

# Dhaliwal Farm OFFERING MEMORANDUM



Take a Virtual Tour

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# **Dhaliwal Farm**

## **Sacramento County, California**

The 298±- acre property is located 7100 West Elkhorn Blvd, Sacramento, California, just off the Garden Hwy.

The Dhaliwal Farm property provides an excellent opportunity to acquire a turnkey farming operation consisting of a combination of 75± acres Almonds, 90± acres Walnuts and open row crop ground. Located in a desirable growing area with groundwater supplied by 3 wells and surface water through the Natomas Mutual Water Company minutes from Downtown Sacramento.

The row crop land is leased on a year to year basis.

Has a main 3 bedroom 2 bath main house and a 2 bedroom 1 bath apartment that could be rented for additional income or utilized as owner operator of the farm.



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**Water:** The Property has 3 deep wells. One well provides water to the Walnut and Almond Orchard blocks. The row crop lands are supplied by two wells.

Although not currently set up to use surface water, the parcels consisting of the Walnut and Almond are in the Natomas Mutual Water Company (NMWC) service area. In the past the row crop lands have been able to utilize NMWC surface water.

NMWC supplies water to 33,200 acres within the Natomas Basin through a Sacramento River Settlement Contract with the Bureau Of Reclamation Central valley Project.

**Zoning:** The property is zoned Ag Preserve and enrolled in the Williamson Act.

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## Taxes:

APN	Year	Land	Improvements	Total Assessment	Ad Valorem Taxes	Direct Levies & Assessments	Taxes Total
201-0270-019-0000	2024-25	289,741	427,267	717,008	8,765.42	967.78	\$ 9,733.20
201-0270-053-0000	2024-25	587,940	587,940	1,166,927	14,265.69	1,294.68	\$ 15,560.36
201-0270-085-0000	2024-25	555,344	578,987	1,134,331	13,867.20	1,173.98	\$ 15,091.54
201-0280-030-0000	2024-25	661,583	578,267	1,239,850	15,157.17	1,454.50	\$ 16,611.66
201-0280-062-0000	2024-25	25,911	-	25,911	316.76	1,414.60	\$ 1,731.36
201-0280-073-0000	2024-25	30,800		30,800	376.53	1,676.64	\$ 2,053.16
201-0330-035-0000	2024-25	36,214		36,214	442.71	83.18	\$ 525.88



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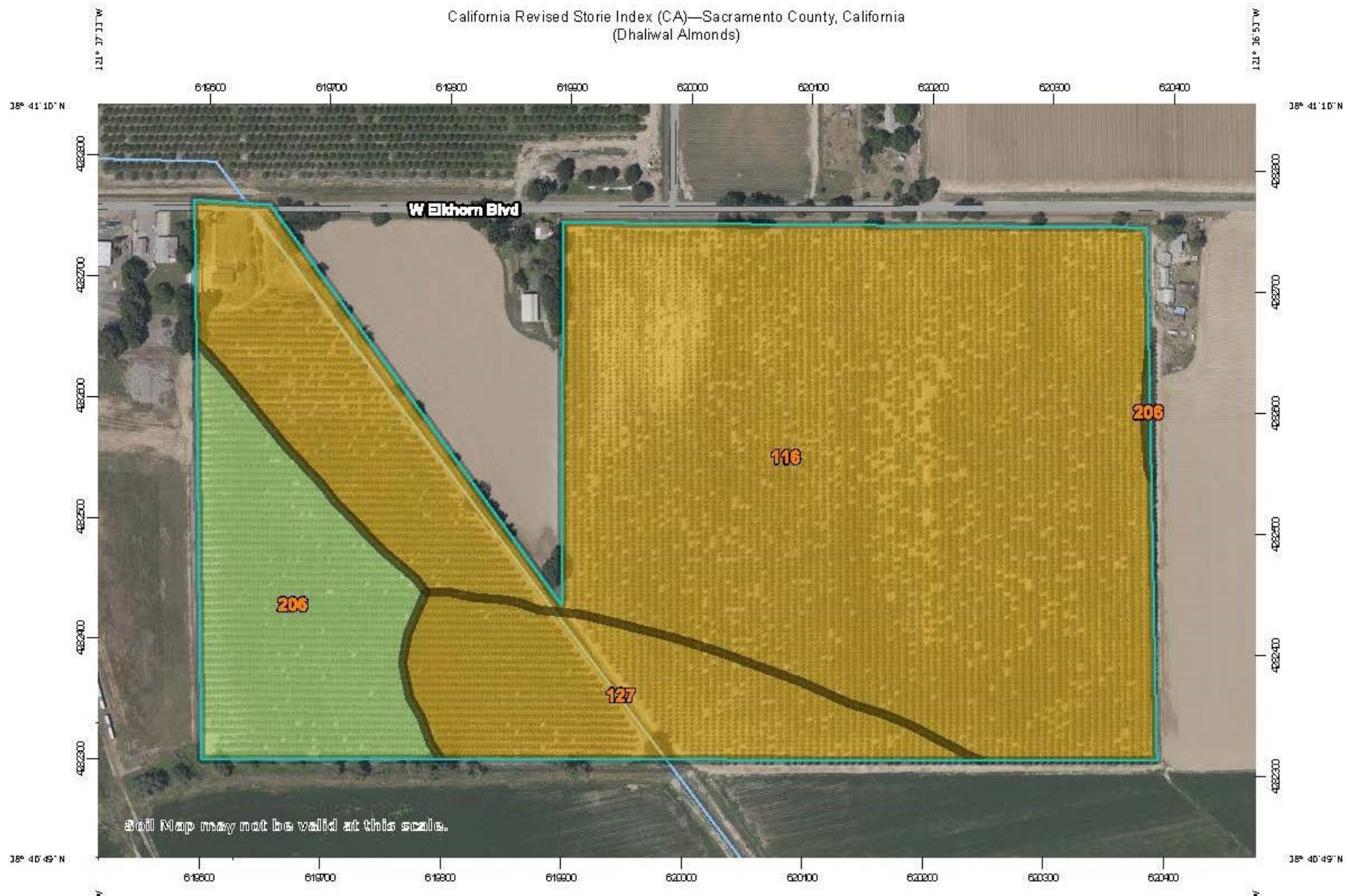


## Location:





## Soil Map:

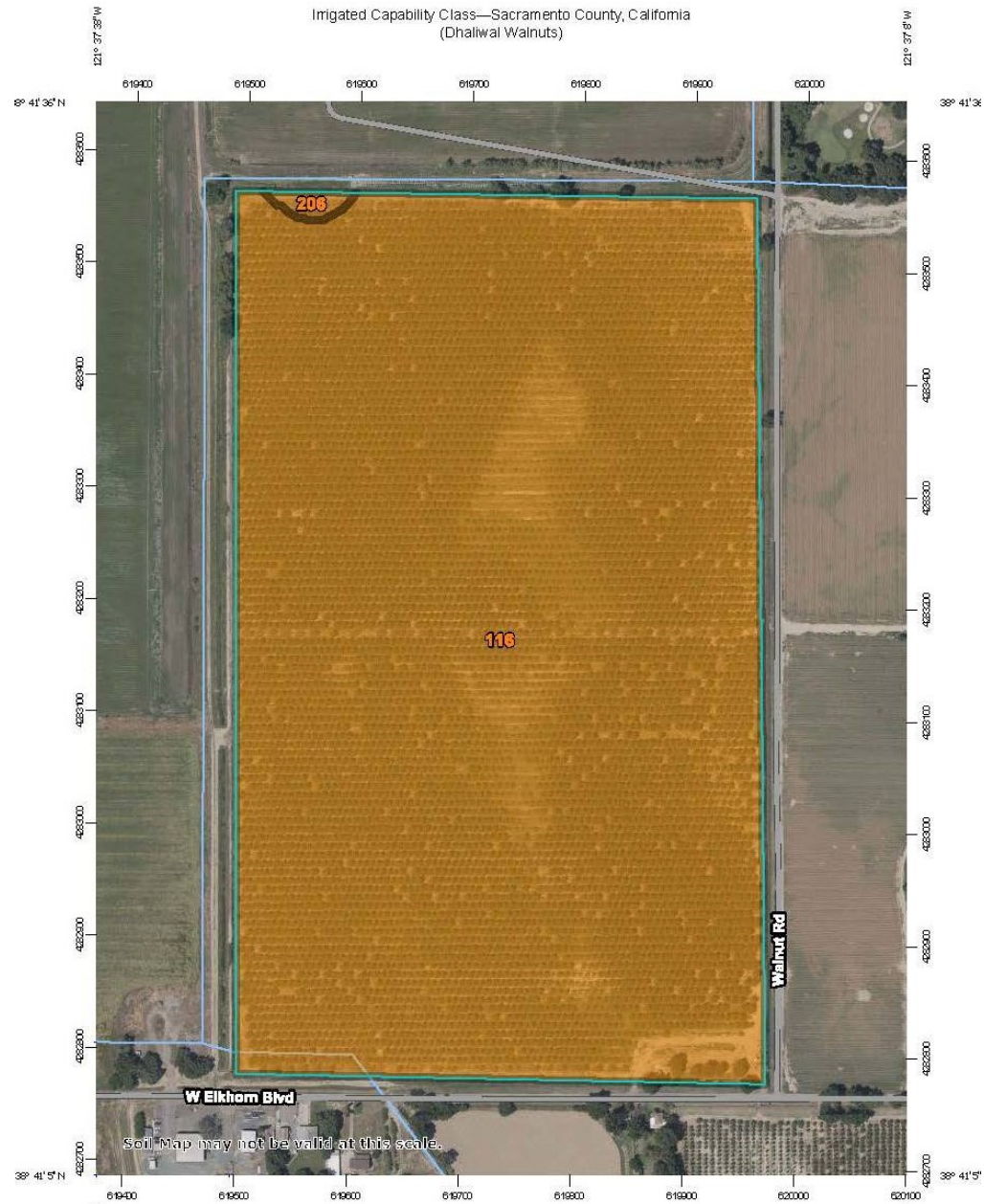


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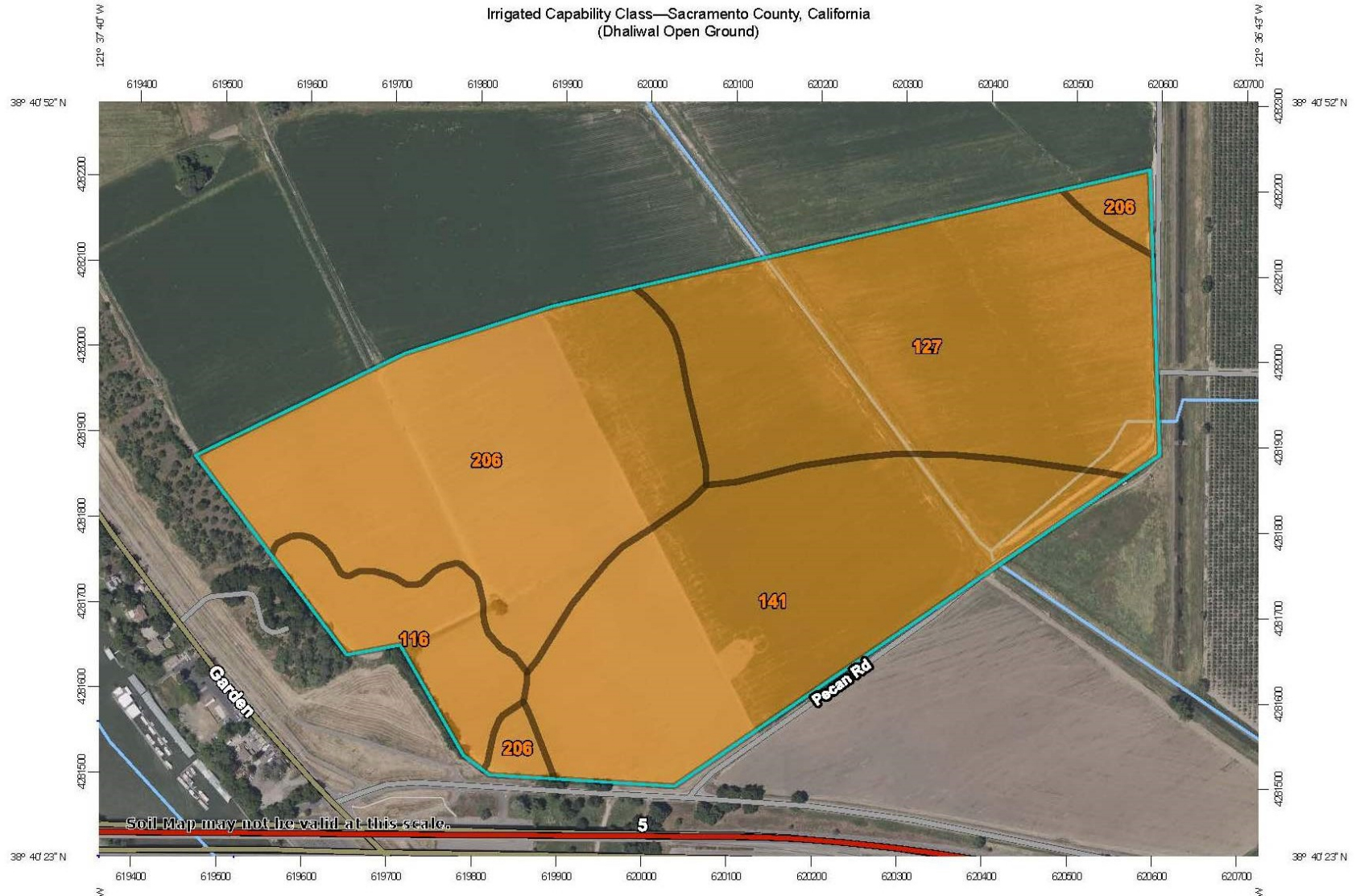


## Soil Map:





## Soil Map:

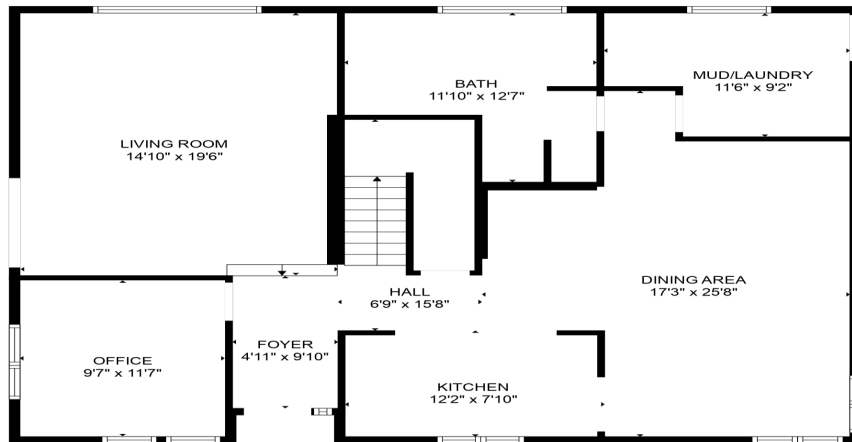


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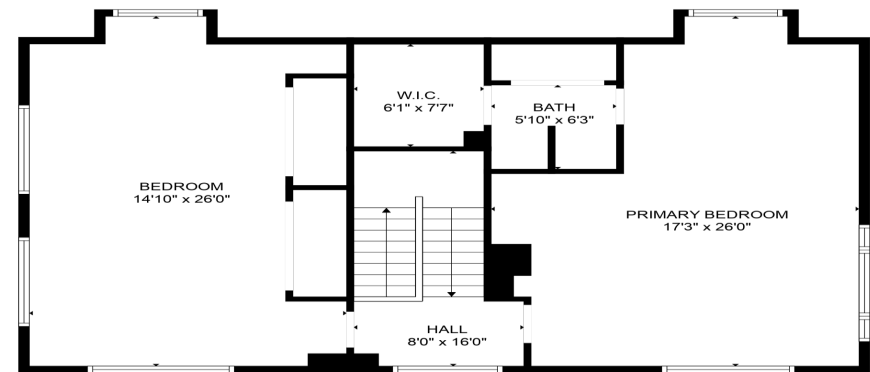
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**House Layout:** Approximately 2390 sq ft.; Two Story 3 bedroom, 2 bath 1 car attached garage.



FLOOR 1



FLOOR 2

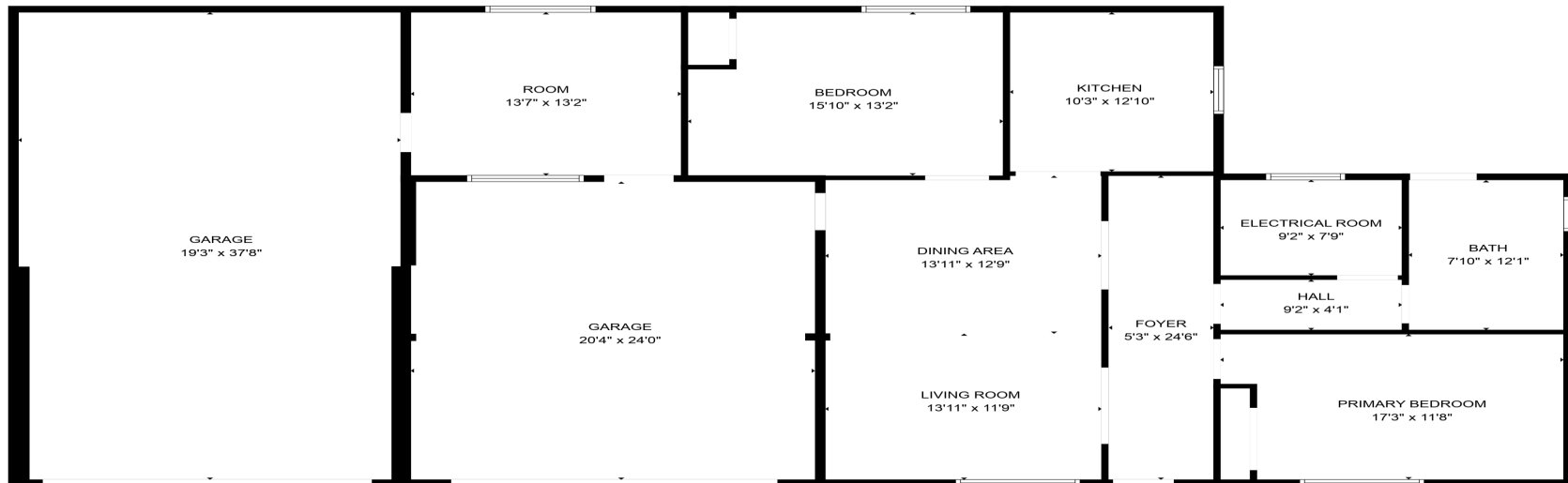
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# AGRICULTURE INDUSTRIES

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**Apartment Layout:** Approximately: 1176 sq ft. 2-bedroom, 1-bath with 2 oversized attached 2 car garages and finished storage room could be another bedroom. Also has a second full bath attached but outside access.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



**Groundwater/SGMA Disclosure:**

The Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit the amount of well water that may be pumped from underground aquifers. The Dhaliwal Farm property is in the North American Subbasin within the Sacramento Groundwater Authority Groundwater Sustainability Agency (GSA). More information on the GSA can be found at <https://sgah2o.org/>. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist, geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>.

**Mineral Rights:** All mineral rights controlled by Seller included in sale. Seller makes no representation or Warranty as to the availability of said mineral rights.

**Sale Terms:** All cash at closing.

The Dhaliwal Farms Property is available for \$6,500,000.00.

Shown by appointment only—do not enter property.

