

818-78-/- Acre Ryer Island Farm Offering with Cash Farm Lease

Walnut Grove
3602 State Highway 84, Walnut Grove, CA, USA
818.78 Acres
\$13,919,294.00



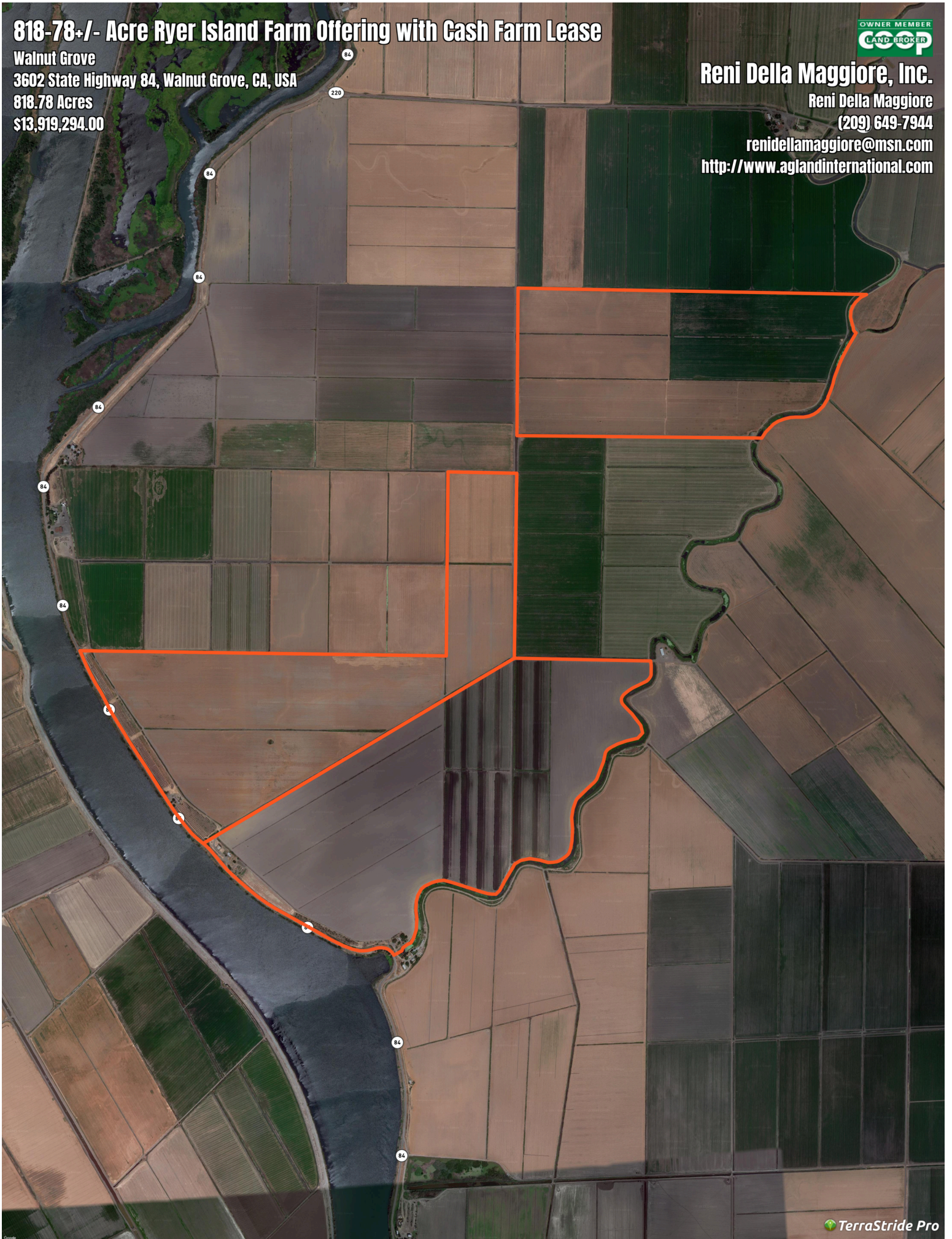
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Legend

 Boundary

Description

A rare opportunity to own a large, investment-grade farm in California's water-rich Delta Region. The 818.78+/-acre property has enjoyed unlimited irrigation water sustained by Pre-1914 Water Rights under The North Delta Water Agreement. This Farm investment offers fertile soils, economies of scale, income, depreciation, and minimal impacts from SGMA (Sustainable Groundwater Management Act of 2014). The property is currently subject to an all-cash row crop lease with a vast, successful Grower/Processing Company for five (5) years with an annual 3% CPI. Ryer Island Levee System and Drainage is controlled by Reclamation District 501; the District is charged with maintaining the integrity of the levee system and Island Drainage. Directions: The subject property is in Solano County, 28 miles Southwest of Sacramento and on the East of the Sacramento River. State Route 84 is the main access route to the property from the North. The property can be accessed from State Route 220 from the East via "Howard Landing" (The J-Mack Ferry), and access is available via "Rio Vista-Ryer Island Ferry" (The Real McCoy #2 Ferry) from the Southwest end of the property from State Route 84. Walnut Grove is also near, just 8 miles East of the subject property. Shown by Appointment Only: Contact Gary McEnerney @ 916-761-8530, CA-DRE 00993923 or Reni Della Maggiore @ 209-649-7944, CA-DRE 00671356

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