



±40_{AC}

RYDE POST OFFICE RANCH

Ryde, CA

FOR SALE

ALLIANCE AG
BROKERAGE · APPRAISAL · CONSULTING

Sacramento River

- 2** SUMMARY
- 4** MAPS
- 7** PROPERTY IMAGES
- 8** ABOUT US



SUMMARY

PROPERTY NAME:	Ryde Post Office Ranch
LOCATION:	14286 State Hwy 160, Ryde, Ca 95680
OFFERING PRICE:	\$850,000
ACREAGE:	±40 acres
APN:	142-0100-003
ZONING:	AG-40 and Light Commercial
PROPERTY TYPE:	Agriculture with mixed commercial / residential
IMPROVEMENTS:	2 adjacent structures containing the Ryde Post Office, 2 street facing commercial spaces; 2 - 2 bedroom apartments and 1 - 1 bedroom apartment.
AGRICULTURE:	Prior to 2025 ~35 net farm acres were planted to Bartlett variety pears. During the summer, 2025 the pears were removed & are currently piled for burning during winter 2025-26.

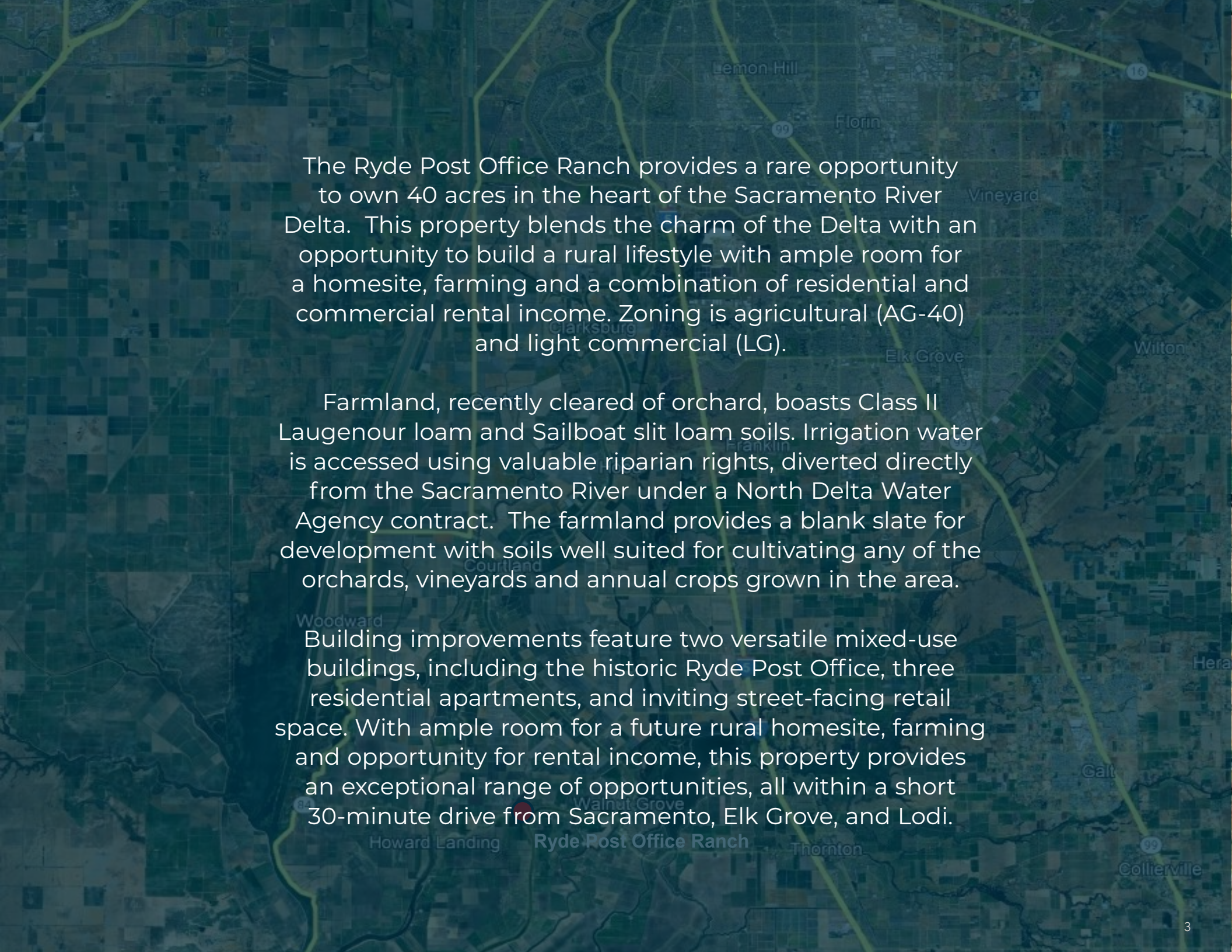
WATER INFORMATION

Property is riparian to the Sacramento River. Irrigation water is diverted under contract with the North Delta Water Agency. Domestic well provides water to business and residents.

Located in Reclamation District No 3

Solano Subbasin GSA





The Ryde Post Office Ranch provides a rare opportunity to own 40 acres in the heart of the Sacramento River Delta. This property blends the charm of the Delta with an opportunity to build a rural lifestyle with ample room for a homesite, farming and a combination of residential and commercial rental income. Zoning is agricultural (AG-40) and light commercial (LG).

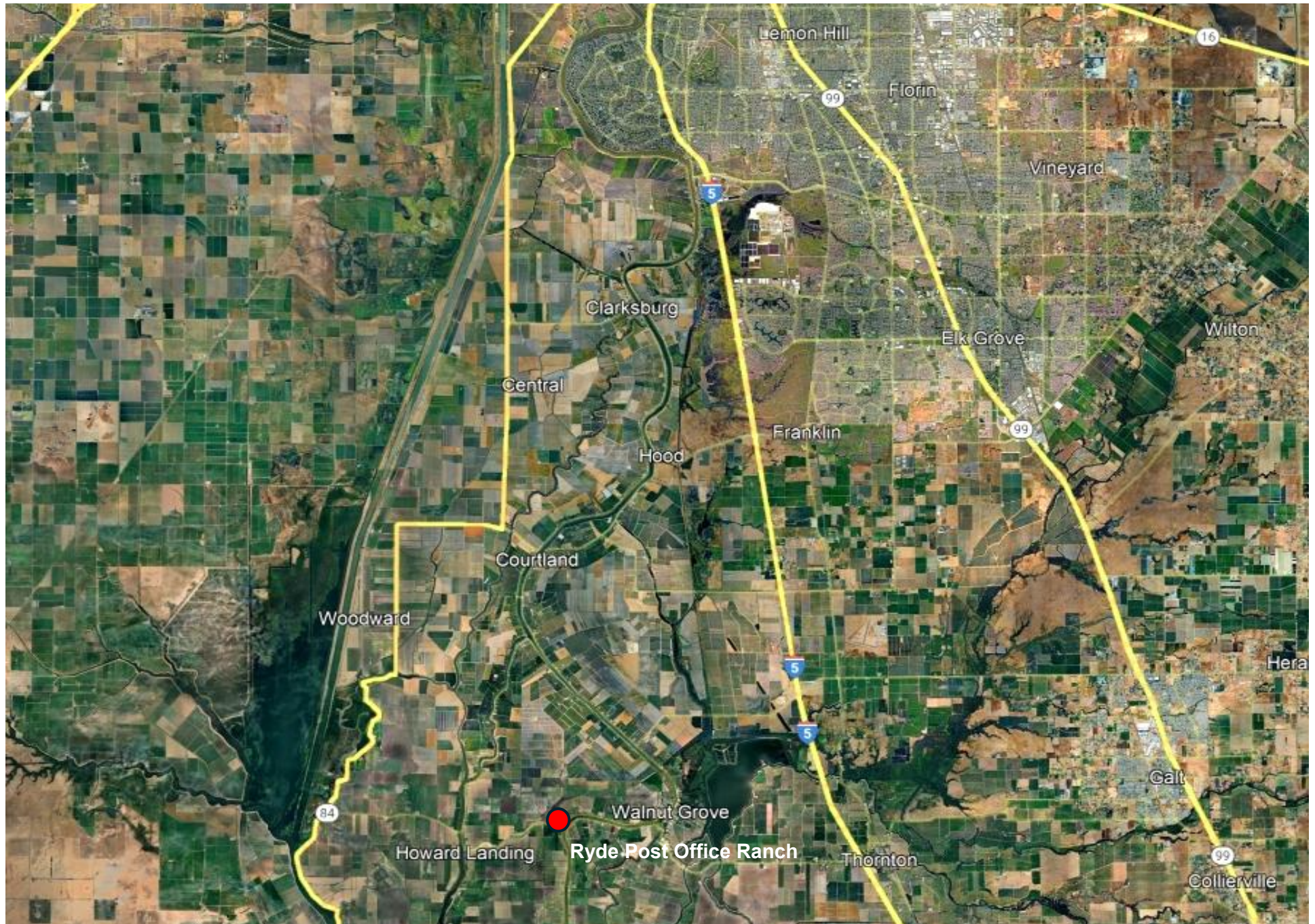
Farmland, recently cleared of orchard, boasts Class II Laugenour loam and Sailboat slit loam soils. Irrigation water is accessed using valuable riparian rights, diverted directly from the Sacramento River under a North Delta Water Agency contract. The farmland provides a blank slate for development with soils well suited for cultivating any of the orchards, vineyards and annual crops grown in the area.

Building improvements feature two versatile mixed-use buildings, including the historic Ryde Post Office, three residential apartments, and inviting street-facing retail space. With ample room for a future rural homesite, farming and opportunity for rental income, this property provides an exceptional range of opportunities, all within a short 30-minute drive from Sacramento, Elk Grove, and Lodi.

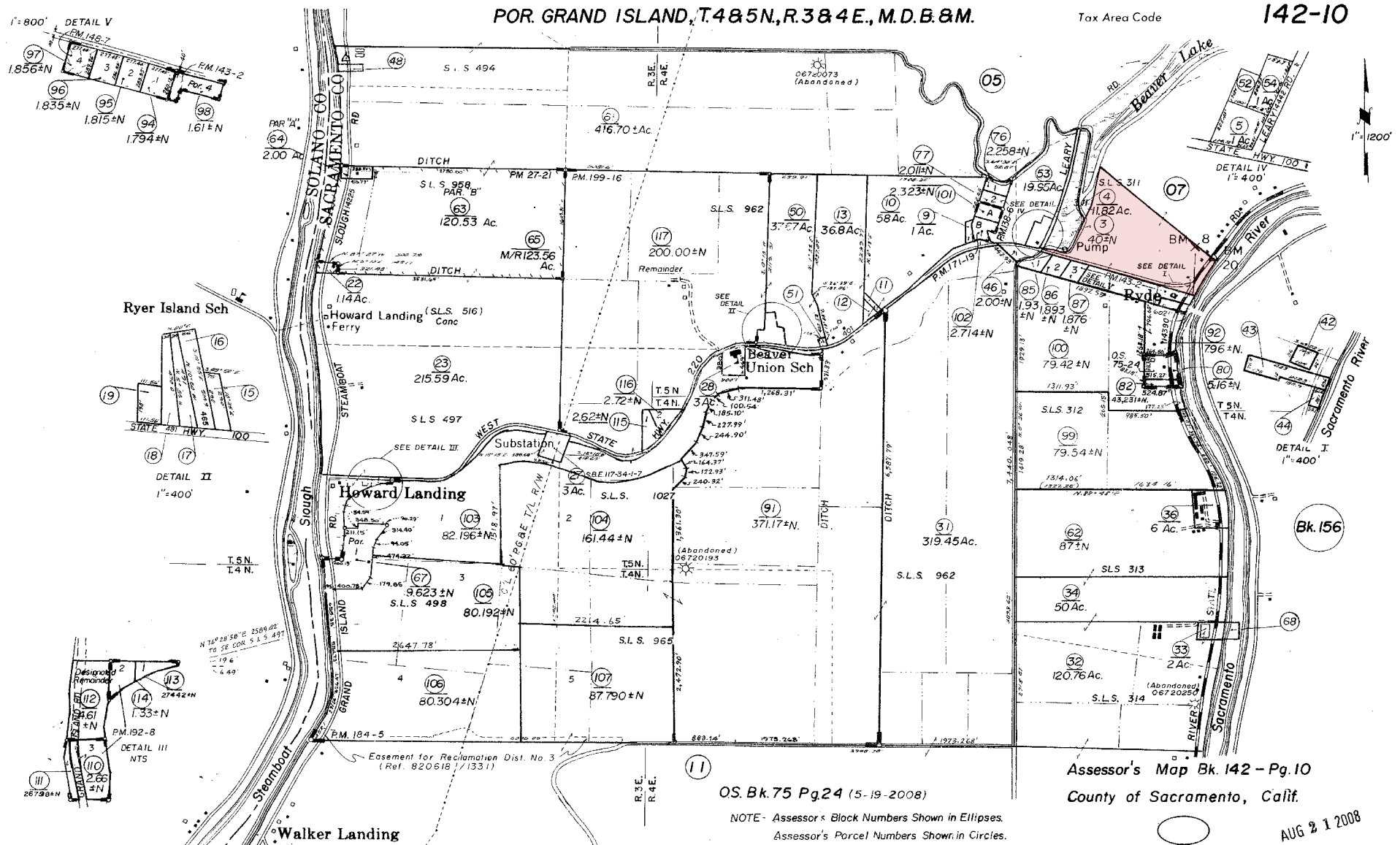
AERIAL MAP



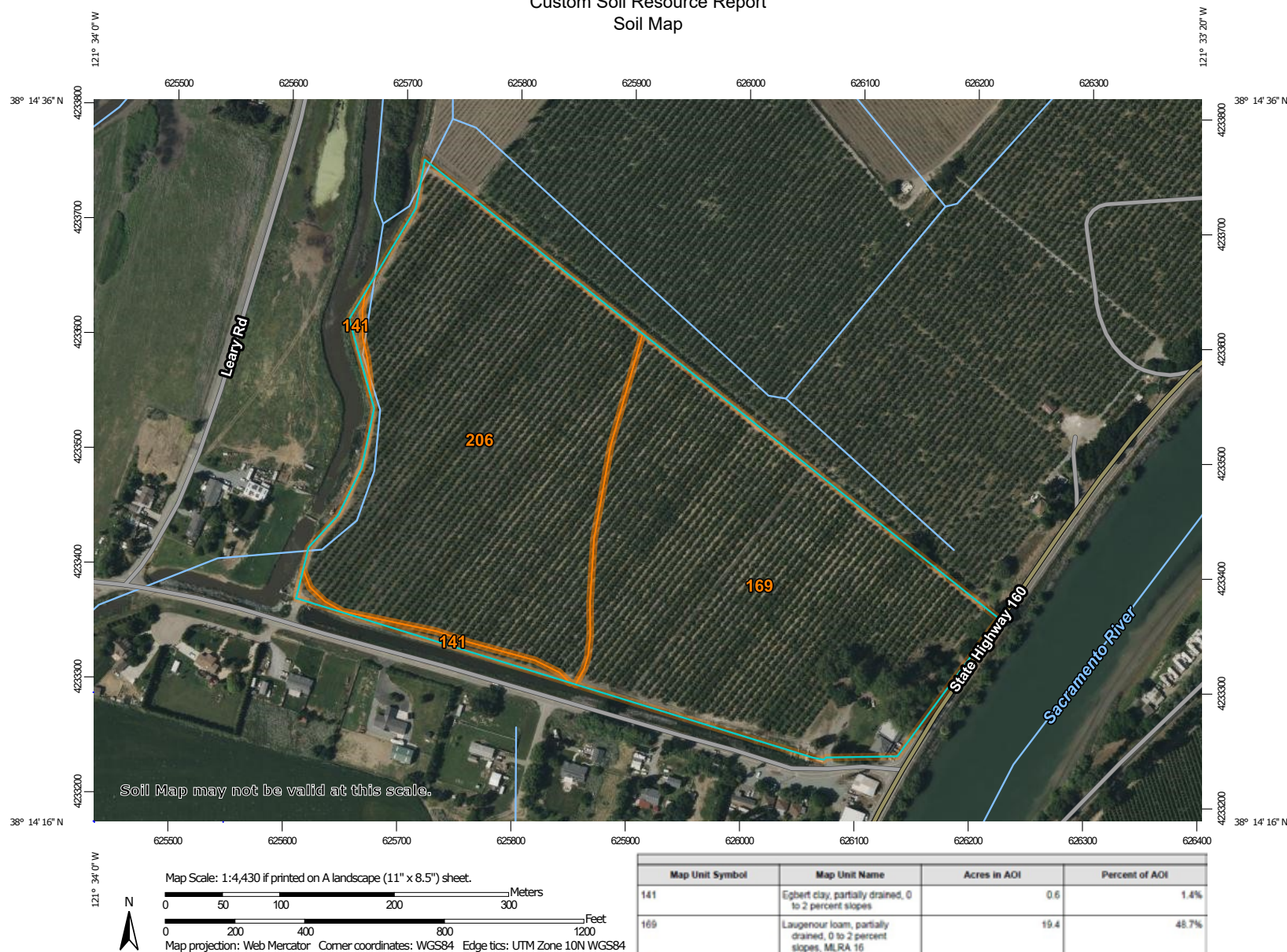
AERA MAP



APN MAP



SOIL MAP

Custom Soil Resource Report
Soil Map

ADDITIONAL IMAGES





For more information, please contact one of the following individual:

MARKET ADVISOR

STEPHEN KRITSCHER, AFM

Broker Associate

Cal DRE #01083254

(530) 405-6036

skritscher@allianceagservices.com

This is an "as-is" sale and will be sold without representation or warranties/guarantees of any kind. Water: Seller has not made, & hereby disclaims, any & all representations, warranties or assurances to:

- a) quality, adequacy, availability, transferability or cost of surface or well water or water rights, if any, for Real Property.
- b) eligibility of Real Property or Buyer to receive irrigation water ("District Water") from the Water District or any other irrigation/water district;
- c) price at which District Water, if any, may be obtained;
- d) normal, historic, or expected amounts or allocations of District Water to the extent Real Property & Buyer are eligible to receive same;
- e) number of acres of "arable," "irrigable" or "irrigation" land comprising Real Property, or any portion thereof, as those terms are defined in 43 CFR 426.4;
- f) water supply of Irrigation District, or continued ability of such district to deliver any District Water to Real Property;
- g) extent to which Real Property is located within boundaries or service area of Irrigation District or any other irrigation/water district.

Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Alliance Ag Services, Inc, its brokers and agents make no representations as to the availability of water to the subject property and regulatory restrictions. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional

Additional information is available at:

California Department of Water Resources Sustainable Groundwater

Management Act Portal - <https://sgma.water.ca.gov/portal/>

Telephone Number: (916) 653-5791

Buyer is hereby notified that federal & state water & any heretofore unmanaged or unregulated ground water is subject to major changes, & that such changes could affect amount of any heretofore unmanaged or unregulated ground water available, amount of water available to water districts, eligibility of recipients to obtain such water, & cost at which eligible recipients may receive such water. Buyer is strongly advised to independently investigate every matter regarding water law as it affects Real Property. Buyer relies on any statements, suggestions, or other written or oral expressions by Seller or Broker entirely at Buyer's own risk.

Information contained herein from sources Alliance Ag Services, Inc. (AAS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA, AFSA and NRCS records and data, and information from other government agencies and offices. However, AAS have not independently verified and do not guarantee the accuracy, completeness or sufficiency of this information. Prospective Buyer is therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, past history of property is no guarantee of future performance, which is subject to unpredictable variables such as weather, management and operational skills, market factors and general economic conditions. Accordingly, AAS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

Alliance Ag Services, Inc. participation in this transaction is solely in the capacity of real estate brokers, and they do not hold themselves out as having expertise or specialized knowledge in the fields of plant pathology, entomology, environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by AAS relating to this property may be relied upon by the Buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorney, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyers' rights and interests.