

Brennan, Jewett, Hackett

Land Management,
Brokerage and Appraisals

www.landmba.org

FOR SALE

NADER RANCH

(517 \pm ACRES)

PLACER COUNTY

Property Highlights

LOCATION

Located along the west side of Sheridan Lincoln Boulevard and north of West Wise Road, straddling Racoon Creek, one mile north of Lincoln in Placer County, California.

SIZE

517.41 Assessed acres

APN(s)

019-290-010, -019, 020-150-048, -049, -078 & -081

ZONING

F-BX-SP-AO-80 (80 Acre Minimum Parcel Size)
Conserved in perpetuity by the Placer County Conservation Authority (PCCA) with two building sites totaling 10 acres excluded.

LAND TYPES

355 \pm Acres *Dry Pasture*
116 \pm Acres *Irrigated Pasture*
36 \pm Acres *Riparian Corridor*
10 \pm Acres *Building Sites* (excluded from easement)

IRRIGATION

Appropriative Water Right from Racoon Creek
Nevada Irrigation District intermittent flow account

IMPROVEMENTS

(3) Dwellings, (3) Barns & (3) outbuildings

PRICE

\$2,000,000

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

**Brennan, Jewett,
Hackett** Land Management,
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*In Association w/ Peter F. Brennan Inc.
DRE 01944663*

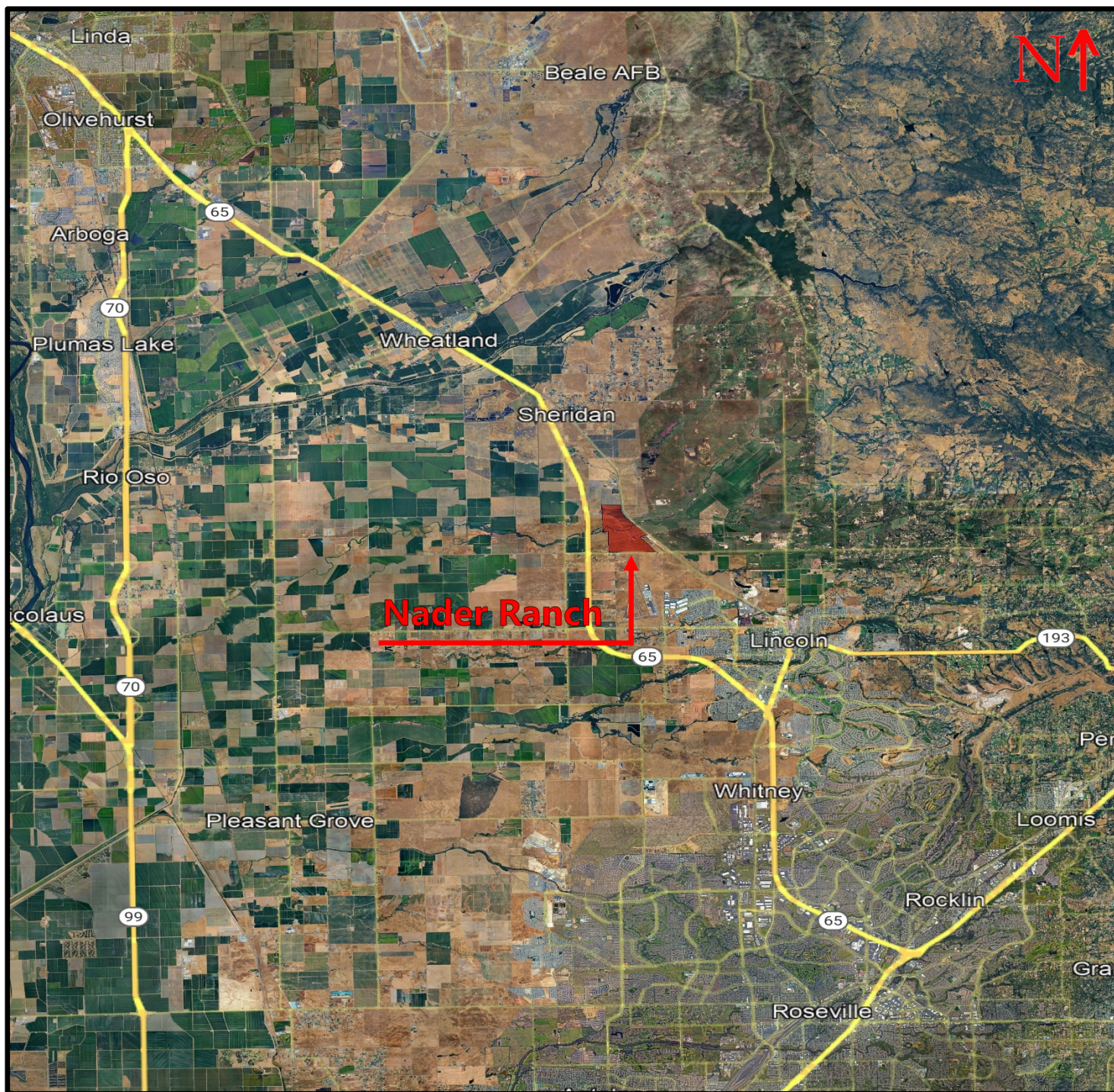
MARKUS HACKETT BROKER

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1059 Court Street, Suite 120
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(530) 301-0329
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** 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



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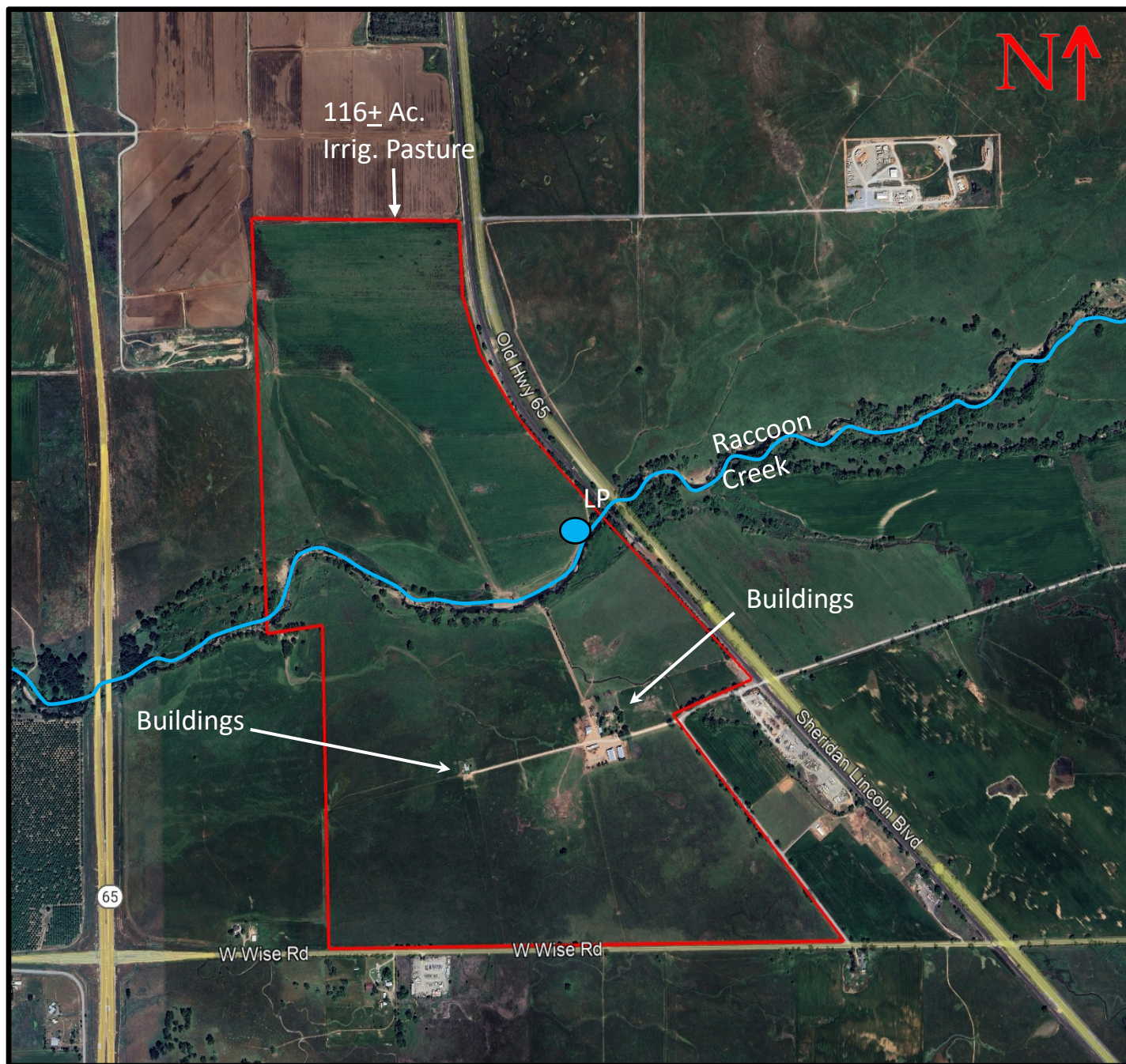
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PROPERTY MAPS - AERIAL



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

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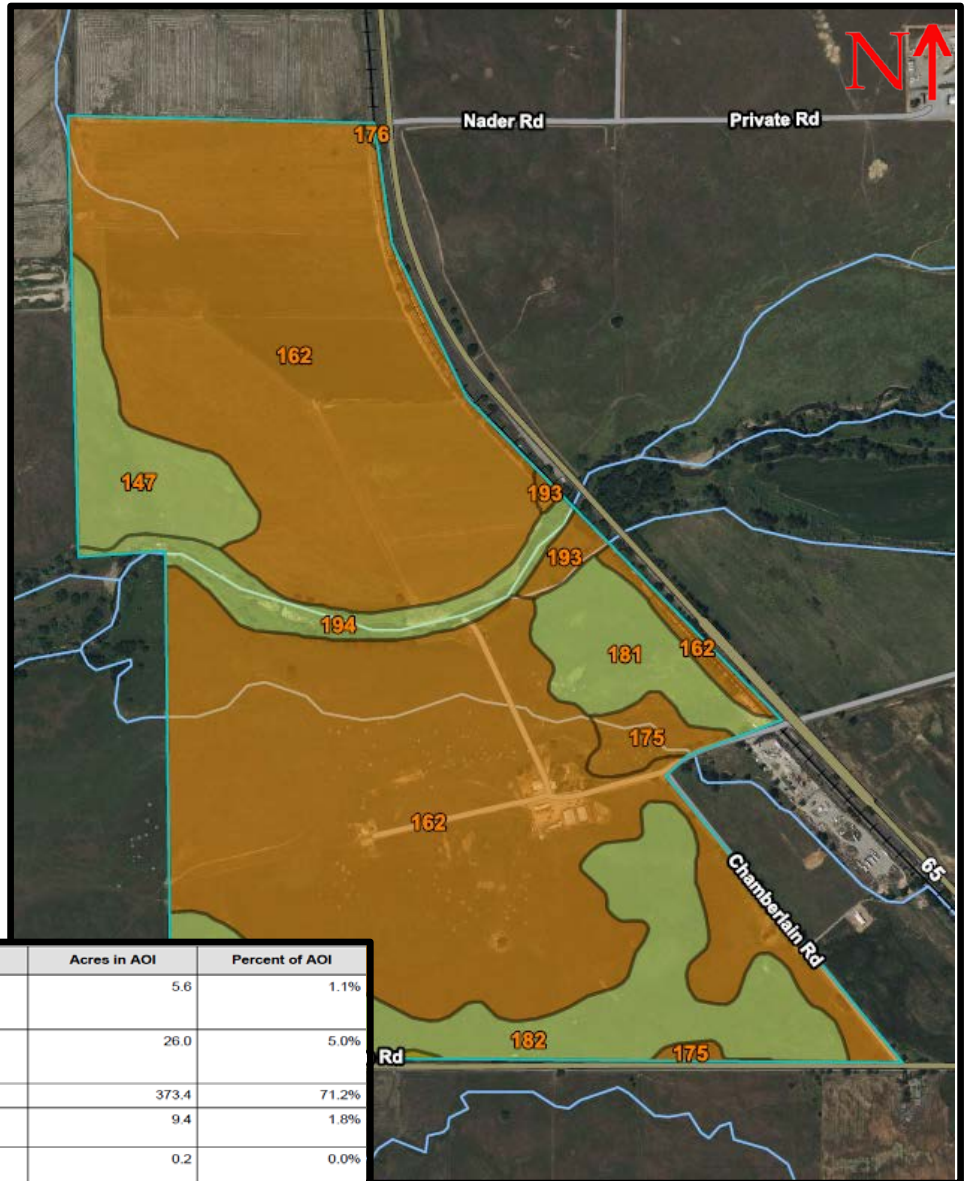
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PROPERTY MAPS – SOILS MAP

Soil Classifications

The soils on the property are identified in the soils analysis of Placer 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:



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
142	Corneta-Ramona sandy loams, 1 to 5 percent slopes	3	5.6	1.1%
147	Fiddymint-Kaseberg loams, 2 to 9 percent slopes	4	26.0	5.0%
162	Kilaga loam	2	373.4	71.2%
175	Ramona sandy loam, 2 to 9 percent slopes	2	9.4	1.8%
176	Redding and Coming gravelly loams, 2 to 9 percent slopes	4	0.2	0.0%
181	San Joaquin sandy loam, 1 to 5 percent slopes	4	22.8	4.3%
182	San Joaquin-Corneta sandy loams, 1 to 5 percent slopes	4	64.9	12.4%
193	Xerofluvents, occasionally flooded	2	4.5	0.9%
194	Xerofluvents, frequently flooded	4	17.9	3.4%
Totals for Area of Interest			524.7	100.0%

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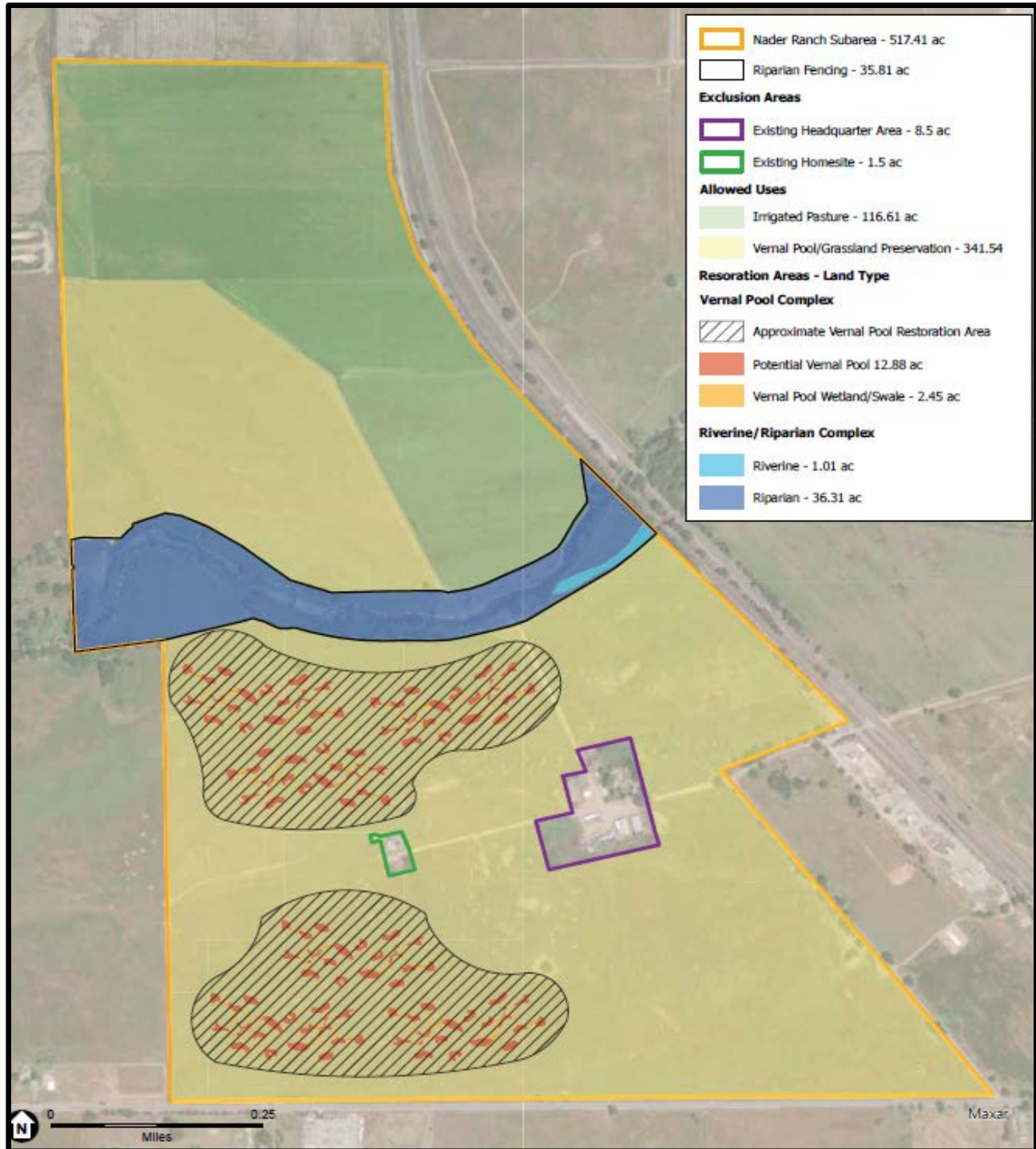
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PROPERTY MAPS – RESTORATION MAP



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