

Fox Lee Pear and Cherry Orchard, Walnut Grove, CA

Walnut Grove

Andrus Island Road, Walnut Grove, CA, USA

80.46 Acres

\$2,225,000.00



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Fox Lee Pear and Cherry Orchard, Walnut Grove, CA

Legend

 Boundary

Description

Fox Lee Ranch Investment Opportunity: Walnut Grove, California: Two parcels totaling 80.46 acres planted pears and cherries on Andrus Island, with frontage on Georgiana Slough. Approximately 30.1 +/- acres of pears and 40.8 +/- of cherries currently under lease with a grower/packer All State Packers, Inc. through August 31, 2029. Property consists of two separate Assessors' parcels, one 26 +/- acre parcel and the other is 54.46 +/- acres (under Williamson Act Contract). Both parcels have the potential to build residences on them. 45 minutes to Sacramento International Airport or Stockton Metropolitan Airport, private airport next door on neighboring parcel. Talk to your Income Tax Professional about the tax advantages of owning agricultural investments. Contact: Gary McEnerney at 916-761-8530 or Reni Della Maggiore at 209-649-7944

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