

**Brennan,
Jewett,
Hackett**

Land Management,
Brokerage and Appraisals

www.landmba.org

FOR SALE

O'BRIEN

RIVER RANCH

(338.89_± ACRES)

SUTTER COUNTY

Property Highlights

LOCATION	Located along the west side of Cranmore Road and south side of Fasig Road, adjacent to the Sacramento River, eight miles northwest of Robbins in Sutter County, California.
SIZE	338.89 assessed acres
APN(s)	024-030-004, -006, -013 & -014
ZONING	General Agriculture – (AG-40 acre minimum)
SOILS	~80% Shanghai silty clay loam Class 2 ~20% Byington Silt Loam Class 3
IRRIGATION	USBR Sacramento River Settlement Contract Riparian to the Sacramento River Appropriative Water license w/ SWRCB One (1) Agricultural Well
TERMS	Cash to Seller
PRICE	<i>\$4,850,000</i>

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

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*In Association w/ Peter F. Brennan Inc.
DRE 01944663*

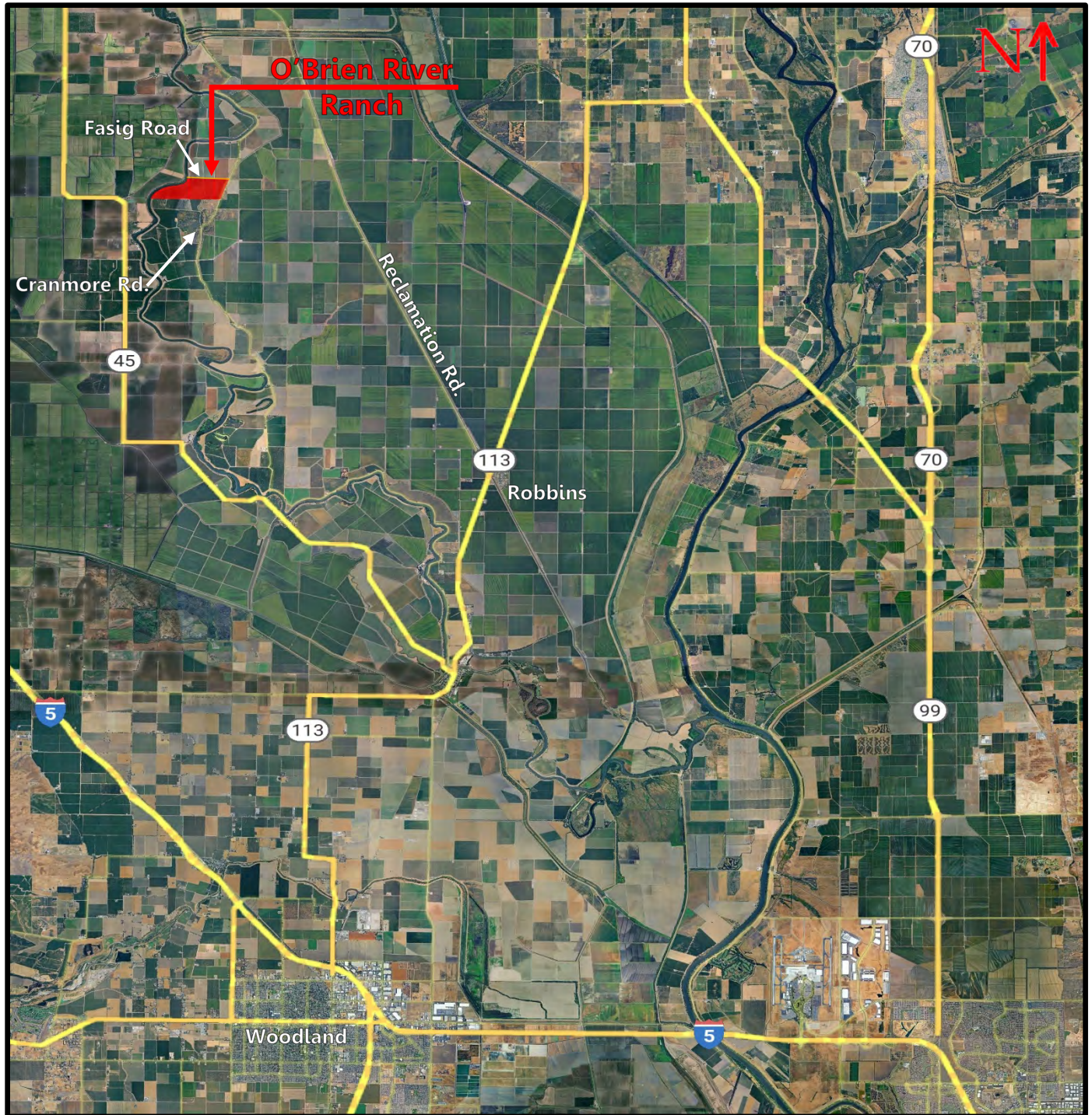
**MARKUS HACKETT
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** The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.

PROPERTY LOCATION



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PROPERTY MAPS – PROPERTY AERIAL



Property Information

Gross Acres: 338.89 Acres

Net Acres: 313 m/l Net

Irrigation:

Private diversion from the Sacramento River (30 HP) and an onsite agricultural well (40 HP). The property has a USBR Sac. River Settlement Contract, which includes an appropriative state water license, and a pre-1914 right. Parcel 024-030-014 is Riparian to the Sacramento River. Information on the Settlement Contract is available upon request.

Drainage:

Reclamation District 1500 services the property.

Taxes:

The property is not enrolled in the Williamson Act Contract and taxes will be approx. 1% of the sales price.

Lease:

There are no leases extending beyond the 2025 crop year.

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

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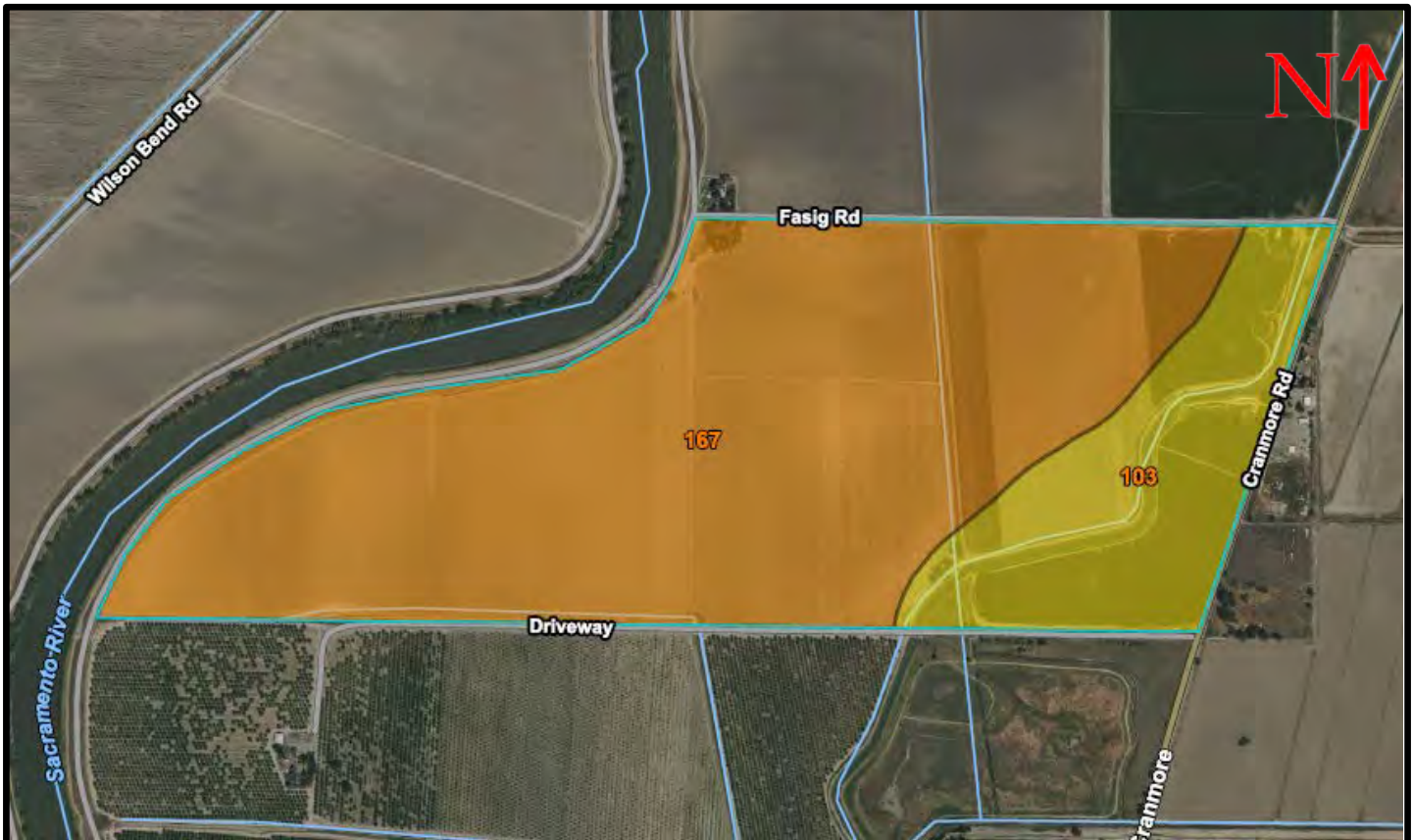
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PROPERTY MAPS – SOILS MAP

Soil Classifications

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



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
103	Byington silt loam, 0 to 2 percent slopes	3	74.3	21.5%
167	Shanghai silty clay loam, 0 to 2 percent slopes	2	271.5	78.5%

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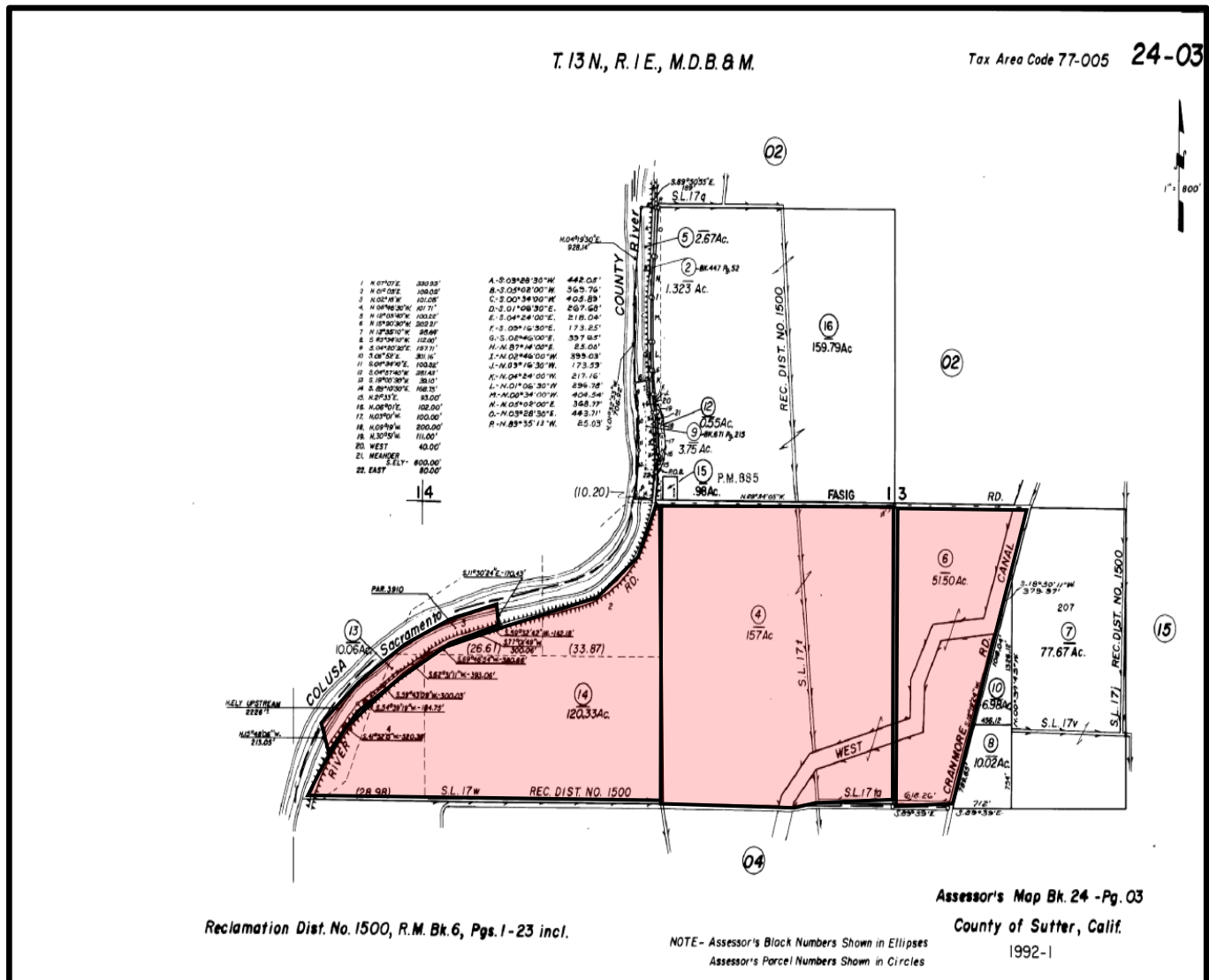
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PROPERTY MAPS – ASSESSOR PARCEL MAP



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