

Delta Farm

Sacramento County, California

\$800,000.00 | 198.34 Acres

Poverty Road
 Walnut Grove, California

Prime farm land located in the heart of the Sacramento Delta. One hour to San Francisco or 40 minutes to Sacramento. GREAT INVESTMENT OPPORTUNITY.



PROPERTY HIGHLIGHTS

- Prime farm land currently growing alfalfa and corn. Enrolled in the Williamson Act. Zoned Ag 80. APN 142-0120-055-000
- Great investment opportunity. Existing tenant farmer is willing to remain or you can take over the land yourself after Dec 2011. FSA Corn base is 193 base acres.
- Water is plentiful and located within Reclamation District No 4. Soil is 30% Gazwell mucky clay and 70% Scribner clay loam. There are no conservation easements on this par



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