

Buyer Brief: 7414 Dillard Rd, Sloughhouse, CA 95683

A premier organic walnut ranch and lifestyle farm positioned for significant revenue growth and agritourism expansion. Located minutes from Sacramento with river frontage, multiple water sources, and strong infrastructure already in place—allowing a buyer to step into both income and opportunity immediately.

Property At-A-Glance

Acreage:	71.85 acres
Home:	3 bed / 3 bath / 2,159 sq ft
Certification:	CCOF Organic Certified (transferable)
Water Sources:	House well + Solar-powered Ag well + Cosumnes River riparian rights
Orchard:	Organic Vina interplanted with 4th leaf Chandler
Zoning:	Agricultural (farm stand & agritourism potential)
Location:	Direct access to Dillard Rd — minutes from Sacramento

Organic Walnut Income & Upside

- 2025 organic walnut market trending around **\$1.50/lb**
- Property projected to gross **\$150,000+ annually**
- 4th leaf Chandler ensures improved yields + higher premiums over time
- **Crop insurance** in place: protects revenue during light crop years
- 5 years of NRCS **CSP cost-share programs** supporting organic practices (weather sensors, cover crop, pest management)
- Opportunity to expand into **direct-to-consumer retail** and U-pick markets

Agritourism & Event Potential

- Separate access road near river suitable for **seasonal farm stand** or event space
- Riverfront appeal for weddings, photo venues, farm experiences
- Only ~20 minutes from Sacramento: large customer base + premium pricing
- Strong farm infrastructure: **2 shops, 2-stall barn, microdrip irrigation**, partial fencing
- Private but accessible layout supports public guest traffic while preserving home privacy

Home & Improvements

- Modernized essentials: **new flooring, AC, water heater, main plumbing line**
- Bathrooms recently remodeled (final finish details pending)
- Buyer can customize cosmetic updates to taste

Transition Options:

Seller is willing to consider **lease-back farming** if buyer does not wish to self-operate immediately.

For inquiries:

Representation contact available upon request