



LAND MANAGEMENT
BROKERAGE & APPRAISAL

www.landmba.org

FOR SALE

3475 KEYS ROAD SUTTER COUNTY

Property Highlights

LOCATION

Located at the southwest corner of Keys Road and Pleasant Grove Road, two and one-third miles east of Highway 99, two (2) miles south of Pleasant Grove and seven (7) miles north of Natomas in South Sutter County, California.

SIZE

123.1 assessed acres

APN(s)

Two (2) Sutter County Assessor Parcels;
035-160-003 (37.0 acres) & 035-160-046 (86.1 acres)

ZONING

General Agriculture – (AG 80)

LAND TYPES:

111 Acres – Vacant Cropland
3.5 Acres – Developed Building Site
8.6 Acres – Support

IMPROVEMENTS

1,955± s.f. Dwelling (Single Story, 3 bed & 2 bath)
2,000± s.f. Hay shed
1,400± s.f. Equipment Shed
Misc. Dairy Improvements
Domestic Well, Septic & Propane

IRRIGATION

One (1) onsite well – electric

PRICE

~~\$2,300,000~~

PRICE DROP
\$1,950,000

ADDITIONAL INFO

Please call or email us for additional information.

JOHN BRENNAN BROKER

DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695
(530) 870-6625
john@landmba.org

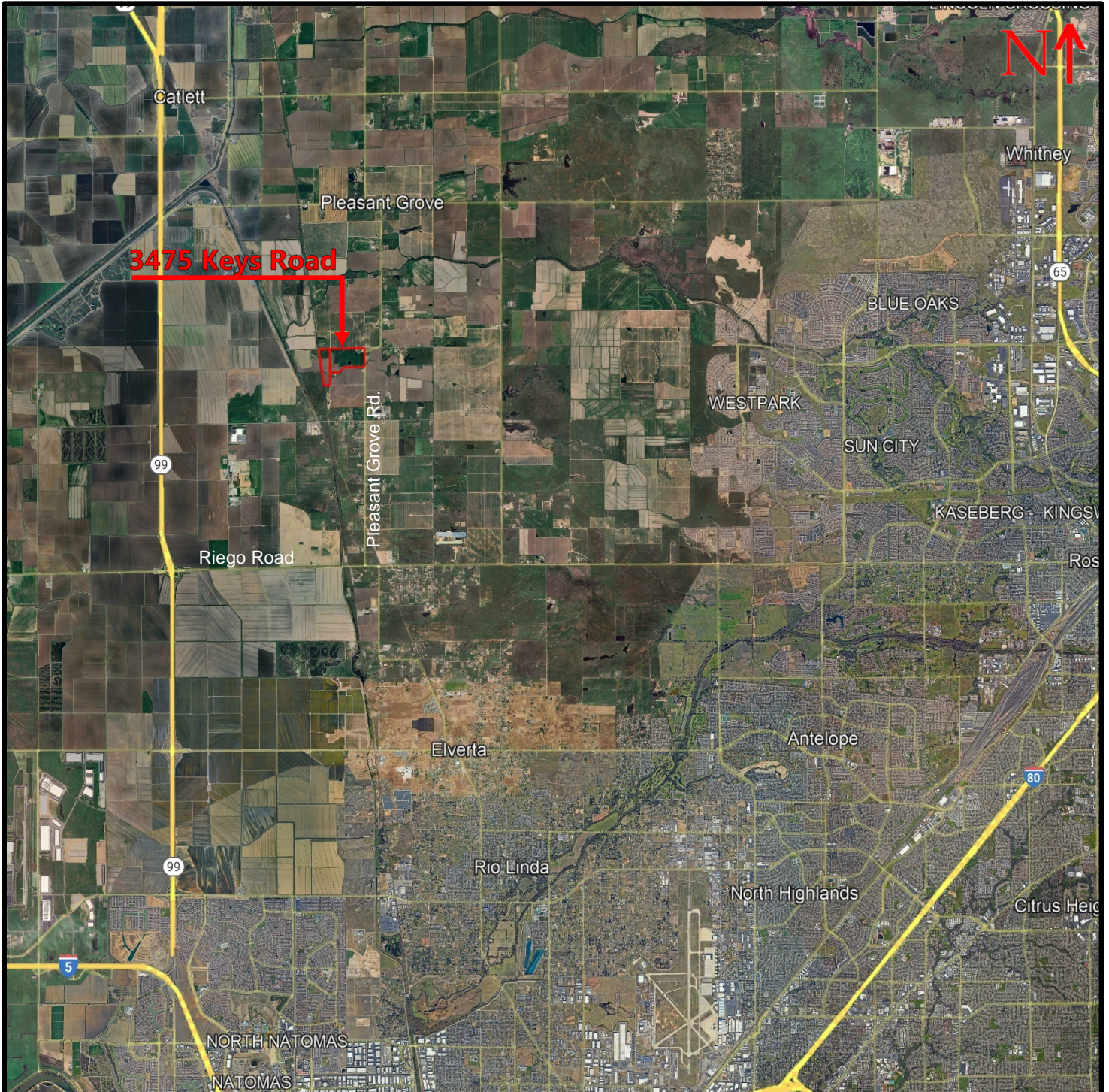


MARKUS HACKETT BROKER ASSOCIATE

DRE License No. 02020460
1059 Court Street, Suite 120
Woodland, CA 95695
(530) 301-0329
markus@landmba.org

** 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.

PROPERTY LOCATION



ADDITIONAL INFO

Please call or email us for additional information.

JOHN BRENNAN BROKER

DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695
(530) 870-6625
john@landmba.org

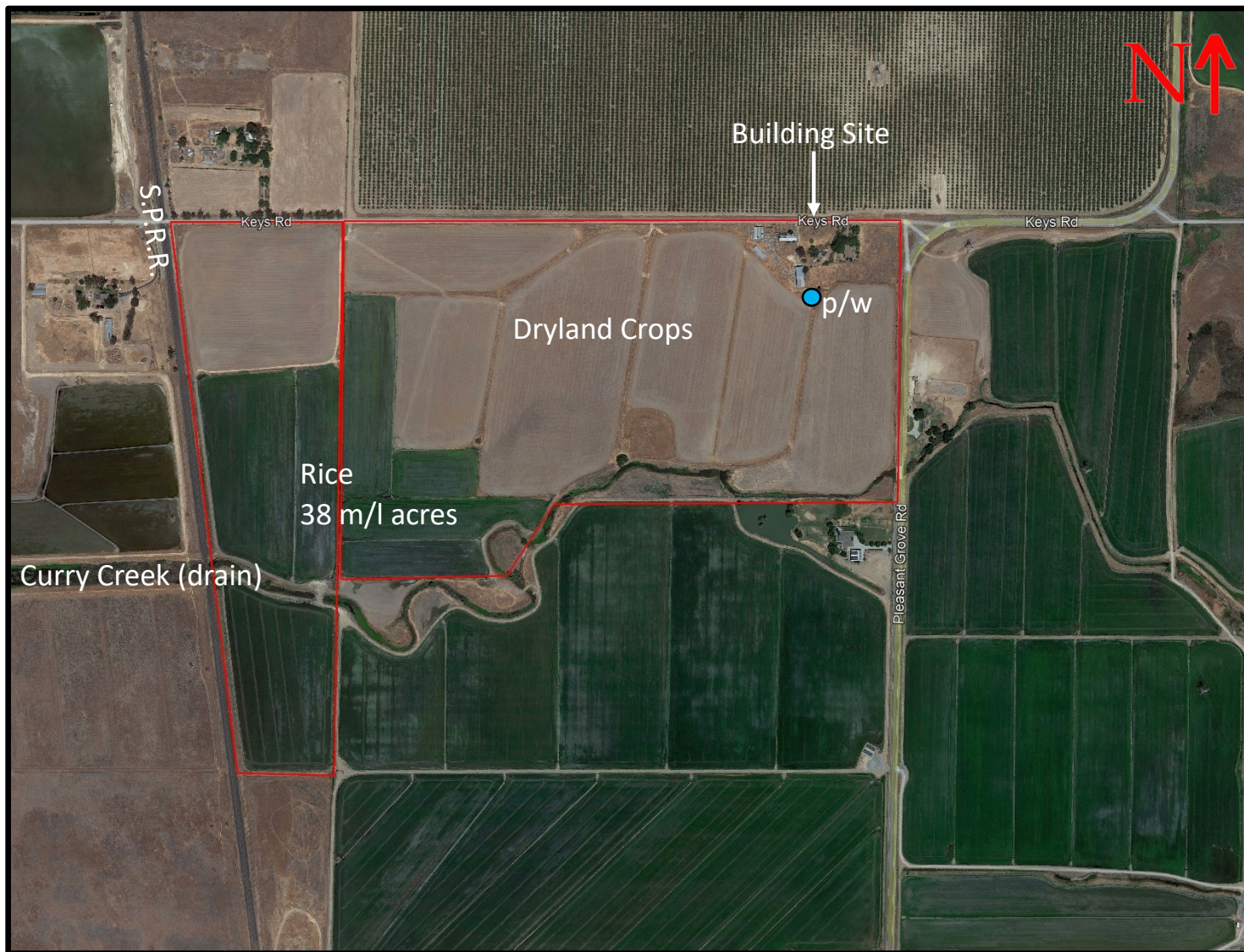


MARKUS HACKETT BROKER ASSOCIATE

DRE License No. 02020460
1059 Court Street, Suite 120
Woodland, CA 95695
(530) 301-0329
markus@landmba.org

** 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.

PROPERTY MAPS - AERIAL



Property Information

Currently 38 m/l acres are leveled for rice farming and irrigated by one (1) well. Approximately 9 acres of that rice is located south of Curry Creek and irrigated by an off-site source, under tenant control. The balance is dryland farmed to wheat with the northeast 3.5 acres developed to a building site with a single family residence, and misc. farm & dairy structures. A tenant occupies the house.

Please NO trespassing, respect the current tenants by scheduling a private showing.

ADDITIONAL INFO

Please call or email us for additional information.

JOHN BRENNAN BROKER

DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695
(530) 870-6625
john@landmba.org



MARKUS HACKETT BROKER ASSOCIATE

DRE License No. 02020460
1059 Court Street, Suite 120
Woodland, CA 95695
(530) 301-0329
markus@landmba.org

** 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.

PROPERTY MAPS – SOILS



Soil Classifications

The soils on the property are identified in the soils analysis of Sutter County by the U.S.D.A. Natural Resources Conservation District. The soils and their relative percentage of the property area are summarized as follows:

Soil Type	Class	%
San Joaquin sandy loam (158)	4	48%
Capay Silty Clay, occasionally flooded (105)	2	40%
San Joaquin sandy loam, occasionally flooded (159)	4	7%
Capay clay, hardpan substratum (109)	2	6%

ADDITIONAL INFO

Please call or email us for additional information.

JOHN BRENNAN BROKER

DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695
(530) 870-6625
john@landmba.org

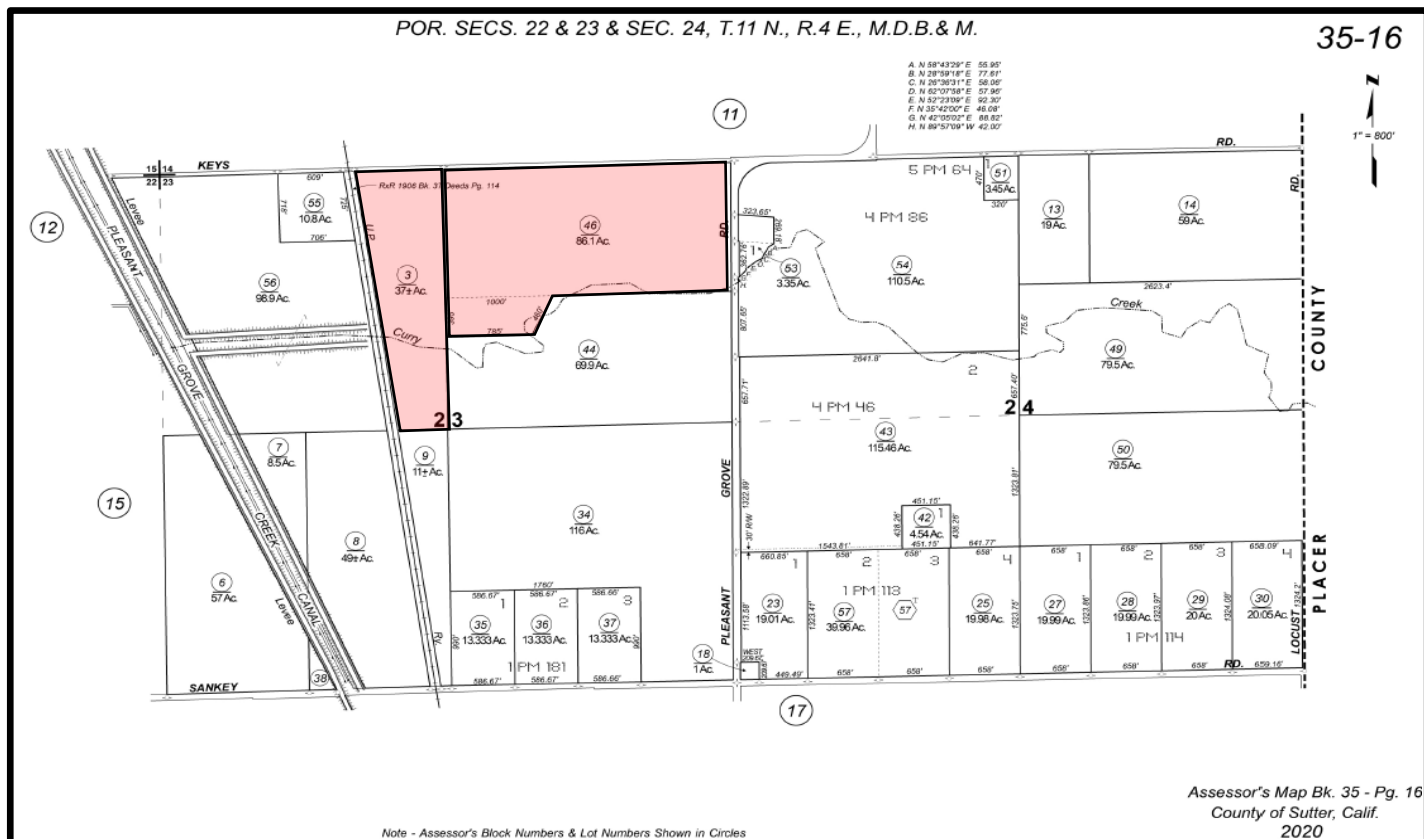


MARKUS HACKETT BROKER ASSOCIATE

DRE License No. 02020460
1059 Court Street, Suite 120
Woodland, CA 95695
(530) 301-0329
markus@landmba.org

** 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.

PROPERTY MAPS – ASSESSOR PARCELS



ADDITIONAL INFO

Please call or email us for additional information.

JOHN BRENNAN BROKER

DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695
(530) 870-6625
john@landmba.org

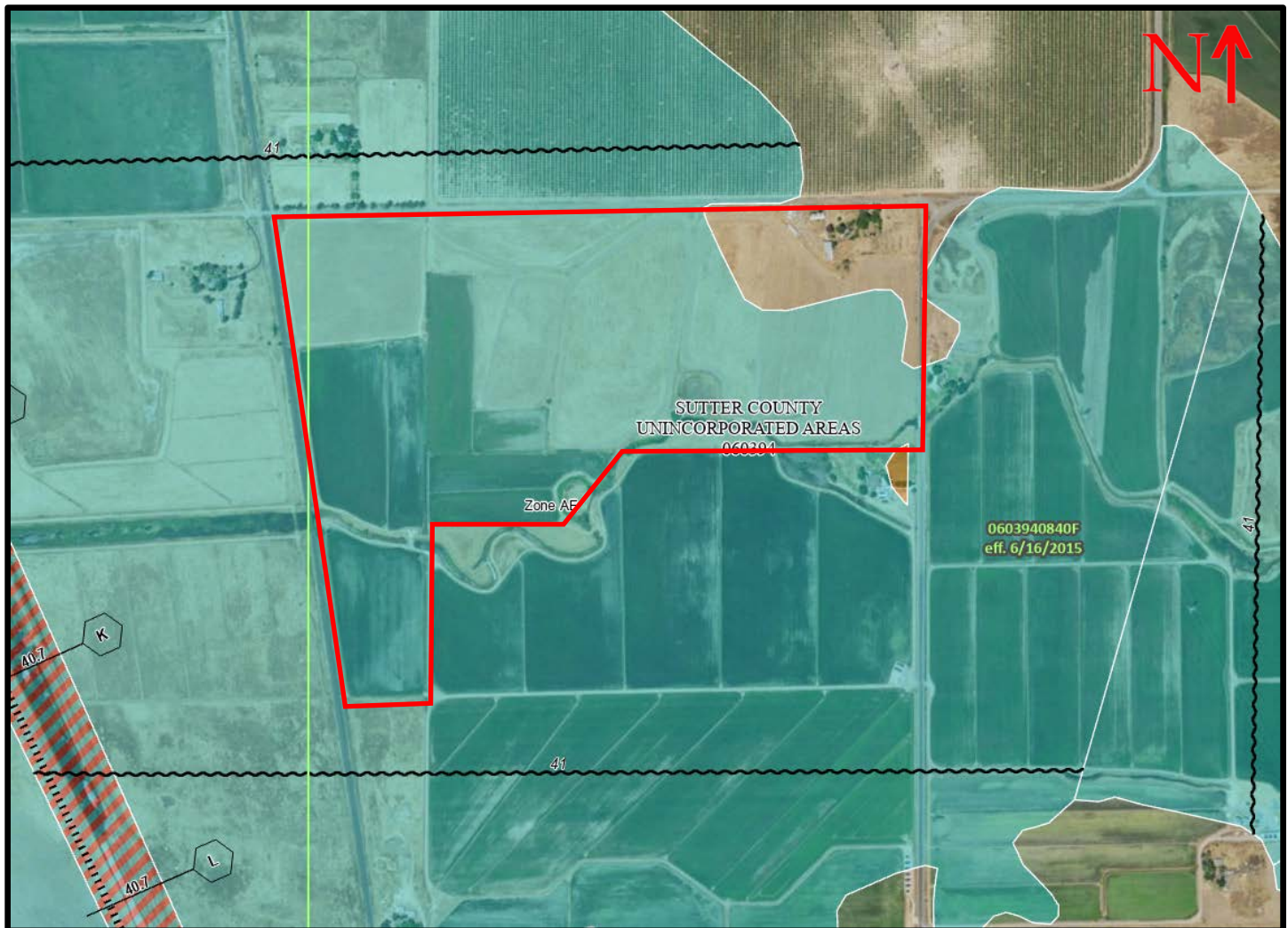
**BRENNAN
& JEWETT**
ASSOCIATES
LAND MANAGEMENT
BROKERAGE & APPRAISAL

MARKUS HACKETT BROKER ASSOCIATE

DRE License No. 02020460
1059 Court Street, Suite 120
Woodland, CA 95695
(530) 301-0329
markus@landmba.org

** 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.

PROPERTY MAPS – FLOOD ZONE



FEMA Zone

The property is shown on FEMA Flood Hazard Map 0603940840F, dated June 16, 2015. The majority of the property is within Flood Zone AE (Shaded) with the northeast corner and building site located outside the flood zone. Flood Zone AE reflects the 1% annual chance flood with base flood elevations determined. At the subject property, the base flood elevation is reported by FEMA as 40.7 feet, while the majority of the property sits at 35 to 40 feet above sea level.

ADDITIONAL INFO

Please call or email us for additional information.

JOHN BRENNAN BROKER

DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695
(530) 870-6625
john@landmba.org

**BRENNAN
& JEWETT**
ASSOCIATES
LAND MANAGEMENT
BROKERAGE & APPRAISAL

MARKUS HACKETT BROKER ASSOCIATE

DRE License No. 02020460
1059 Court Street, Suite 120
Woodland, CA 95695
(530) 301-0329
markus@landmba.org

** 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.