

**BRENNAN
JEWETT
HACKETT**

Land Management,
Brokerage and
Appraisals

www.landmba.org

FOR SALE

**42.33 ACRES
ORGANIC CROPLAND
MERIDIAN, CA**



**Brennan, Jewett
& Hackett** Land Management,
Brokerage and Appraisals

*In association w/ Peter F. Brennan inc.
DRE No. 01512493*

Clint Jewett
Broker
DRE License No. 01789662
(530)945-5519
clint@landmba.org

PROPERTY HIGHLIGHTS

Summary

Sell the house in town and move to the country! Secluded and quiet location five miles southeast of Meridian on S. Meridian Road. This property has good soils and surface water suitable to orchards, row and field crops or irrigated pasture. Currently leased for organic processing tomatoes. Included is a 1,900± sf single family home (3 bedroom/2 bath) that has been maintained and is currently rented. Continue to rent or make it yours, options are open. Don't let the opportunity get away.

Location

On the west side of the S. Meridian Road and Girdner Road intersection, approximately 5 miles southeast of Meridian in Sutter County, CA.

2803 S. Meridian Road, Meridian, CA

APN

021-040-035

Zoning

Agriculture (AG-40)

Irrigation

Meridian Farms Water Company

Soils

Shanghai silt loam - CU II

Price

\$885,000

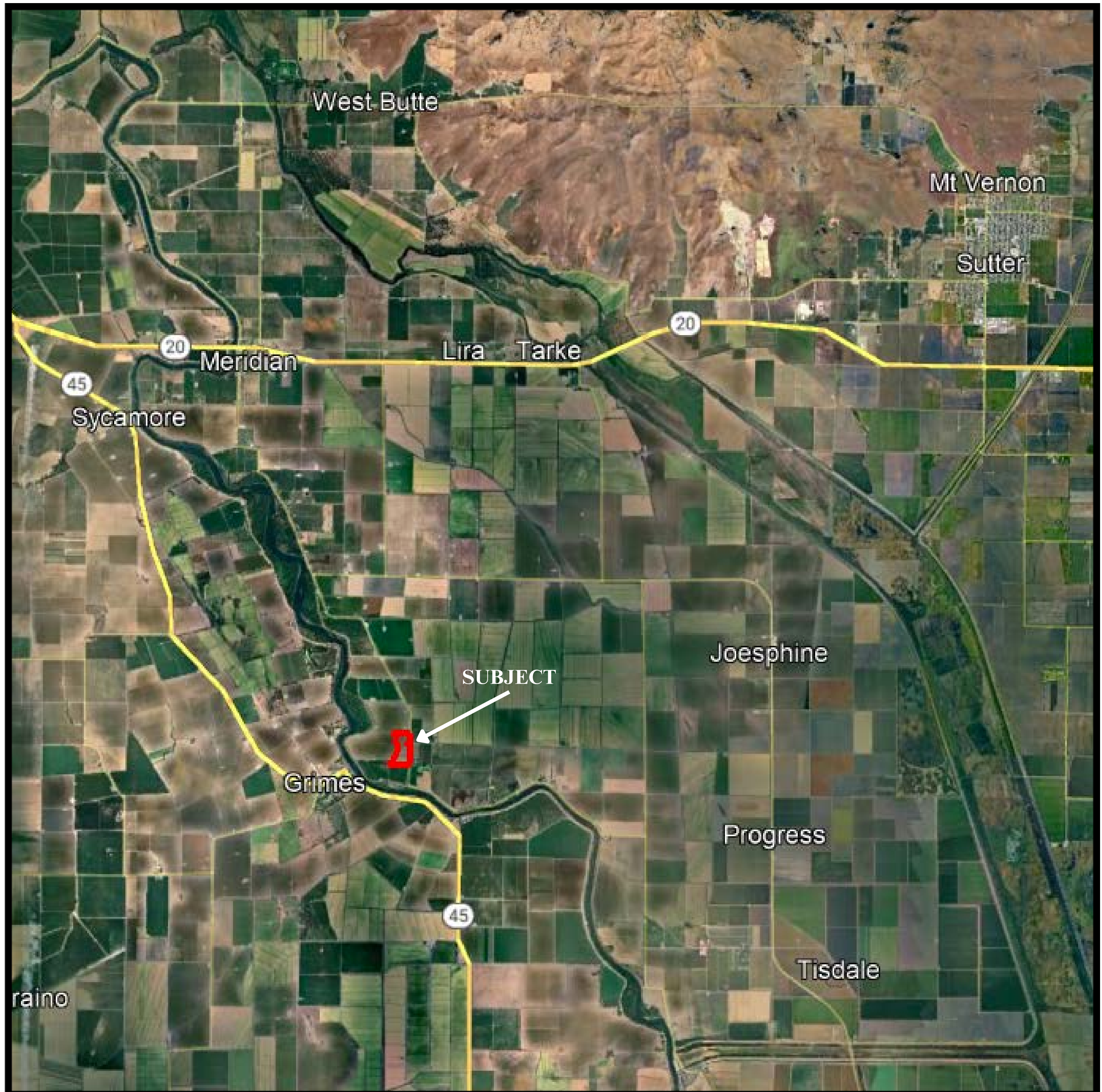
****The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.**

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PROPERTY LOCATION

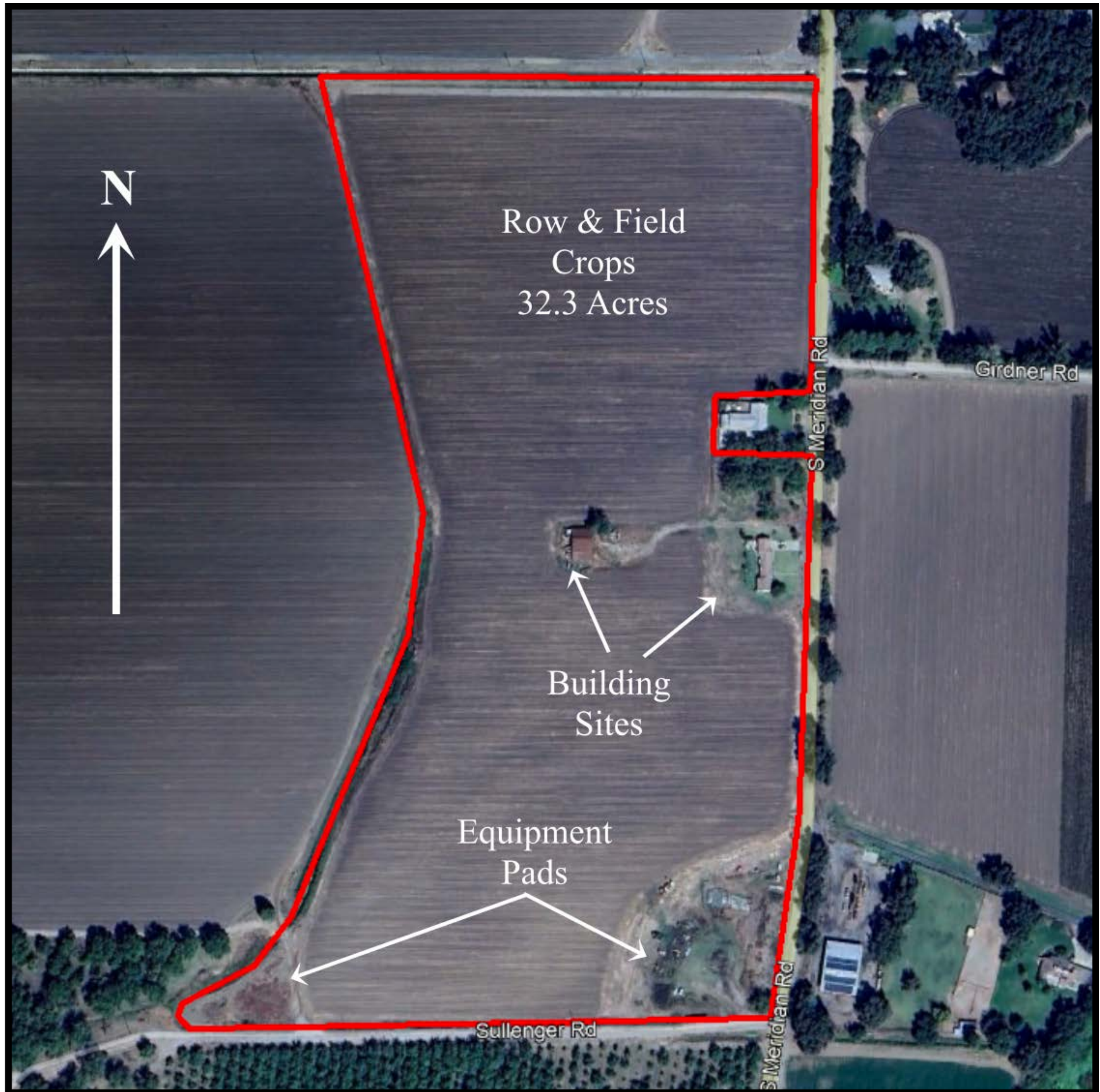


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PROPERTY MAP

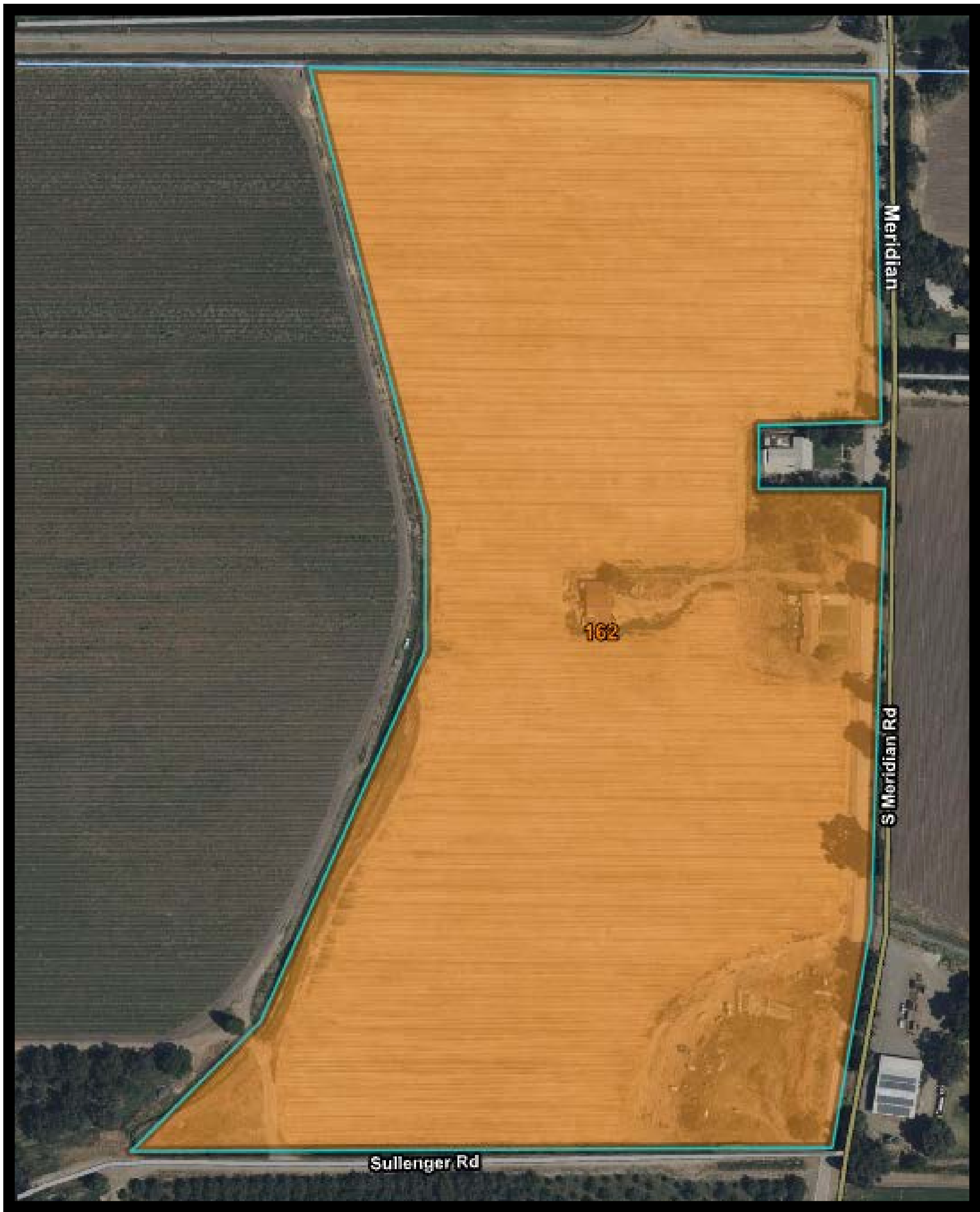


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PROPERTY SOIL MAP



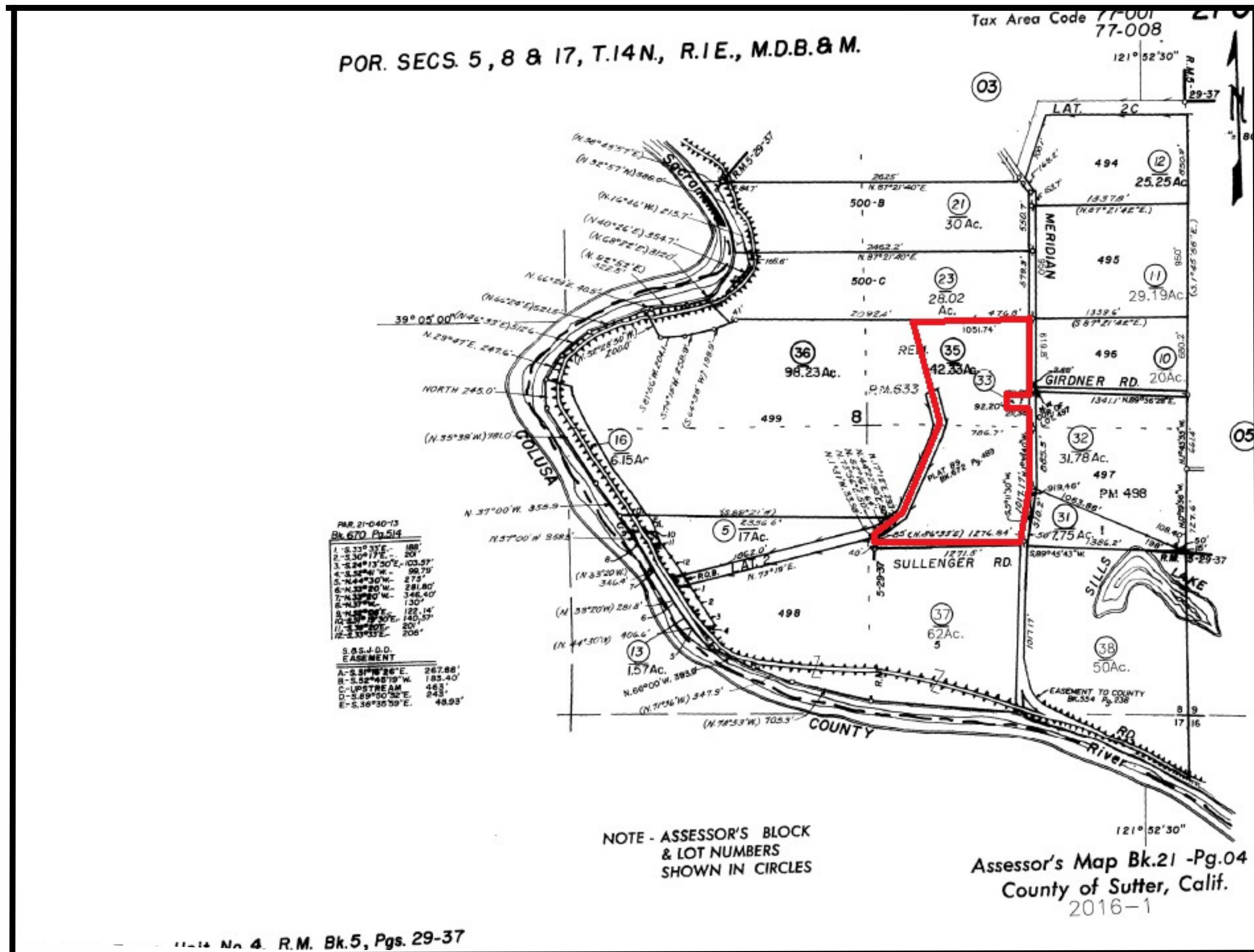
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
162	Shanghai silt loam, 0 to 2 percent slopes	2	41.6	100.0%
Totals for Area of Interest			41.6	100.0%

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ACCESSOR PARCEL MAP



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PROPERTY PHOTOS

