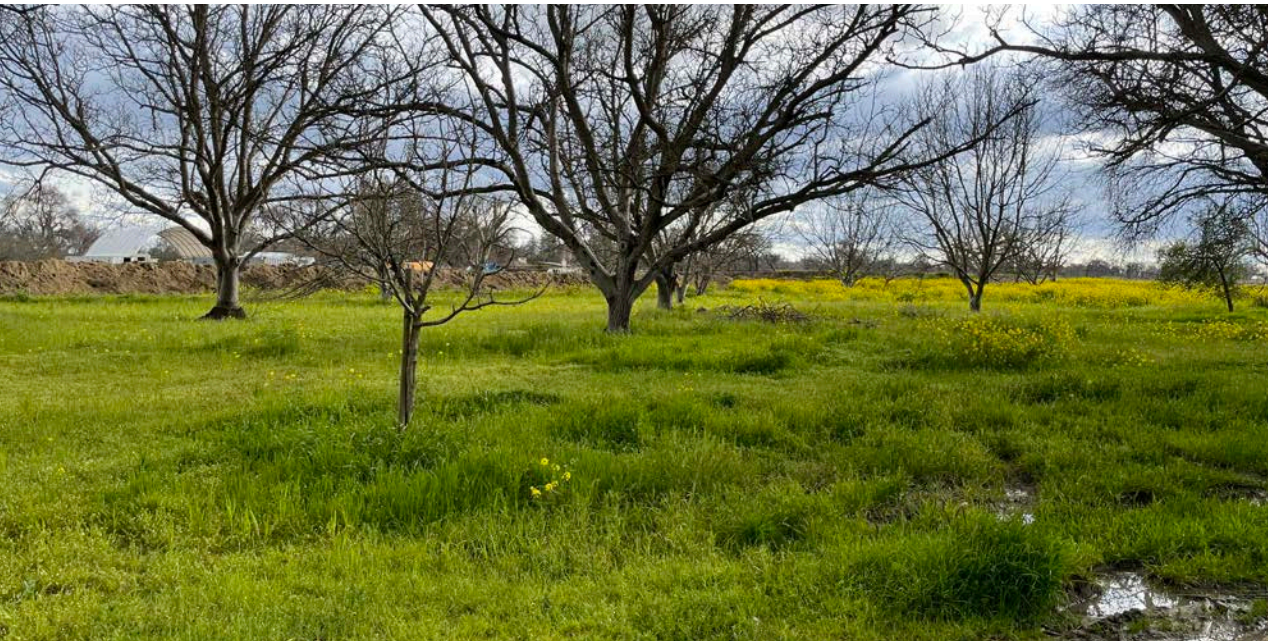




±16.37 ACRES
FOR SALE

*A rare opportunity to purchase a
historic walnut orchard ranch in the
sought-after West Sacramento area.*

15550 COUNTY RD 117, W SACRAMENTO, CA 95691



PROPERTY OVERVIEW

TOTAL AC	±16.37 AC
PRICE/AC	\$60,782
ZONING	A-1, nut orchard-walnuts with dwelling, residential use
COUNTY	Yolo
APN #'S	057-120-003: ±14.37 AC 057-120-006: ±2.00 AC

PROPERTY DETAILS

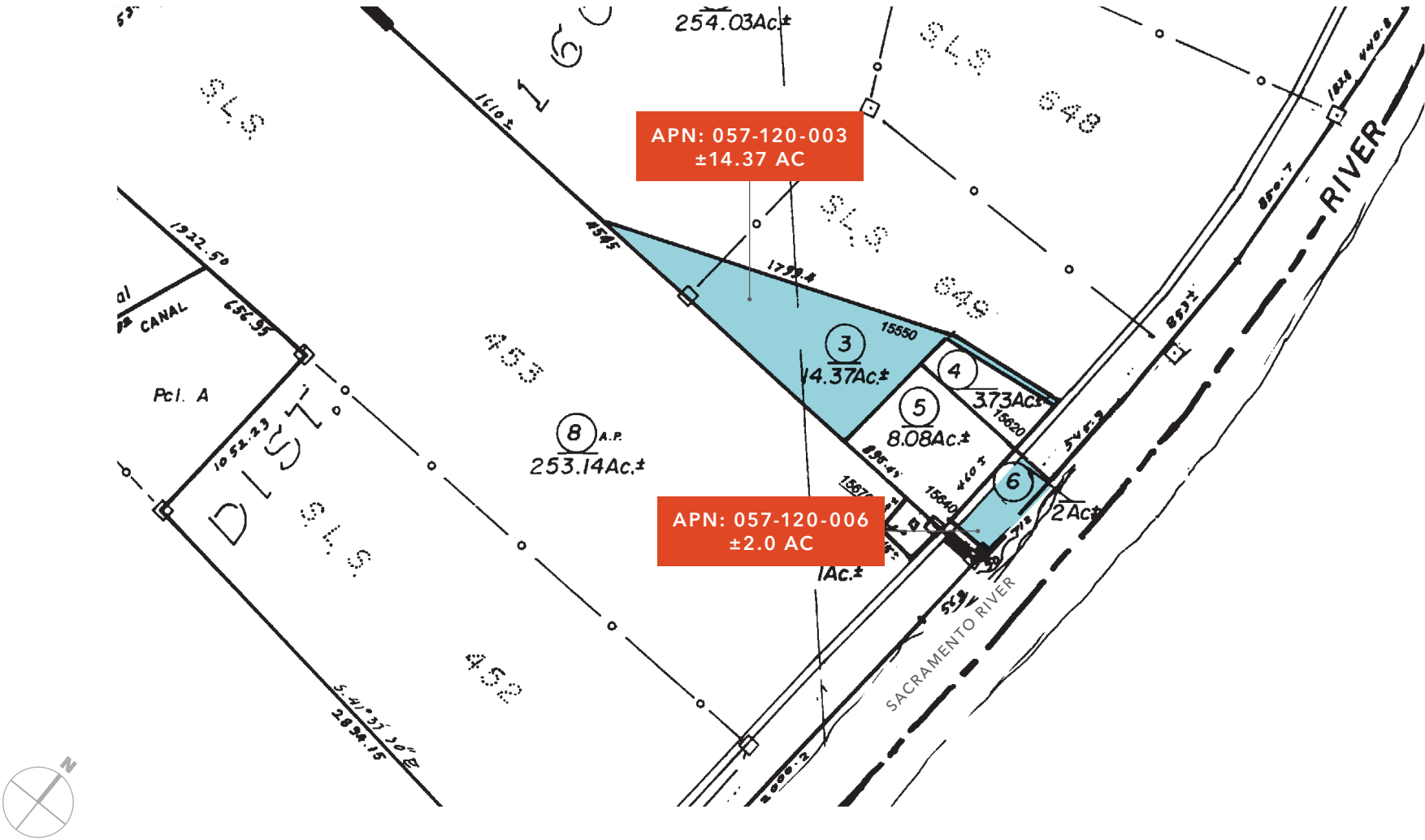
SEWER	Septic
WATER	±40 GPM domestic well TBD GPM agriculture well
UTILITIES	PG&E and water well

\$995,000

ASKING PRICE (AS-IS)



PARCEL MAP



15550 COUNTY RD 117

LOCATED IN A *BEAUTIFUL WOODED*
SETTING PROVIDING PRIVACY &
PROTECTED ORCHARD AREAS

To I-5 via Old River Road, enjoy the quiet rural area, potential Equestrian Ranch & Farm-to-Fork organic row crops.

APN: 057-120-003
±14.37 AC

APN: 057-120-006
±2.0 AC

AVAILABLE FOR SALE

KIDDER MATHEWS



EXISTING HOME

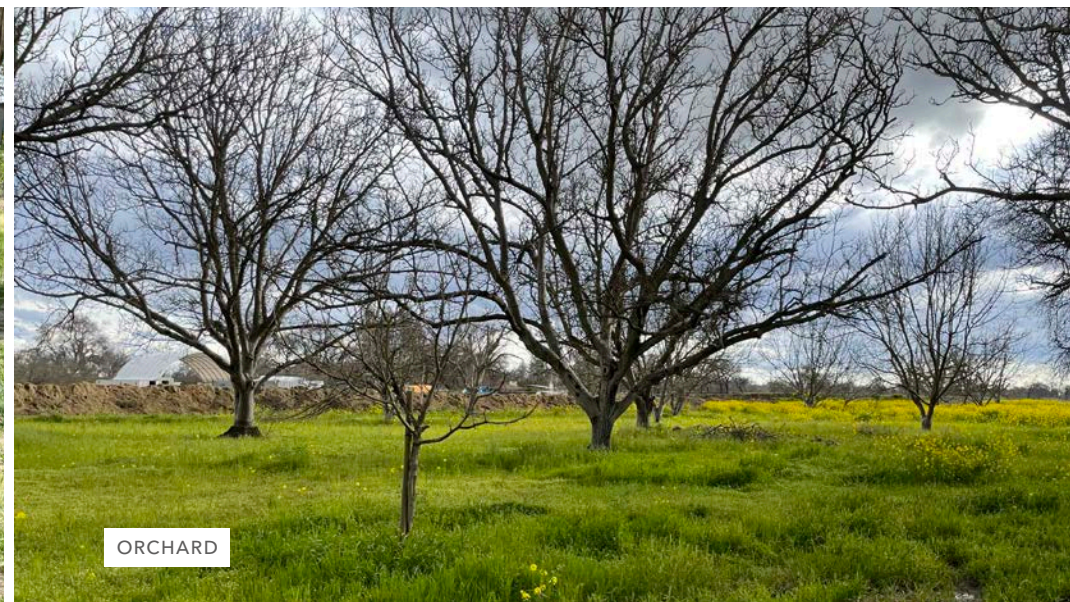


POTENTIAL BEE STORAGE AREA



ELECTRICAL METER, AG WELL

DOMESTIC WELL METER



ORCHARD

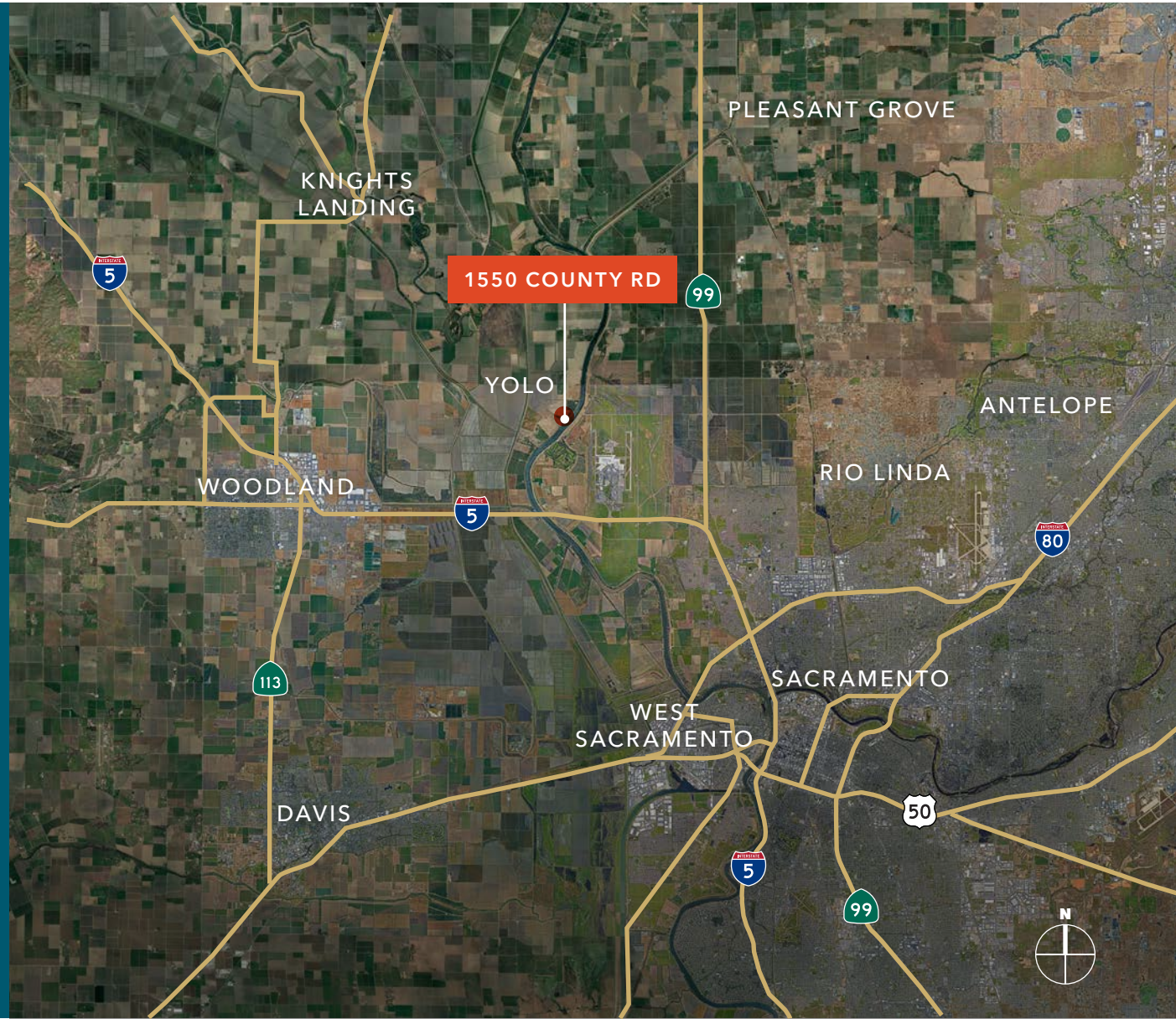
HIGHLY- ACCESSIBLE LOCATION

Located ideally in the rural country of Yolo County, but not too far from either Downtown Sacramento/Woodland and Sacramento International Airport for travel.

Schedule to inspect this listing for your future plans of residential use with Orchard and/or crops.

20 MIN
TO SACRAMENTO

17 MIN
TO WOODLAND





15550 COUNTY RD 117

*For more information on
this property, please contact*

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