ELT Ranch Properties, Inc.
Agricultural Brokerage Services

±150.14 Acre Sacramento Alabama Ranch – Galt, CA

27th Leaf Chandler/Howard Walnuts   –   ±5,500#/Ac. Avg.

EXCLUSIVELY PRESENTED BY:

Kyle Dalrymple
Associate Broker - DRE #01857897
530.870.2732

Executive Summary

Location: Property is situated along the west side of Alabama Road, between Borden Road and Simmerhorn Road, ±3.50 miles northeast of Galt and Hwy. 99 in Sacramento County, CA.

Land Area/Property Size: ±150.14 Gross Acres

Land Use:

Block	Variety	Net Ac.	Planted	Tree Age	Spacing
1	Chandler	49.94	1997	27th	21'x21'
2	Chandler	52.24	1997	27th	21'x21'
3	Howard	37.18	1997	27th	21'x21'
		139.36	**Total Net Tree Ac.**		

Assessor's Parcel Number: 152-0170-028

Soils: Soils are comprised of: ±75% San Joaquin silt loam (Class 3), ±24% San Joaquin-Xeranents complex, leveled (Class 3) and ±1% Durixeralfs (Class 4) per USDA Soil Survey.

Irrigation Supply: (2) on-site ag. wells each equipped with 75 HP electrical turbine motors producing 1,448 GPM, combined. Recent pump tests available upon request.

Sustainable Groundwater Management Act: Property is in the San Joaquin Valley – Consumnes subasin (5-022.16) which is rated as a **MEDIUM** priority basin. Property is within the Galt Irrigation District GSA.

Site Improvements: Fenced equipment yard with fuel depot.

Comments: ±150-acre walnut ranch in a single contiguous unit with stable groundwater supplies and strong orchard yield history. There is another ±300-acre tract of similarly aged walnuts ±1/2 mile north also available ($26,000/acre).

Offer Price: **$25,000 per acre ($3,750,000)**
SELLER WILL LOOK AT ALL OFFERS

Property Showing: Qualified buyers contact listing broker to schedule property tour.
DO NOT VISIT PROPERTY WITHOUT SCHEDULING W/ BROKER

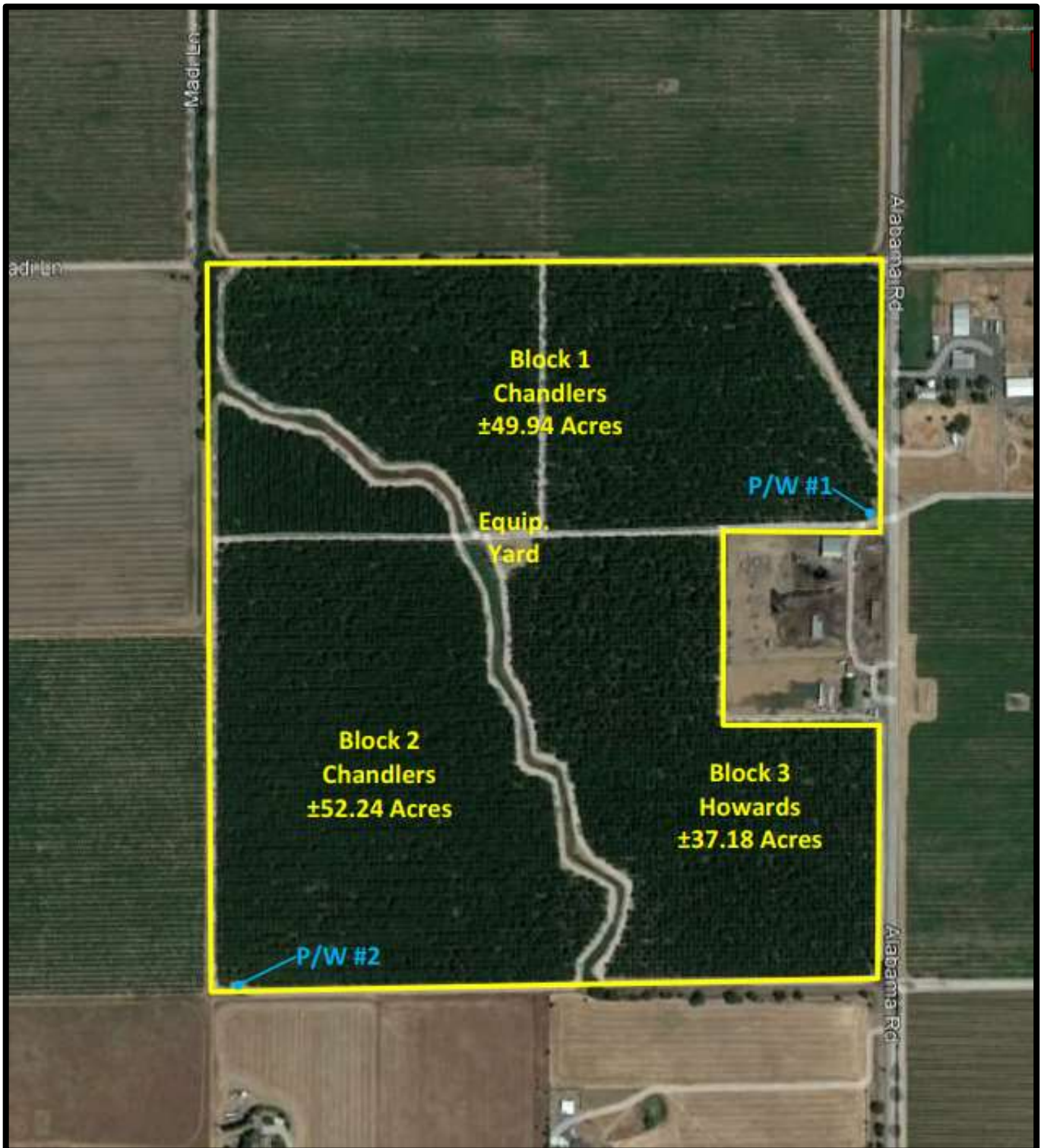**Contact:** Kyle Dalrymple at 530-870-2732 or email to kyle@eltappraisers.com

PROPERTY LOCATION MAP

PROPERTY PLAT MAP

Block 1
Chandlers
±49.94 Acres

P/W #1

Equip.
Yard

Block 2
Chandlers
±52.24 Acres

Block 3
Howards
±37.18 Acres

P/W #2

Madrin Ln

Alabama Rd

Alabama Rd

PROPERTY PHOTOGRAPHS

Block 1

Block 1

PROPERTY PHOTOGRAPHS

Pump/Well #1

Fenced Equip. Yard w/ Fuel Depot

PROPERTY PHOTOGRAPHS

Block 2

Block 2

PROPERTY PHOTOGRAPHS

Pump/Well #2

Block 3