



**ELT Ranch Properties, Inc.**  
*Agricultural Brokerage Services*

**±320.00 Acre Sacramento Borden Ranch – Galt, CA**

**26<sup>th</sup> Leaf Chandler/Howard Walnuts – ±4,800#/Ac. Avg.**



**EXCLUSIVELY PRESENTED BY:**

**Kyle Dalrymple**  
**Associate Broker - DRE #01857897**  
**530.870.2732**

# Executive Summary

**Location:** Property is situated along the north side of Borden Road, west side of Alabama Road and south side of Angle Road, ±3.75 miles northeast of Galt and Hwy. 99 in Sacramento County, CA.

**Land Area/Property Size:** ±320.00 Gross Acres

<b>Land Use:</b>	<u>Block</u>	<u>Variety</u>	<u>Net Ac.</u>	<u>Planted</u>	<u>Tree Age</u>	<u>Spacing</u>
	1	Chandler	54.94	1998	26 <sup>th</sup>	21'x21'
	2	Chandler	43.75	1998	26 <sup>th</sup>	21'x21'
	3	Howard	76.66	1998	26 <sup>th</sup>	21'x21'
	4	Chandler	34.67	1998	26 <sup>th</sup>	21'x21'
	5	Chandler	52.63	1998	26 <sup>th</sup>	21'x21'
	6	Chandler	32.80	1998	26 <sup>th</sup>	21'x21'
			<b>295.45</b>	<b>Total Net Tree Ac.</b>		

**Assessor's Parcel Number:** 152-0080-009

**Soils:** Soils are comprised of: ±73% San Joaquin silt loam (Class 3), ±20% San Joaquin-Xerarents complex (NR) and ±5% Xerarents-San Joaquin complex (Class 3) per USDA Soil Survey.

**Irrigation Supply:** (2) on-site ag. wells each equipped with 150 HP electrical turbine motors producing over 3,000 GPM, combined. Recent pump tests available upon request.

**Sustainable Groundwater Management Act:** Property is in the San Joaquin Valley – Consumnes subbasin (5-022.16) which is rated as a **MEDIUM** priority subbasin. Property is within the Galt Irrigation District GSA.

**Site Improvements:** Fenced equipment yard with fuel depot.

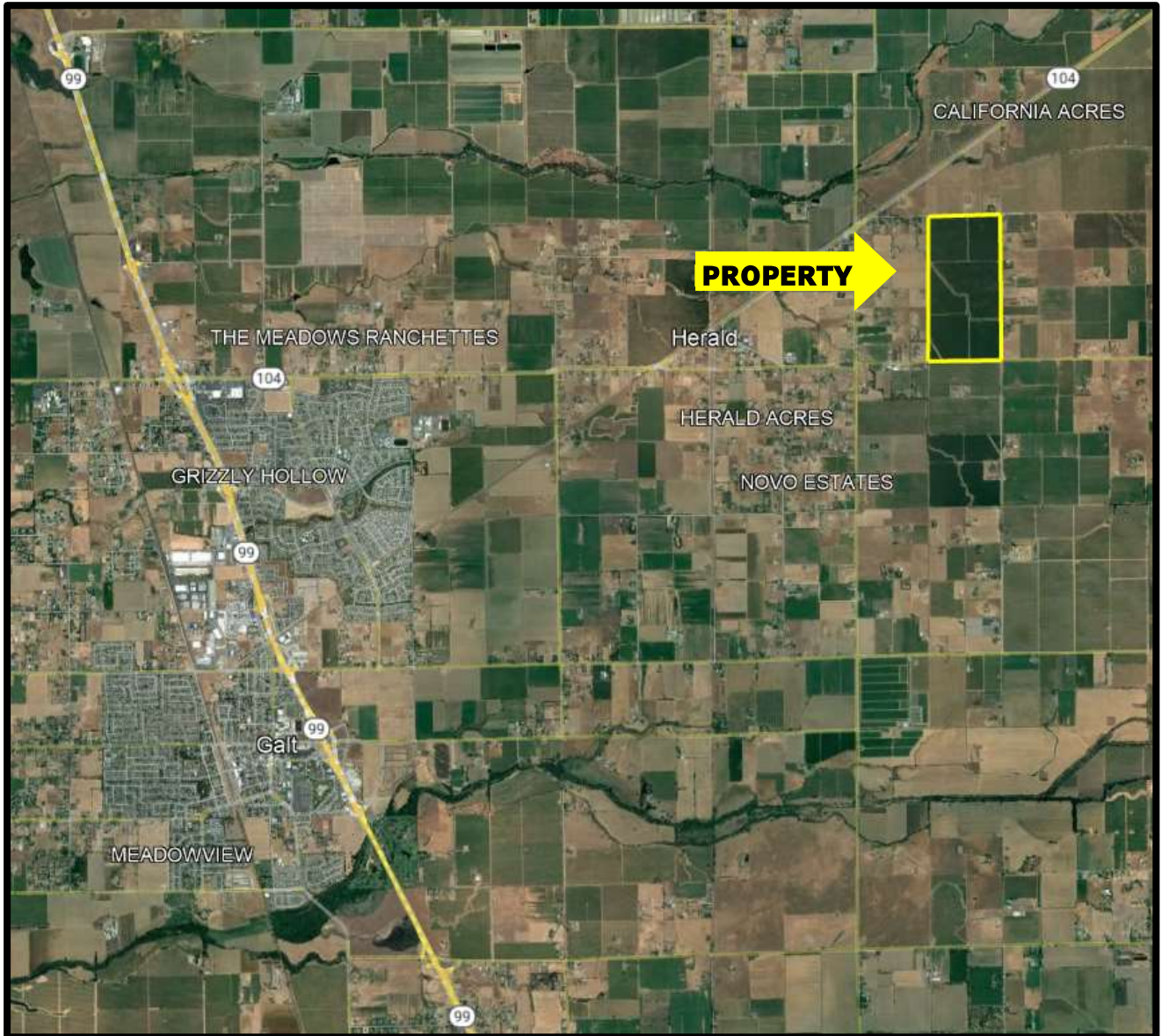
**Comments:** ±300-acre walnut ranch in a single contiguous unit with stable groundwater supplies and strong orchard yield history. There is another ±150-acre tract of similarly aged walnuts ±1/2 mile south also available (\$25,000/acre)

**Offer Price:** **\$26,000 per acre (\$8,300,000)**  
SELLER WILL LOOK AT ALL OFFERS

**Property Showing:** Qualified buyers contact listing broker to schedule property tour.  
**DO NOT VISIT PROPERTY WITHOUT SCHEDULING W/ BROKER**

**Contact:** Kyle Dalrymple at 530-870-2732 or email to [kyle@eltappraisers.com](mailto:kyle@eltappraisers.com)

# PROPERTY LOCATION MAP



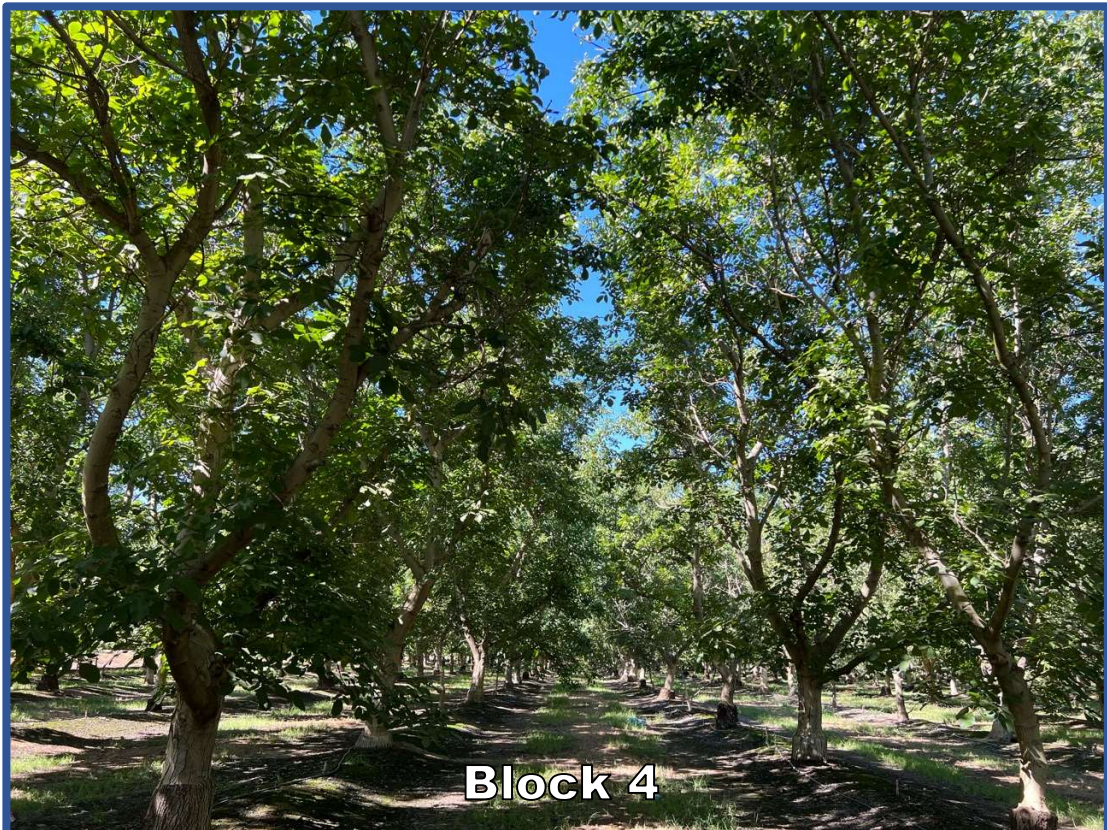
\*This information was obtained from sources that are deemed reliable but are in no way guaranteed by ELT Ranch Properties, Inc., its Brokers or Agents. Prospective Buyers should check all facts to their own Satisfaction. This offer is subject to prior sale, price change, and/or withdrawal from the market.

# PROPERTY PLAT MAP



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## PROPERTY PHOTOGRAPHS



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# PROPERTY PHOTOGRAPHS



**Block 5**



**Pump/Well #2**

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