



**SUTTER**  
EQUITIES

## 100 Acres of 3rd Leaf Almonds

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**\$2,200,000**  
**(\$22,000 Per Acre)**  
**100 Total Acres**

## THE OFFERING

This offering includes three parcels that total 100 acres, 90+ acres of which are planted to 3rd leaf almonds. Varieties are 50% Non Pareil, 25% Aldrich, and 25% Wood Colony. Also included with this property are two modular homes with \$2,500/monthly income. Owner is motivated!



### TOTAL ACRES

100 Acres  
(90+ planted to  
3rd leaf almonds)



### BUILDINGS

Includes 2 modular homes,  
with \$2,500/monthly income.



### APN

087-320-015  
087-320-013  
087-330-009



### WATER

One well  
with microjet sprinklers

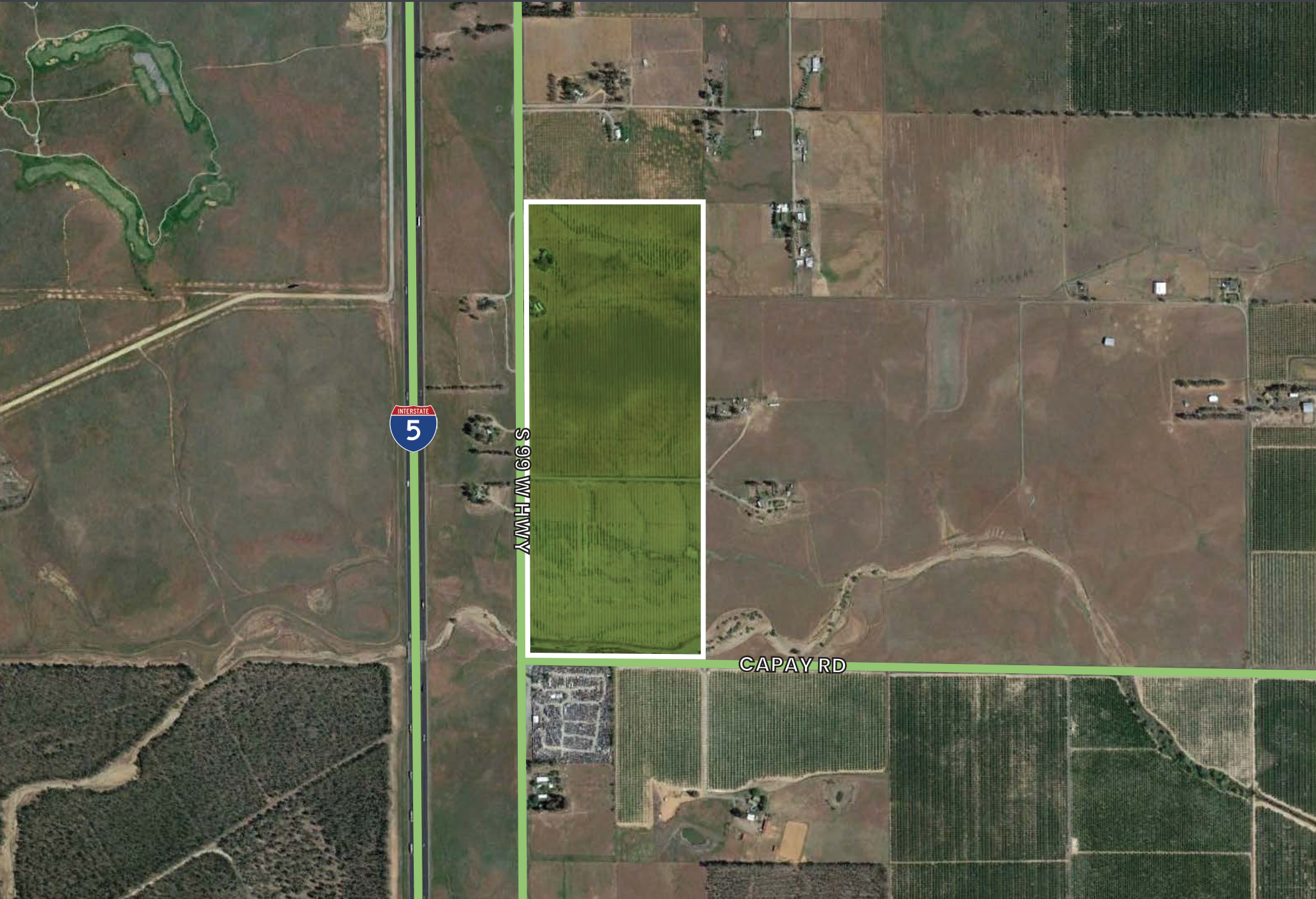
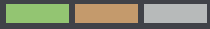


50% Non Pareil  
25% Aldrich  
25% Wood Colony



Located in a desirable farming  
county in Northern California

# AERIAL OVERVIEW MAP



S 99 W HWY

CAPAY RD

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