

81.25 Acres Bare Ground FOR Grimes, California

SALE



SUNNY PUREWAL
530-218-5422 CELL
DRE: #02048061

[CONTACT US](#)

LOGAN TAYLOR
530-701-2680 CELL
DRE: #02062799

81.25 Acres Bare Ground | Grimes, CA

Sale Price: \$1,300,000 (\$16,000 per acre)

LOCATION: This property is located on Wilson Bend Road, just north of the Reclamation District No. 108 office in Grimes, CA. This property is only 45 minutes North of Woodland, CA. It borders the Sacramento River.

APN: #022-130-063, 064, and 065

EGRESS/INGRESS: It is accessed from Wilson Bend Road and Fruchtenicht Rd. A paved, county-maintained road that borders the property on the East and South sides.

ZONING: Exclusive Agriculture Zone. This zoning is meant to preserve agricultural areas from development due to their fertile soils.

DESCRIPTION: The property features a level 81.25 acres of mostly bare ground. The perimeter of the property is planted with redwood trees that have multiple benefits. Additionally, there is a dilapidated home on the property. A high-yielding orchard would be ideal for this land.

SOIL: This property is mostly Class 1 soil with the remainder being Class 2. It's rare you find a small piece with this good soil! See the map attached below.

WATER: There is a well in the Northeast corner of the property. It has been used to flood irrigate crops on the property.

REDWOODS: There are 8.5 acres of 15-year-old redwood trees around the perimeter. In another 10 years, these trees will be very valuable for lumber. By establishing a value to the redwoods now, you could utilize depreciation benefits. Talk to your accountant to confirm.

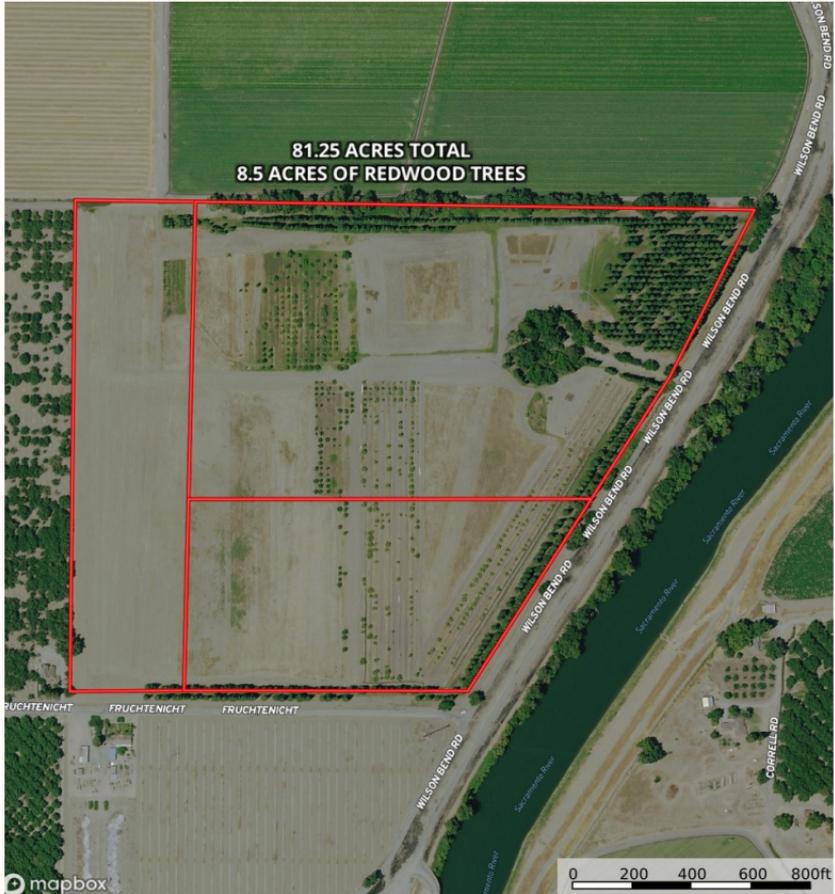
DEPRECIATION: Improvements such as the trees, wells, and irrigation systems may offer depreciation advantages to a prospective Buyer.

COMMENTS: Opportunities to own fewer than 100 acres with Class 1 Soil rarely come around. This property offers significant tax advantages. With a great supply of water, you can confidently assume this ground will appreciate. Call us today at 530-701-2680 to learn more!



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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
130	Corbiere silt loam, 0 to 1 percent slopes	Grade 2 - Good	Corbiere, silt loam (85%)	34.3	45.4%
171	Vina loam, silt loam substratum, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Vina (90%) Tujunga (2%)	41.4	54.6%
Totals for Area of Interest				75.7	100.0%



Map may not be valid at this scale.

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CLASS 1 SOIL | POTENTIAL TAX SAVINGS | FARMING OPPORTUNITY

HIGH QUALITY AGRICULTURAL LAND IN NORTHERN CALIFORNIA IS WAITING FOR YOU!

CONTACT US TODAY.



**INTERESTED IN THIS PROPERTY? SCHEDULE A VISIT
WITH US!**

Get in touch with our Logan Taylor (530-701-2680) or Sunny Purewal (530-218-5422) to set up a tour of the property.