

# 1,082 ACRES IRRIGATED FARMLAND ISLETON, SACRAMENTO COUNTY



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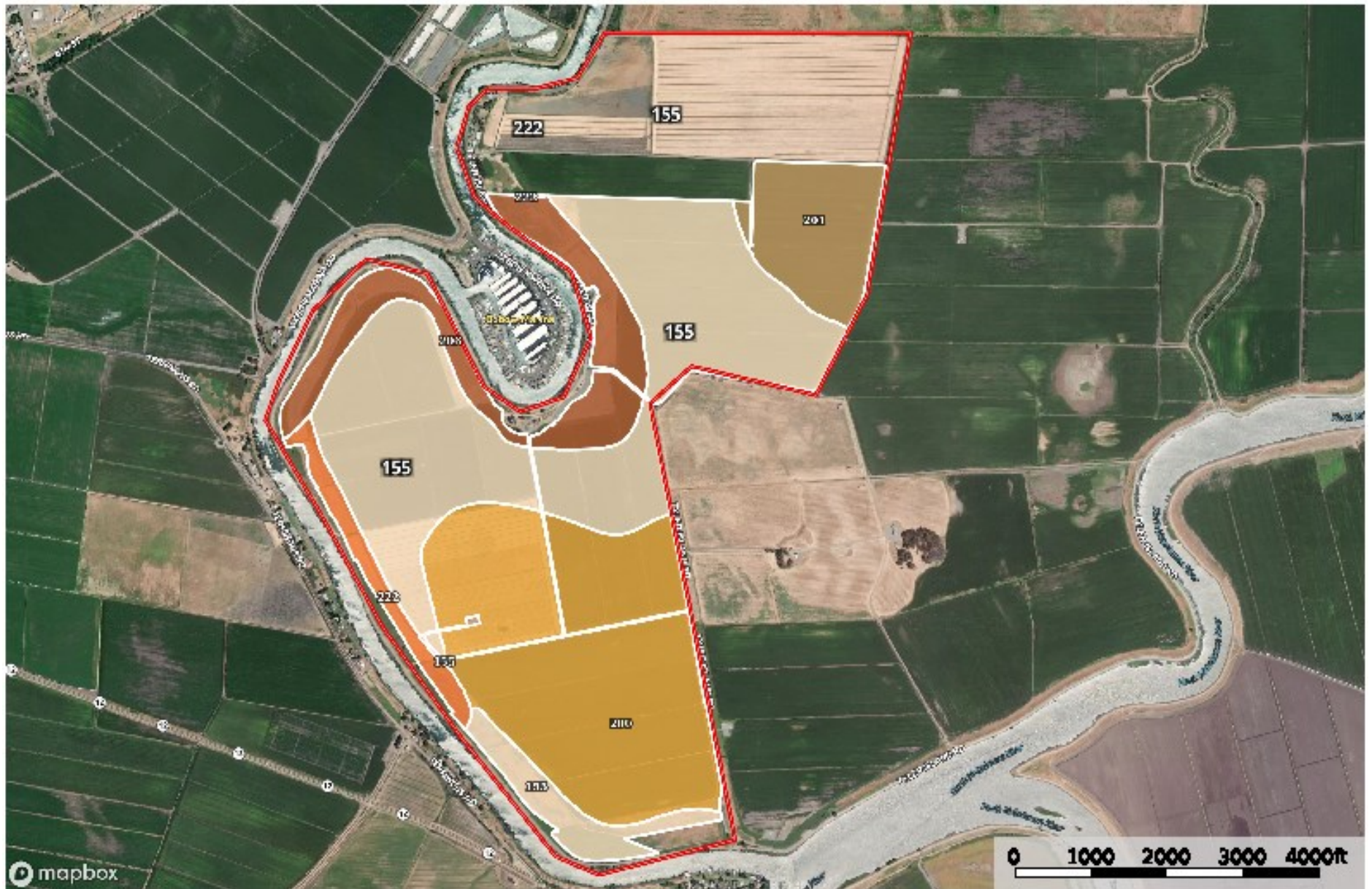
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# 1,082 ACRES - TYLER ISLAND, ISLETON

<b>TOTAL ACRES:</b>	<b>1,082.84 Assessed Acres</b>	<b>965 Planted Acres plus 6.4 Acres of pasture</b>
<b>LOCATION:</b>	<b>16637 Tyler Island Road, Isleton, CA 95641</b>	
<b>LEGAL DESCRIPTION:</b>	<b>Portions of T. 3 N., R. 3E &amp; 4E, &amp; T. 4N., R. 3E &amp; 4E, MDB&amp;M. Sacramento County</b>	
<b>PRICE:</b>	<b>\$13,950,000</b>	<b>PRICE GROSS/ACRE: \$12,893</b>
<b>CROPS &amp; PRODUCTION:</b>	<b>Corn @ 6 tons/acre; Wheat @ 2.75 tons/acre; Alfalfa, Hay, Corn Sillage &amp; Tomatoes</b>	
<b>WATER SOURCE:</b>	<b>Riparian Water Rights from Georgiana Slough from eight functioning siphons.</b>	
<b>IRRIGATION:</b>	<b>Flood, Furrow &amp; Spud Irrigation</b>	
<b>SOIL:</b>	<b>42% Gazwell Mucky Clay #155    24% Rindge Muck #200 14% Rindge Mucky #201    13% Sailboat Loam #206    7% Scribner Clay Loam</b>	
<b>IMPROVEMENTS:</b>	<b>One Mobile Home, 1 Vacant Home, Shop 50' x 100', 1 Domestic Well at HQ. Grain Bins totaling 2,700 tons of storage capacity. (Last used 2021)</b>	
<b>DRAINAGE:</b>	<b>Reclamation District 536: \$75,000 2023 Assessment for Drainage &amp; Levee Maintenance</b>	
<b>UTILITIES:</b>	<b>PG&amp;E &amp; Propane</b>	
<b>PROPERTY TAXES:</b>	<b>\$34,596 in 2023. \$31.97/acre. APN'S: 156-0060-018 &amp; 156-0070-001</b>	
<b>WILLIAMSON ACT:</b>	<b>All acreage is under the Williamson Act and taxed on agricultural income.</b>	
<b>ZONING:</b>	<b>General Agriculture, 80 acre minimum parcel size.</b>	
<b>FLOOD ZONE RATING:</b>	<b>The property lies in the FEMA Special Flood Zone</b>	
<b>MINERAL RIGHTS:</b>	<b>Seller owns 50% of the mineral rights included in the sale. Presently no producing wells.</b>	
<b>AGRICULTURAL INCOME:</b>	<b>The property is farmed by the seller through 2025, crop negotiable. In previous years leases have been on a 30% crop share paying \$300,000 - \$350,000 annually.</b>	

***THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE, HOWEVER, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED. WE ASSUME NO RESPONSIBILITY OF ANY ERRORS, OMISSIONS OR MISREPRESENTATIONS. THIS OFFER IS SUBJECT TO WITHDRAWAL, CHANGE, OR PRIOR SALE WITHOUT NOTICE. BEFORE INVESTING CONSIDER CAREFULLY THE OBJECTIVES, RISKS AND EXPENSES OF OWNING REAL ESTATE. CONSULT YOUR LEGAL, FINANCIAL AND ENVIRONMENTAL ADVISOR.***

California, AC +/-

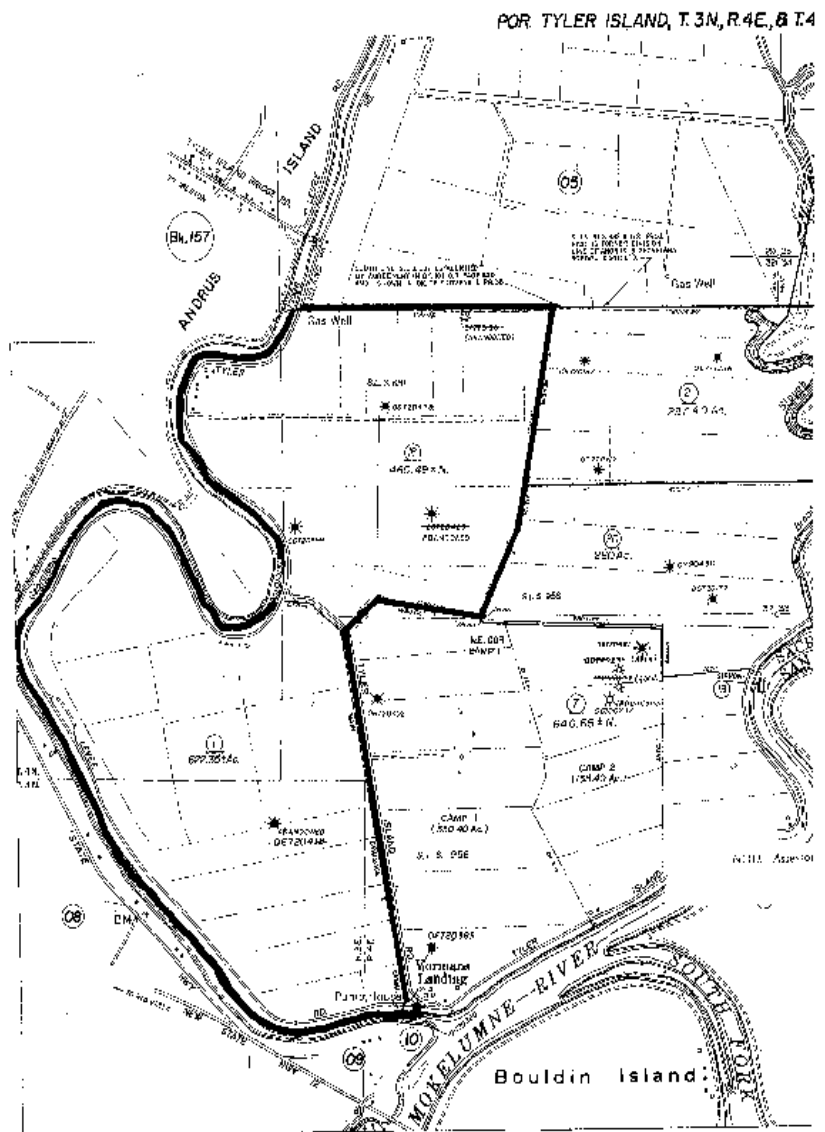


Boundary

Marc Freller

**id** The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

# SACRAMENTO COUNTY PARCEL MAP



**APN: 156-0060-018 = 460.49 ACRES  
(NORTH PARCEL)**

**156-0070-001 = 622.35 ACRES  
(SOUTH PARCEL)**

# PROPERTY PHOTOS



**FURROW IRRIGATION**



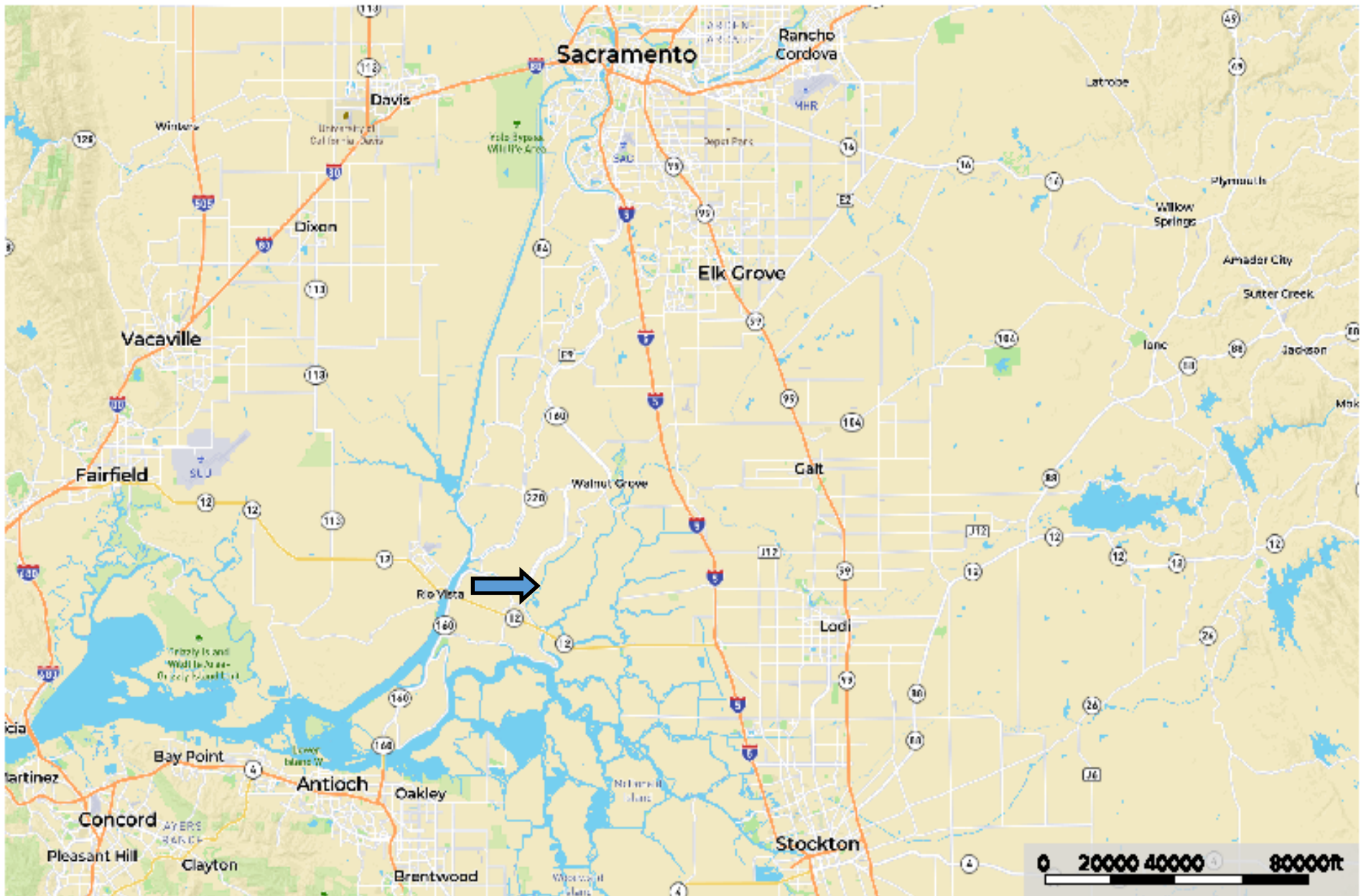
**IRRIGATION WEIR**



**GRAVITY FLOW IRRIGATION DITCH**



California, AC +/-



**DISCLAIMER & DISCLOSURE AGREEMENT**  
**MRF LANDS - MARC R. FRELIER, DRE# 00575678**

**MRF LANDS**, (the “Broker”) has been authorized by the owner of the subject property, the “Seller”, to present their marketing package and sales information to the undersigned below. This is a confidential package intended solely for the limited use and benefit of the principal when considering whether to acquire the subject property.

The marketing package was prepared by MRF Lands, the Seller’s Broker, and it has been reviewed by the Seller. The information and materials contained therein are selective and limited in nature and neither the Seller or Broker purport this to be an all-inclusive report on the subject property. The information is based in part upon the material supplied by the Seller and in part upon information supplied by the Broker from sources believed to be reliable. All income, expenses and/or income projections contained therein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, market conditions, interest rates and inflation and other factors beyond the control of the Seller and Broker. The information supplied by the Broker is not a substitute for a thorough due diligence investigation.

Neither the Broker, the Seller, nor any of their respective agents, employees, or members have made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of the sales package or any of its contents, or to the value of the property, the size and square footage of the property and improvements, the zoning or present and future land use, the presence or absence of contaminating substances, PCB’s or asbestos, or the compliance with State or Federal regulations. No legal commitments or obligations shall arise by reason of the information or sales package or its contents.

The information offered is subject to modification, rescission, termination or withdrawal, with or without notice. It is not deemed to be an offer to sell property. The property owner or owners shall have no legal commitment or obligation to any interested party reviewing the information to accept an offer or respond to an offer.

For agricultural properties located in California all parties are informed and acknowledge the application of the Sustainable Groundwater Management Act (SGMA) passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA may limit the amount of well water that may be pumped from underground aquifers. All parties to a real estate transaction should consult their own water attorney, hydrologist, civil engineer and/or other environmental expert. More information is available from the Department of Water Resources, SGMA portal: <https://sgma.water.ca.gov/portal>. Phone: 916-653-5791.

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BUYER

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AGENT