

FOR SALE | KNIGHTS LANDING ALMONDS – SUTTER COUNTY

24746 Gifford Road, Knights Landing, CA 95645

BACK ON MARKET WITH
NEW PRICE \$3,150,000

PROPERTY HIGHLIGHTS

- Premium Almond Orchard Plantation
- 2nd Leaf – Planted Feb. 2020
- 113+/- Gross Acres – 100+/- Planted
- Independence (Self-Pollinator) on RootPac R
- One Mile of Frontage on Sacramento River
- Claimed Appropriative Water Right – Developed River Pump
- **Price Includes New Ag Well (In Design Phase)**
- Dual-Line Surface Drip Hose w/Filtration Sys
- Prime Soils – Leveled to Grade
- Established Farmstead – Domestic Well
- Two Rental Homes; Old Wood Barn
- Levee Protected – Reclamation District 1500
- End of County Road Location

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KNIGHTS LANDING ALMONDS SUTTER COUNTY

LOCATION DETAILS

24746 Gifford Road
Knights Landing, CA



DESCRIPTION: Situated in Sutter County fronting the Sacramento River about 5 minutes downriver from Knights Landing; 15 minutes from Woodland, CA; 25 minutes from Yuba City, CA; and 30 minutes to Sacramento, CA

LOCATION: From Knights Landing, CA after crossing the Sacramento River bridge into Sutter Co.; Turn R. onto Knights Road and proceed ½ mile to Ensley Road; Turn R. onto Ensley Rd. and proceed ¾ mile to Karnak Rd.; Turn R. onto Karnak Rd. for 1.7 miles to Gifford Rd.; Turn R. on Gifford Rd. for just over 1.5 miles following river down to the property entrance.

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KNIGHTS LANDING ALMONDS SUTTER COUNTY

LAND SUMMARY

24746 Gifford Road
Knights Landing, CA



REGION: Sutter Basin Pocket – Sacramento – Northern California

NEAREST COMMUNITY: Knights Landing, CA

APN(S): 34-220-027 & 028

PROPERTY TAXES: \$17,491 (includes RD 1500 fees \$3,545)

TOTAL LAND AREA: Total ±113 Acres (Assessor)
Planted ±100 Acres (per Owner)

LAND USE ZONING: AG 40 (Agriculture w/40 ac. minimums)

TOPOGRAPHY: Riparian (Levee) – Leveled Farmland Sloping to East at 30 Ft. Elevation. Primary Feature is Sacramento River (Wild Irishman Bend), Orchard, and Transmission Towers

SOILS: Shanghai silt loam (Class 2); ripped & amended pre-plant

WATER: Appropriative Right – Claimed 1924; River slant pump (1,800 GPM)

FLOOD ZONE: Zone AE – Protected by 100 yr. Levees

DRAINAGE: Reclamation District 1500

ORCHARD: Planted in Feb. 2020 – Independence variety on RootPac R 14' x 20' spacing on NW to SE diagonal rows – ridged

IRRIGATION: Lift-pump installed in river – new pipeline installed through levee
Has Four Lakos sand media filter tank system

BUILDINGS: Two dwellings 2,000 SF (\$1,000/mo.) & 1,000 SF (\$650/mo.)
wood storage barn 5,000 SF (gravel floor, no power)

UTILITIES: Three-Phase electrical service to river pump (P.G. & E) and 200-amp circuit panels to homes.

ASKING PRICE: **\$3,150,000 or \$27,876/Acre** (Farming Equipment Negotiable)

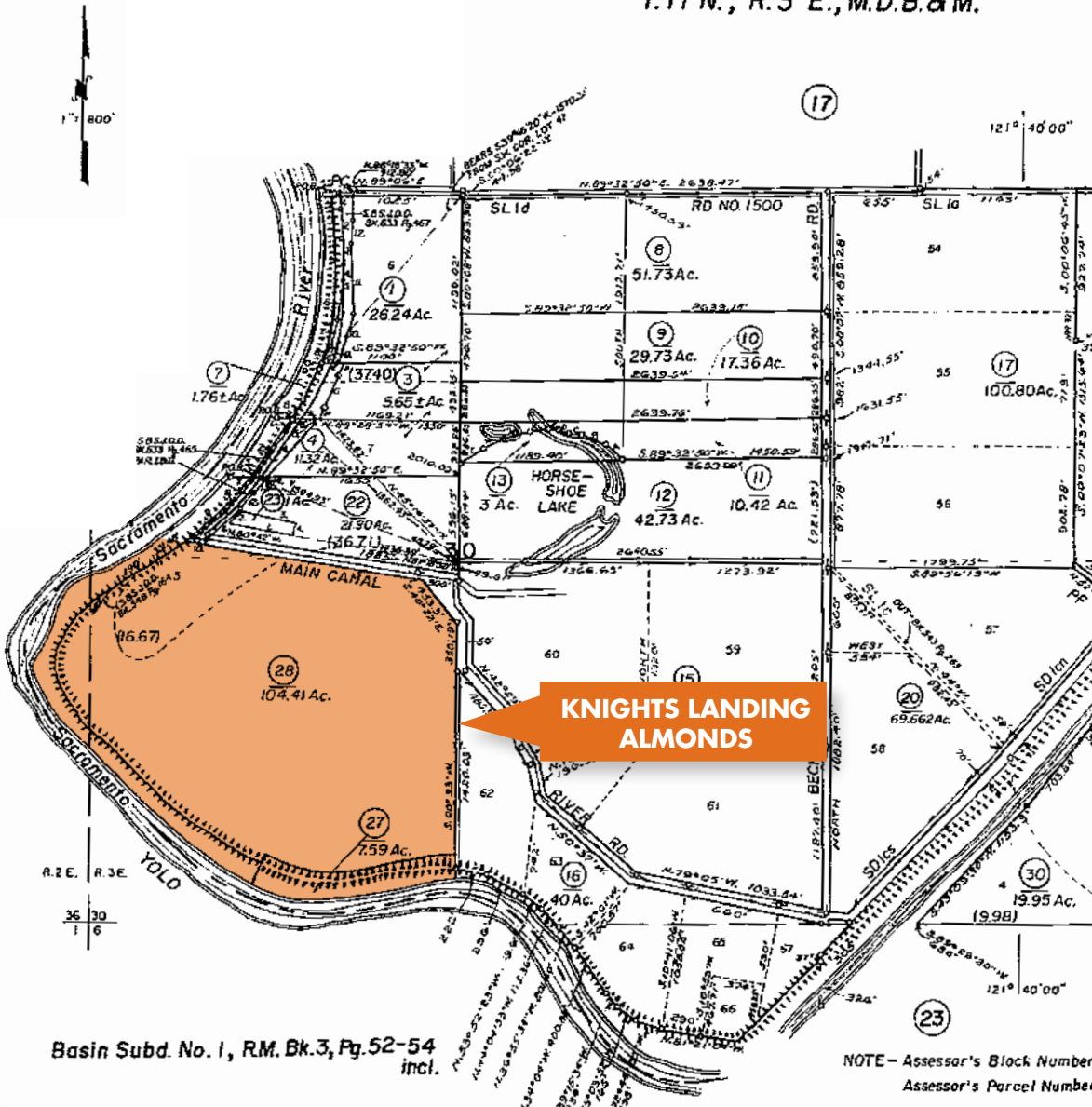


KNIGHTS LANDING ALMONDS SUTTER COUNTY

PARCEL MAP
24746 Gifford Road
Knights Landing, CA

34-22

T.11 N., R. 2 E., M.D.B.&M.
T.11 N., R. 3 E., M.D.B.&M.



KNIGHTS LANDING ALMONDS SUTTER COUNTY

SOIL MAP
24746 Gifford Road
Knights Landing, CA

Shanghai silt loam (Class 2): ripped & amended pre-plant.



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PHOTOS
24746 Gifford Road
Knights Landing, CA

