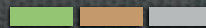




SUTTER
EQUITIES

40.87 Acres of Peaches




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Agent

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1110 Civic Center
Ste 106 D
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\$1,430,000
(\$34,989 Per Acre)
40.87 Total Acres

THE OFFERING

A total of +/- 40.87 acres of land planted with peaches, a 1,670 square foot single story home with a 2-car garage, and a 2,250 square foot shed. The subject property has direct access from State Highway 70 and 584 feet of frontage along State Highway 70. There is an agriculture well located at the center of the property as well as a recently replaced pump.

The property is currently improved with 5 blocks of peaches planted on 13' x 18' spacing. Block 1 is approximately 2 years old, block 2 is approximately 8 years old, block 3 is approximately 6 years old, block 4 is approximately 10 years old and block five was recently planted and is around 1 year old.



TOTAL ACRES
+/- 40.87 acres



APN
005-180-056



ZONING
AE-40



IMPROVEMENTS
1,670 SF 3 bd/2 ba home with 2-car garage
2,250 SF shed

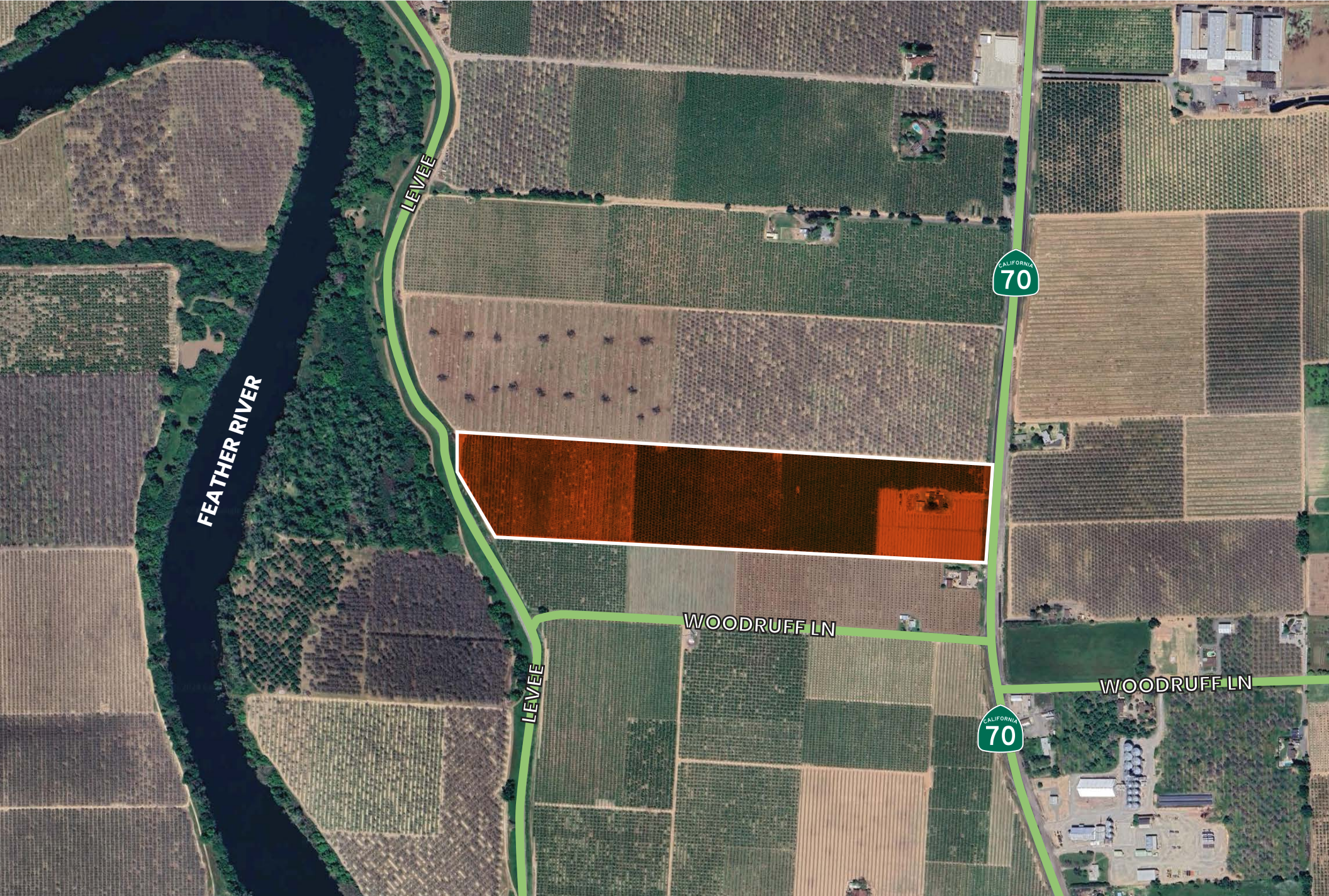


CROP
Peaches

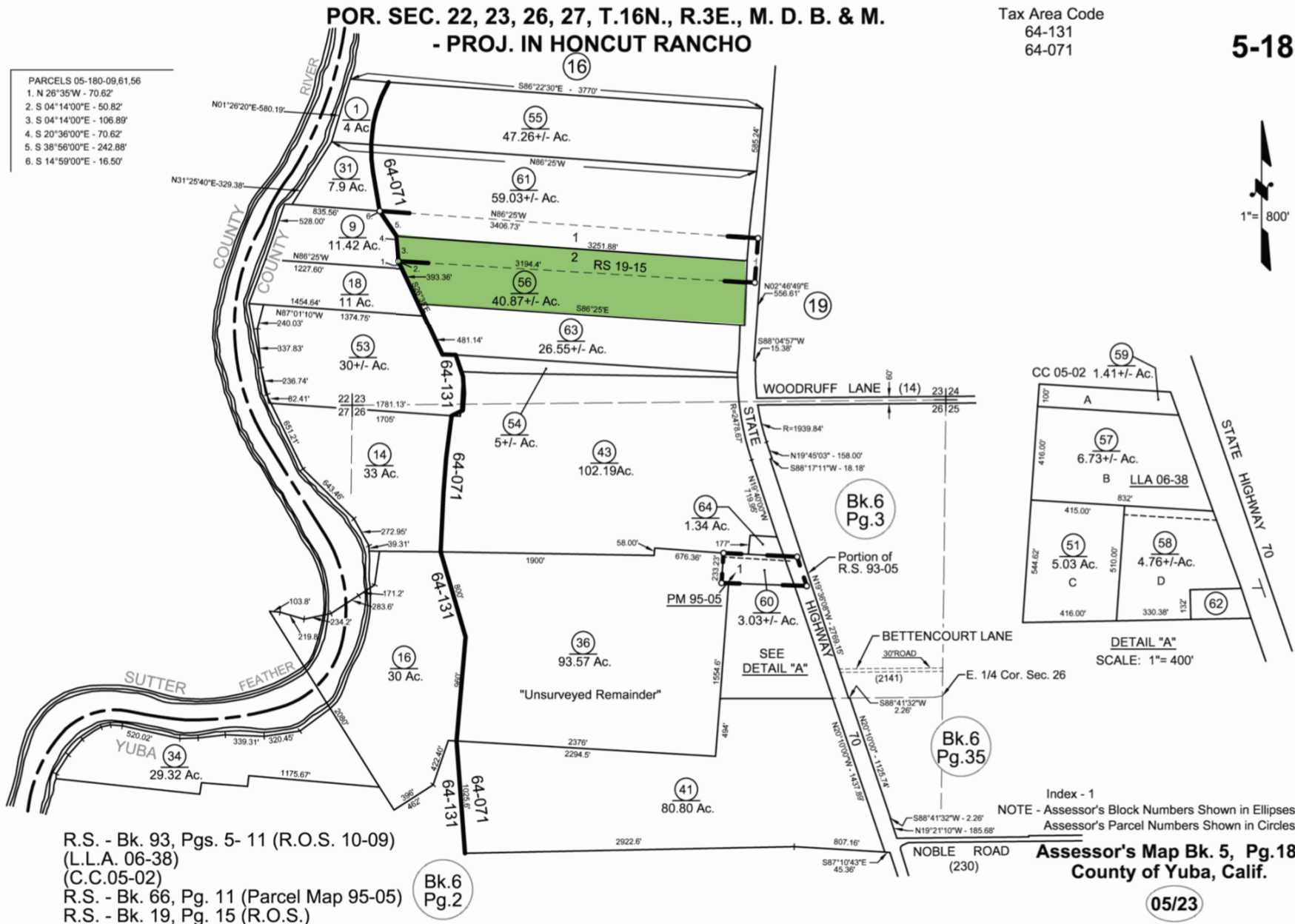


WATER
1 Agricultural Well

AERIAL OVERVIEW MAP



PARCEL MAP



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