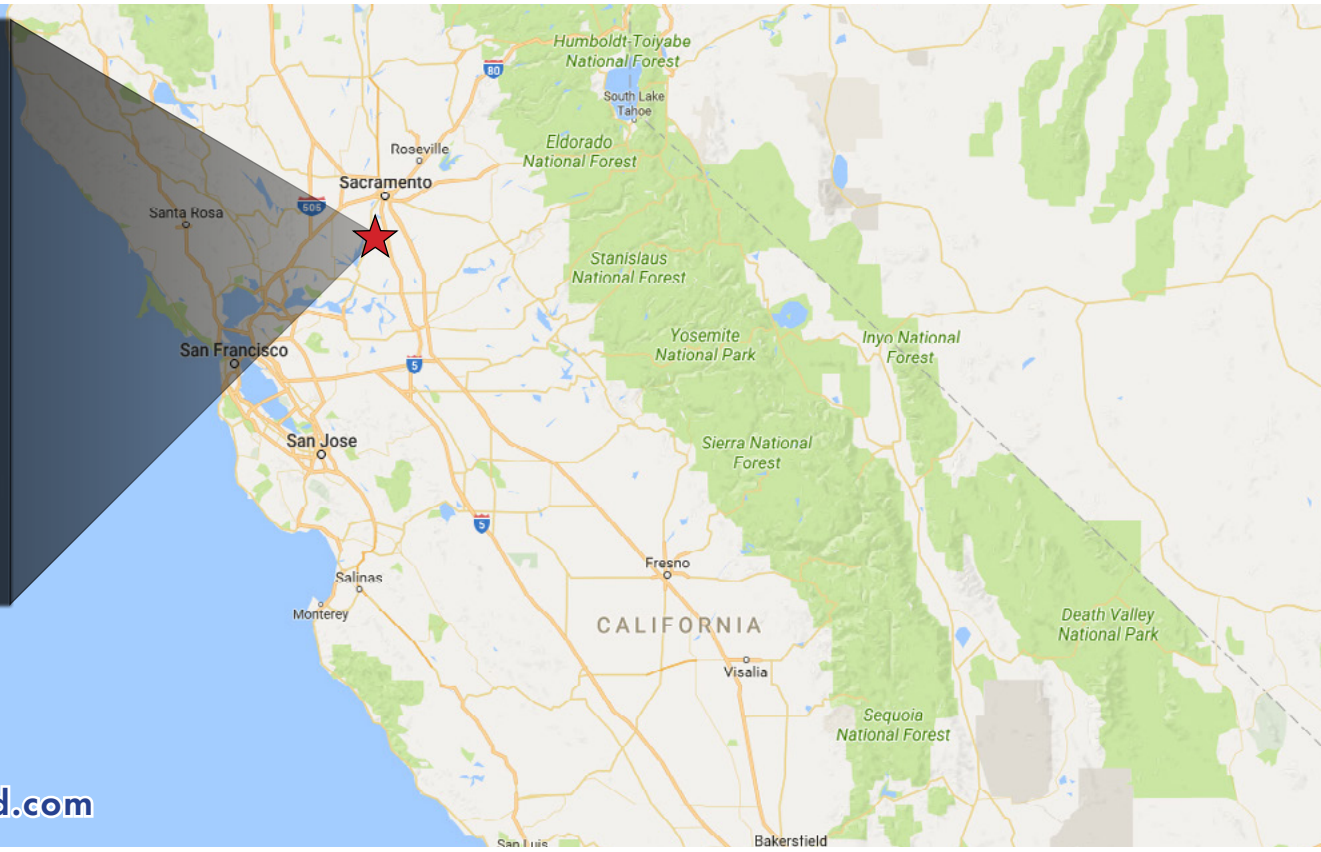
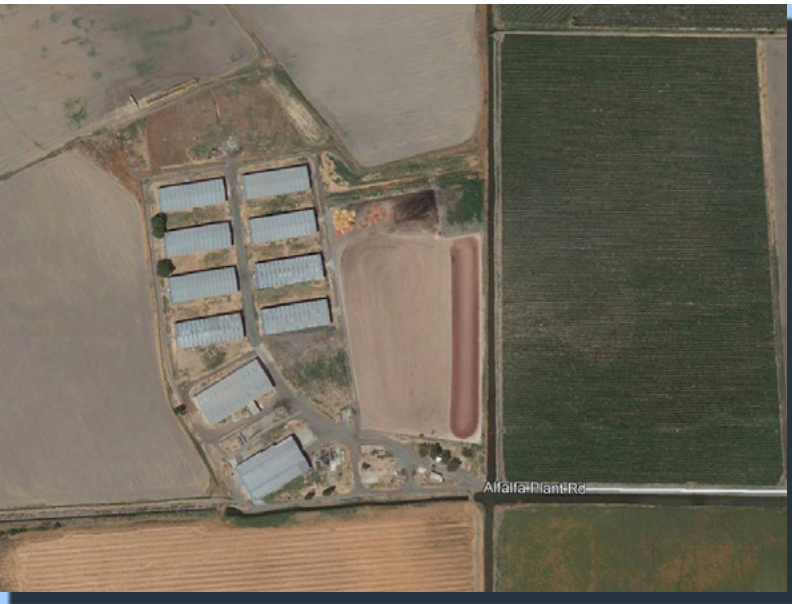
±61.16 ACRES



Property Photos ~ Delta Confined Animal / Nursery Stock Facility, Sacramento County, CA



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\$5,300,000

For Additional information visit www.Land.com

For More Information Contact:



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