

For Sale

Meridian Farm Ground

152.2 Acres, Meridian CA

Highly coveted farm ground in Meridian CA, currently farmed to row crops and rice with the potential for permanent plantings.



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill
530.304.7889
BRE 01399530

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX
hilljustint@gmail.com | jhillland.com

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- **Location:**
 - Located East of the Sacramento River West of the Sutter Bypass at the SW corner of Moroni Road and Hageman Road.
- **Acreage:**
 - m/1 152.20 assessed acres.
- **FSA:**
 - m/1 146.34 acres of FSA base.
- **APN's:**
 - 013-160-046
 - 013-160-048
 - 013-160-049
 - 013-160-051
- **Irrigation:**
 - The property is supplied water via Meridian Farms Water Company. Meridian Farms water is conveyed directly from the Sacramento River. The conveyed irrigation water is adjudicated Sacramento River Settlement Contract Water.



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- **Soils:**
 - Soils are made up of Capay silty clay and Capay silty loam soils. Ranch is currently leveled and set up to plant rice.
- **Bio:**
 - This is a very rare opportunity to own a substantial landholding in the Meridian Basin. The property is currently farmed to rice and has been rotated with row crops and alfalfa, but is also suitable for permanent crops such as Almonds, Pistachios or Walnuts. It is currently gravity flood irrigated via Meridian Farms Water District, but deep well water is abundant and could be accessed if desired.
- **Recreation:**
 - The property, if farmed to rice is exceptional for waterfowl hunting, both ducks and geese. The property is also close to the Sacramento River which has some of the best Striped Bass and Salmon fishing in California.



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For Sale

- **Price:**
 - \$2,663,500.00
 - (\$17,500 per acre)
- **Contact:**
 - J Hill Land Company
 - Justin Hill
 - (530) 304-7889
 - justin@jhillland.com
 - jhillland.com

All information provided within brochure was obtained from sources deemed reliable, but J Hill Land Company does not assume responsibility for its accuracy or completeness. A prospective buyer should verify all data to their own satisfaction and seek the advice of legal counsel on issues such as water rights, leases, tax consequences, zoning, etc. Buyer is to rely solely on his/her independent and due diligence as to the feasibility of the property for their own purposes. Maps included in this brochure are for general information only and, while believed to be substantially accurate, are not of "survey" or expert quality. Property is subject to prior sale, price



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Doherty 152
California, AC +/-


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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
104	Capay silty clay, 0 to 2 percent slopes	50.9	34.1%
108	Capay silty clay, wet 0 to 2 percent	92.2	61.8%
163	Shanghai silt loam, clay substratum, 0 to 2 percent slopes	6.2	4.1%
Totals for Area of Interest		149.3	100.0%



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