

Fox Lee Pear and Cherry Orchard, Walnut Grove, CA

Walnut Grove

Andrus Island Road, Walnut Grove, CA, USA

80.46 Acres

\$2,575,000.00



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Legend

 Boundary

Description

Fox Lee Ranch Investment Opportunity: Walnut Grove, California: Two parcels totaling 80.46 acres planted pears and cherries on Andrus Island, with frontage on Georgiana Slough. Approximately 30.1 +/- acres of pears and 40.8 +/- of cherries currently under lease with a grower/packer All State Packers, Inc. through August 31, 2029. Property consists of two separate Assessors' parcels, one 26 +/- acre parcel and the other is 54.46 +/- acres (under Williamson Act Contract). Both parcels have the potential to build residences on them. 45 minutes to Sacramento International Airport or Stockton Metropolitan Airport, private airport next door on neighboring parcel. Talk to your Income Tax Professional about the tax advantages of owning agricultural investments. Contact: Reni Della Maggiore at 209-649-7944 or Gary McEnerney at 916-671-8530

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Generated on: Feb. 5, 2025

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Soil Report

Symbol	Map Unit Description	Farmland class	Area (AC)	Available Water Storage (0-150cm - Weighted Average)	Flooding Frequency (Maximum)	Drainage Class (Dominant Condition)	Drainage Class (Wettest Component)	Hydric Classification	Water Table Depth (Annual Minimum)	Water Table Depth (April to June Minimum)	Bedrock Depth (Minimum)	Soil Order
222	Scribner clay loam, partially drained, 0 to 2 percent slopes	Prime farmland if irrigated	0	27.8	Rare	Poorly drained	Poorly drained	97	0	122	0	Mollisols
206	Sailboat silt loam, partially drained, 0 to 2 percent slopes	Prime farmland if irrigated	0	25.5	Rare	Somewhat poorly drained	Somewhat poorly drained	99	0	122	0	Entisols
155	Gazwell mucky clay, partially drained, 0 to 2 percent slopes	Prime farmland if irrigated	0	34.3	Rare	Very poorly drained	Very poorly drained	99	0	69	0	Mollisols