

±**211.43**AC

COSUMNES RANCH

Sloughhouse Rd.
Sacramento County, CA

FOR SALE

ALLIANCE AG
BROKERAGE - APPRAISAL - CONSULTING



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SUMMARY

PROPERTY NAME:

Cosumnes Ranch

LOCATION:

Sloughhouse Road, Sacramento County, CA

OFFERING PRICE:

\$2,300,000

ACREAGE:

±211.43 assessed acres

ZONING:AG-80 Agricultural 80 acres;
General Plan: AG CROP -
Agricultural Cropland**FEMA:**

Lands outside the headquarters site are located within the AE special flood zone

WILLIAMSON ACT:

Active contract #69-AP-040

DEVELOPMENT:

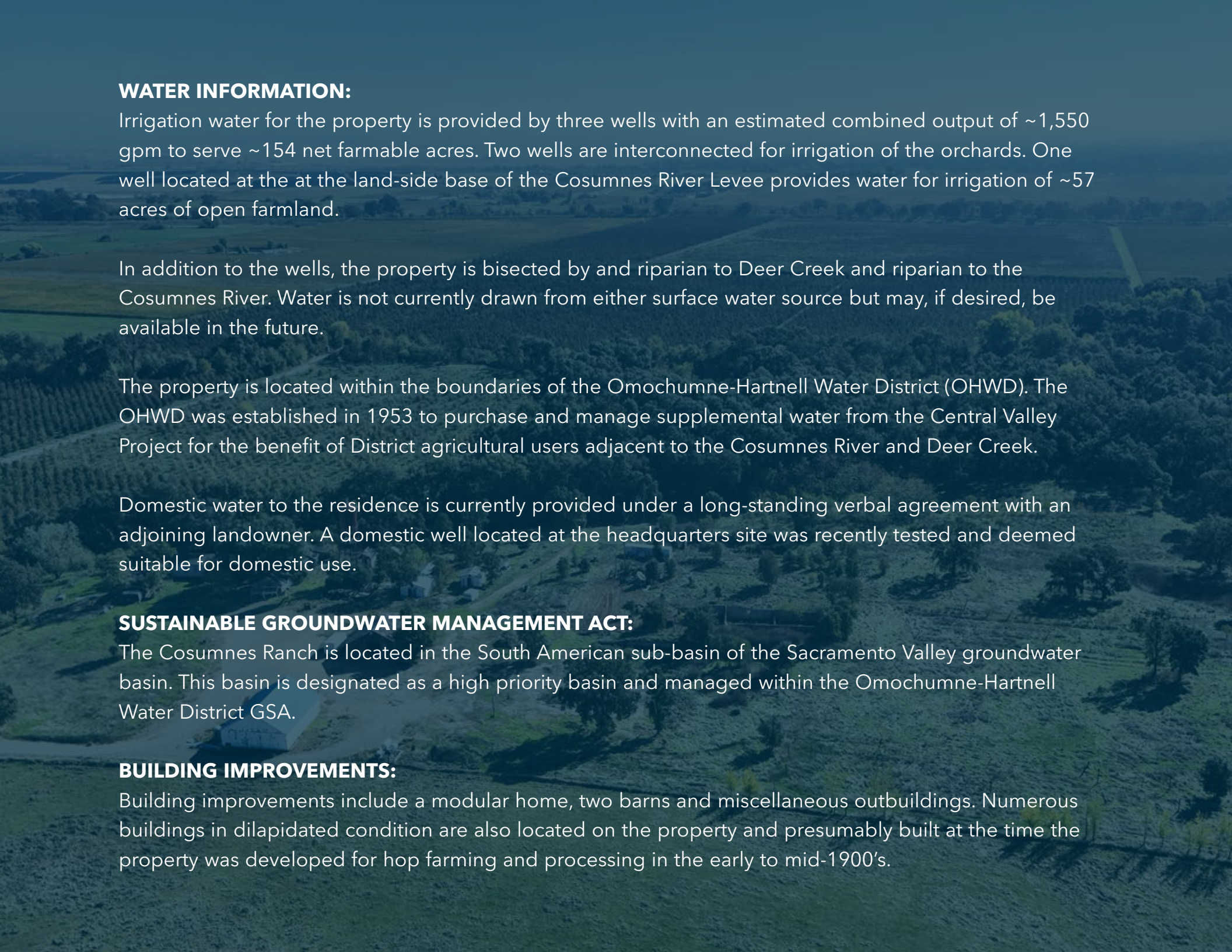
Orchard plantings on the property are standing but were not farmed or maintained in 2025. They comprise:

- 84 acres Bartlett pears (1968)
- 5 acres StarkCrimson pears (2004)
- 4 acres Seckle pears (2004)
- 4 acres Granny Smith Apples (1988)

The balance of the property is comprised of:

- 57 acres Open farmland
- 29 acres Riparian forest & Cosumnes River levee
- 28 acres Lots, roads, residence & headquarters



An aerial photograph of a rural landscape, likely the Cosumnes Ranch. The image shows a mix of green fields, some bare earth, and clusters of trees. In the lower-left quadrant, there is a small, light-colored building, possibly a modular home or a small barn. The overall scene is captured from a high angle, providing a wide view of the property and its surroundings.

WATER INFORMATION:

Irrigation water for the property is provided by three wells with an estimated combined output of ~1,550 gpm to serve ~154 net farmable acres. Two wells are interconnected for irrigation of the orchards. One well located at the at the land-side base of the Cosumnes River Levee provides water for irrigation of ~57 acres of open farmland.

In addition to the wells, the property is bisected by and riparian to Deer Creek and riparian to the Cosumnes River. Water is not currently drawn from either surface water source but may, if desired, be available in the future.

The property is located within the boundaries of the Omoichumne-Hartnell Water District (OHWD). The OHWD was established in 1953 to purchase and manage supplemental water from the Central Valley Project for the benefit of District agricultural users adjacent to the Cosumnes River and Deer Creek.

Domestic water to the residence is currently provided under a long-standing verbal agreement with an adjoining landowner. A domestic well located at the headquarters site was recently tested and deemed suitable for domestic use.

SUSTAINABLE GROUNDWATER MANAGEMENT ACT:

The Cosumnes Ranch is located in the South American sub-basin of the Sacramento Valley groundwater basin. This basin is designated as a high priority basin and managed within the Omoichumne-Hartnell Water District GSA.

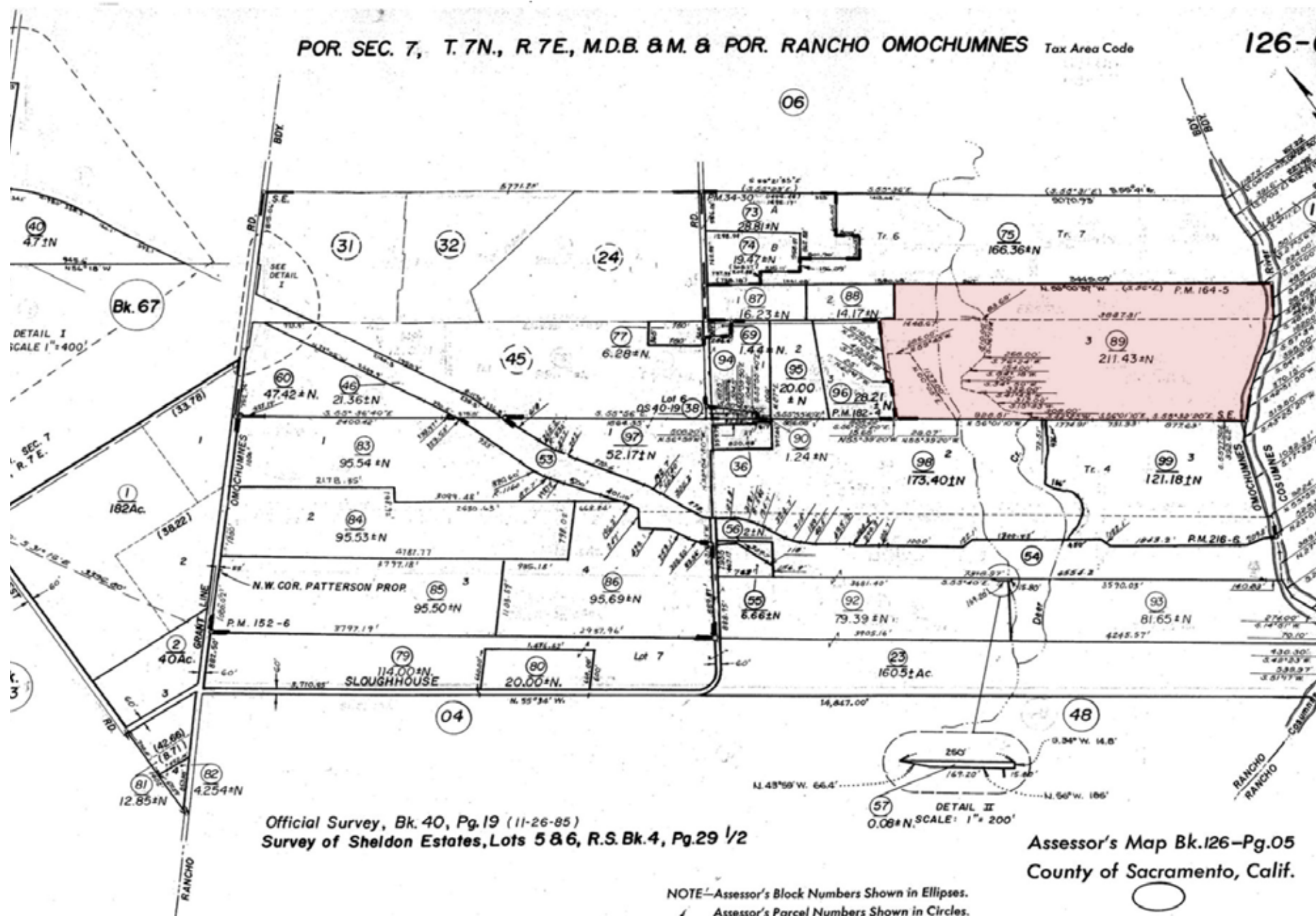
BUILDING IMPROVEMENTS:

Building improvements include a modular home, two barns and miscellaneous outbuildings. Numerous buildings in dilapidated condition are also located on the property and presumably built at the time the property was developed for hop farming and processing in the early to mid-1900's.

AERIAL MAP

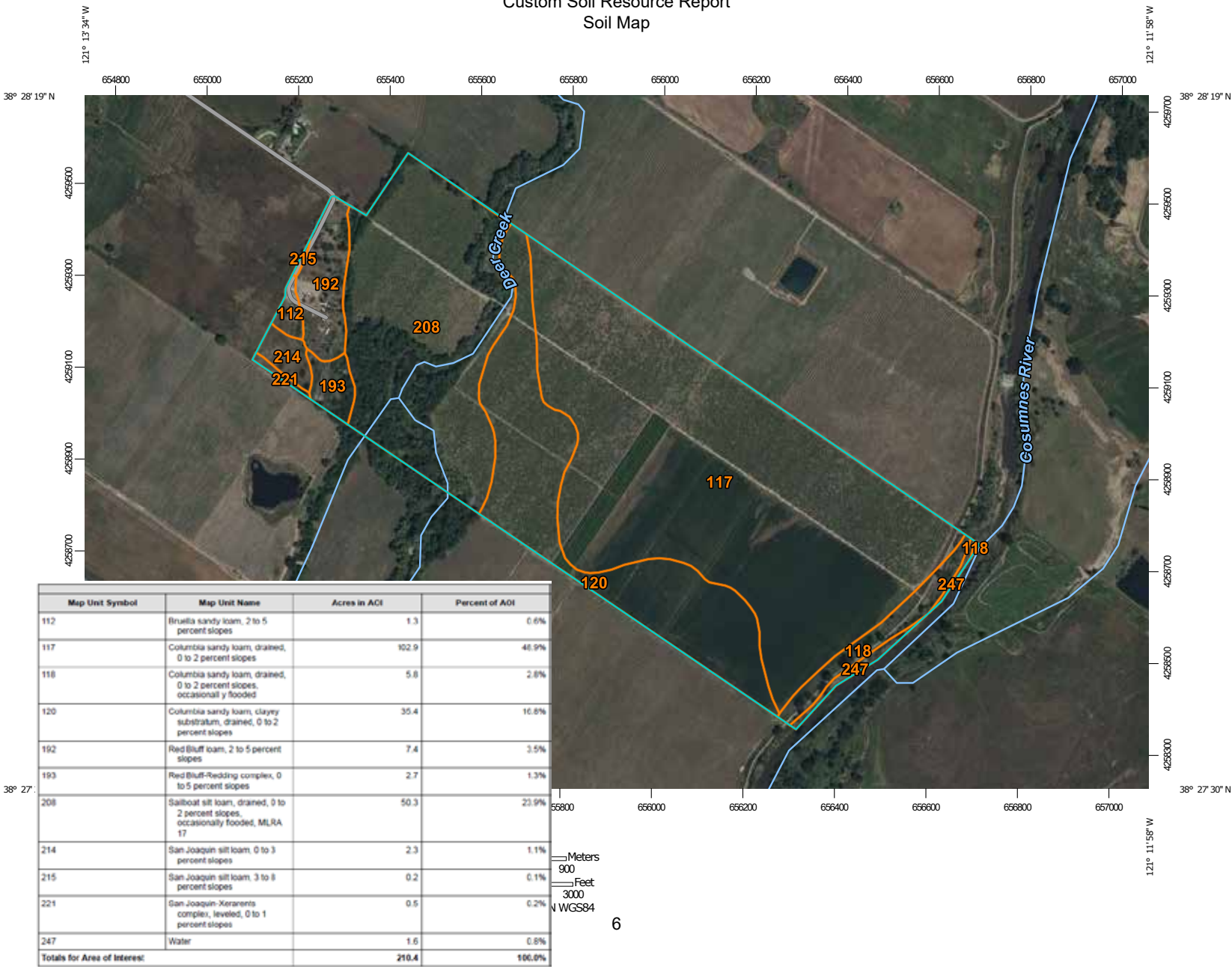


APN MAP



SOIL MAP

Custom Soil Resource Report
Soil Map



An aerial photograph of the Sacramento-San Joaquin River Delta. The image shows a complex network of waterways, including the Sacramento River and the San Joaquin River, which divide the land into numerous rectangular agricultural fields. A red rectangle is drawn on the map, highlighting a specific area of interest in the central part of the delta. The fields are mostly green, indicating active agriculture, while some areas are brown, possibly indicating fallow land or different crop types. The waterways are dark blue or black. The overall landscape is a patchwork of water and land.



ADDITIONAL IMAGES





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

MARKET ADVISORS



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.

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