



## LINCOLN ORCHARD DEVELOPMENT

725 West Wise Road  
Lincoln, CA 95648

\$9,900,000

This property is comprised of approximately  $\pm 256$  Acres of potential prime orchard and/or development ground. It currently sits within the Village 2 boundary for the city of Lincoln's General Plan. Village 2 is approximately  $\pm 1,700$  acres of land adjacent to the City of Lincoln's northern boundary, and is anticipated to be suburban development by the City Planners. This ranch also has two water sources derived from well and surface water (NWD). Local homebuilders have approached owners with option money to tie up future development rights to this ranch. This property will generate multiple sources of income for many years to come. Please call today for a private showing.

### PROPERTY HIGHLIGHTS

- $\pm 256$  acres
- Two water sources: well and surface water (NWD)



**FOR MORE INFORMATION, CONTACT:**



**Daniel P. Ashby**  
Agent

916.716.3015

danashby@sutterequities.com

License # 01964257









# CONFIDENTIALITY DISCLAIMER

The information contained in this marketing brochure (“Materials”) is proprietary and confidential. It is intended to be reviewed only by the person or entity receiving it from Sutter Equities (“Agent”). The materials are intended to be used for the sole purpose of preliminary evaluation of the subject property (“Property”) for potential purchase.

The materials have been prepared to provide unverified summary financial, physical, and market information to prospective buyers enable them to establish a preliminary level of interest in potential purchase of the property. The materials are not to be considered fact. The information contained in materials is not substitute for thorough investigation of the financial, physical, and market conditions relating to the property.

The information contained in the materials has been obtained by Agent from sources believed to be reliable, however, no representation or warranty is made regarding the accuracy or completeness of the materials. Agent makes no representation or warranty regarding the property including, but not limited to income, expenses, or financial performance (past, present, or future); size, square footage, condition, or quality for the land and improvements; presence or absence of contamination substances (PCB’s, asbestos, mold, etc); Compliance with laws and regulations (local, state, and federal). Any prospective buyer must independently investigate and verify all of the information set forth in the materials. Any prospective buyer is solely responsible for any and all costs and expenses incurred in reviewing the materials and/or investigating and evaluating the property. By receiving the materials, you are agreeing to the Confidentiality and Disclaimer set forth herein.