

REEVE-ASSOCIATES Real Estate

Gary Reeve, Broker

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The Takemori Ranch

Riverfront Property Located in the Sloughhouse - Lodi A.V.A.

The Takemori Ranch is a hidden gem located in the river bottom area of the Consumnes River, adjacent to the Elk Grove city limits and near the country berg of Sheldon. The 191.60 acres has over 2,000 feet of river frontage along the picturesque Consumnes River. The land consists of productive Columbia and Sailboat series soils with economical on-site wells to supply irrigation water. This versatile and productive irrigated cropland is leveled to grade and ideal for wine grape production and vegetables.

Call for Pricing, Additional Information and Showing Appointments

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Property characteristics

- 191.60 Assessed Acres
- Located on the Consumnes River
- Productive Columbia and Sailboat Series Soils
- Adjacent to Elk Grove City Limits
- Abundant Irrigation Water
- Ideal Land for Wine Grape Production and Vegetables

REEVE-ASSOCIATES REAL ESTATE OFFICE LOCATED AT: 37 1/2 W. 10th Street, Tracy, CA 95376



R & S Farms, Inc., D.B.A.:

Reeve-Associates Real Estate

Gary Reeve, Broker

FARM LAND

• **RANCHES**

• **LAND INVESTMENTS**

37 1/2 W. 10th St.

Tracy, CA 95376

(209) 835-2002

Fax (209) 835-2008

garyreeve@sbcglobal.net

FOR SALE:

The Takemori Ranch

Irrigated River Bottom Land near Elk Grove

Fee Title or Conservation Easement Available For Purchase

8/13

Location:	At the end of Bradley Ranch Rd. (Private), off of Grant Line Rd. and east of the rural community of Shelton, near the City Limits of Elk Grove.
Assessor's Parcel:	126-0030-025, Sacramento County
Acreage:	191.60 assessed acres
Irrigation:	On site deep wells supply irrigation water through pipelines.
Soils:	This is young river bottom land and some of the better soil in the region consisting of very productive Columbia and Sailboat Series Soils. See attached Soil Map and Soil Information.
Current Uses:	Production of fresh market vegetables. This is versatile and productive irrigated crop land well suited for a variety of vegetable crops as well as wine grapes.
Zoning:	AG-80F Sacramento County
General Plans:	Sacramento County: Open Space- Agricultural Cropland. Elk Grove: Limited Development- Agriculture, Open Space, Rural Residences.
Access:	By deeded easements.
Flood Info:	1:100 year flood zone.
Assessments:	Reclamation District 800.

For Wine Grapes:

For future wine grape development, this property is located in the desirable Sloughhouse Sub Appellation of the Lodi American Viticultural Area.

For Conservation Easement:

Being located near fast growing cities, having riparian and other habitat potential, and being a working production farm makes this property ideal for a conservation easement designed to mitigate lost farm land and habitat due to urban development. This land is also an ideal setting for a future park.

Amenities:

This picturesque property is located in one of the prettiest areas of the county, with over 2,000 feet of frontage along the Consumnes River, frontage along Deer Creek and great views of the Sierra Nevadas.

List Prices:

For Fee Title:

\$2,869,500 Cash

For a Conservation Easement Only:

\$1,609,500 Cash

Owner shall have the right to review for approval the said conservation easement which shall allow for continuation of non-permanent crop production.

Listing Agent:

W. Gary Reeve

Broker

Reeve - Associates Real Estate

(209) 484-7012 (M)

garyreeve@sbcglobal.net

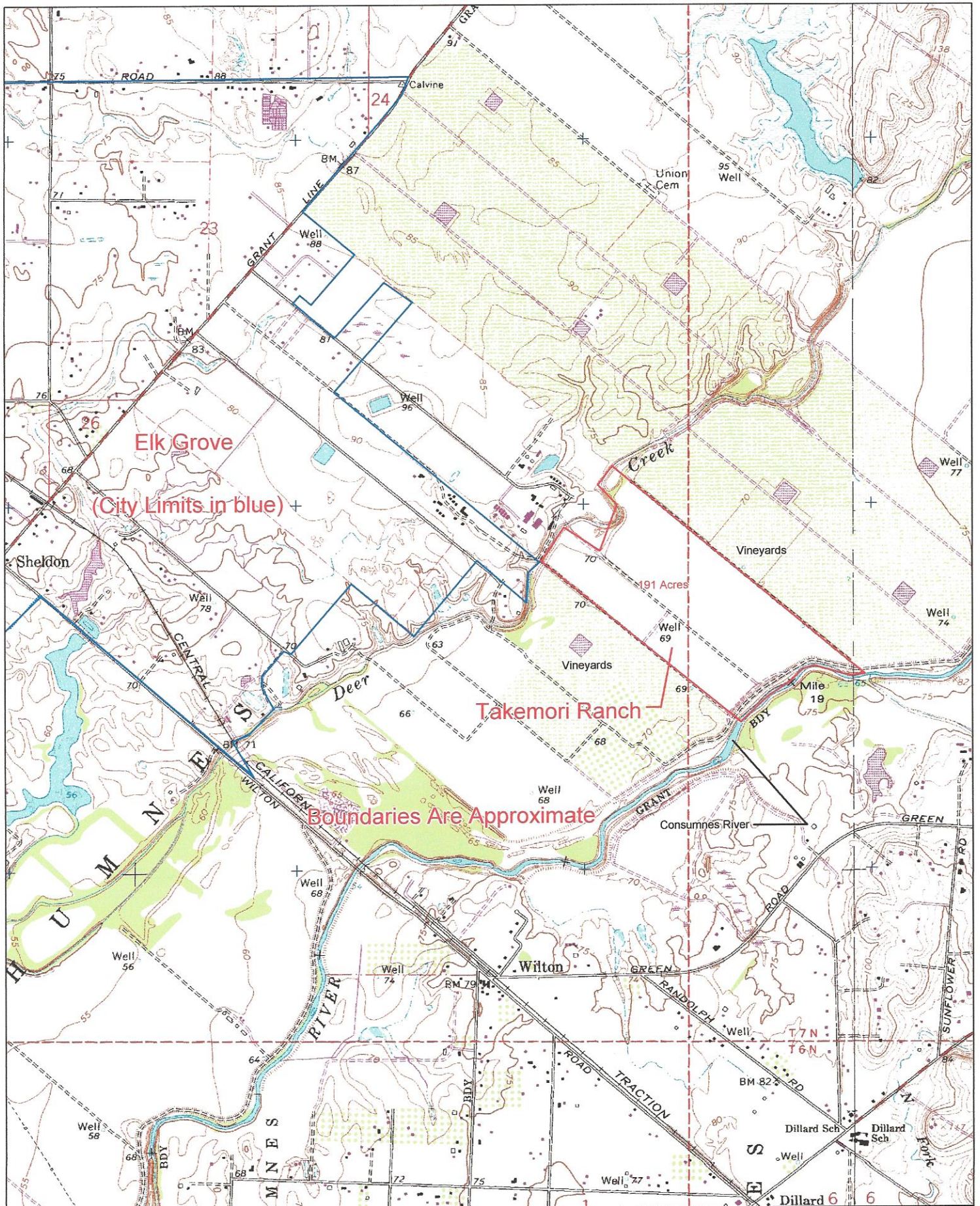
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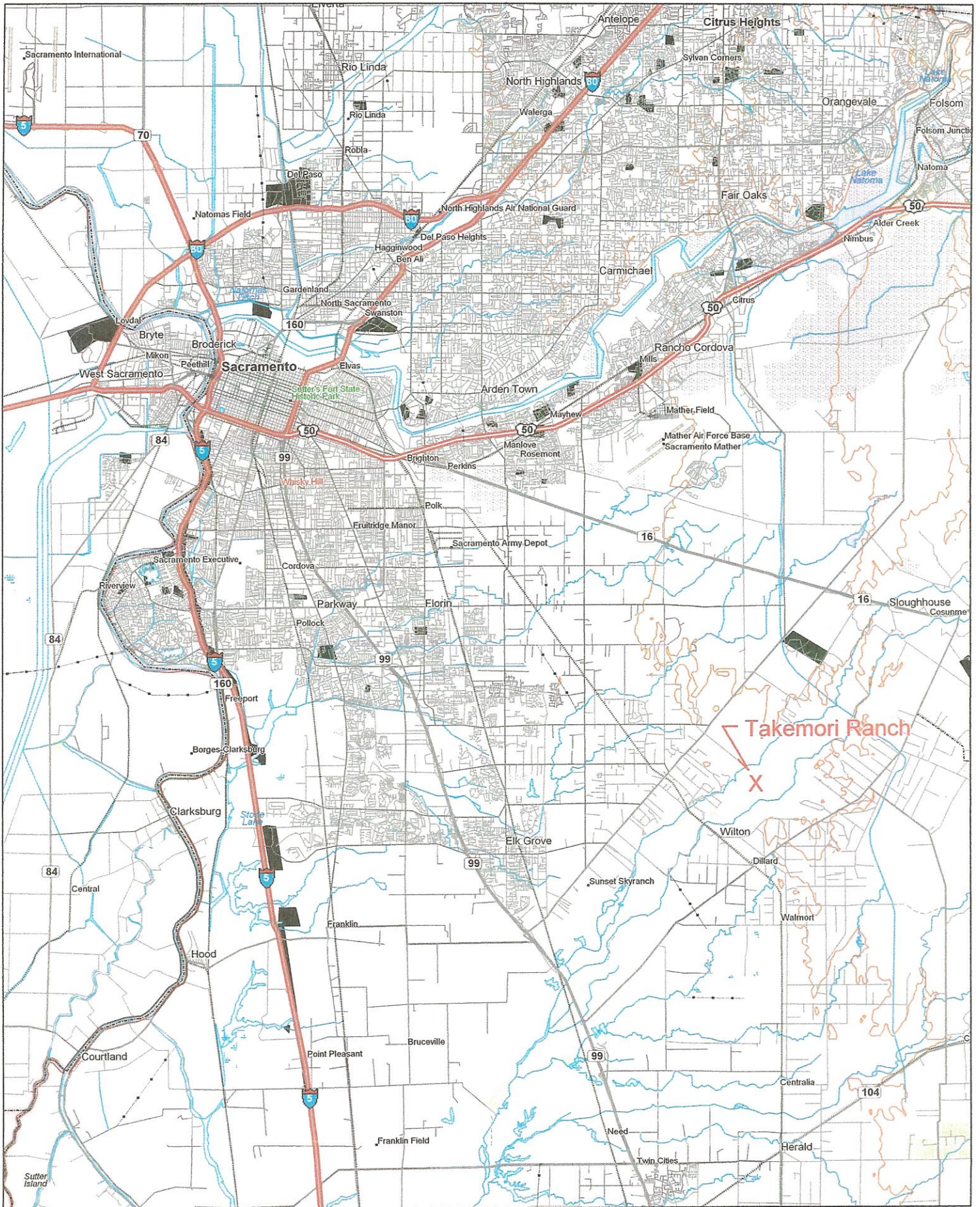


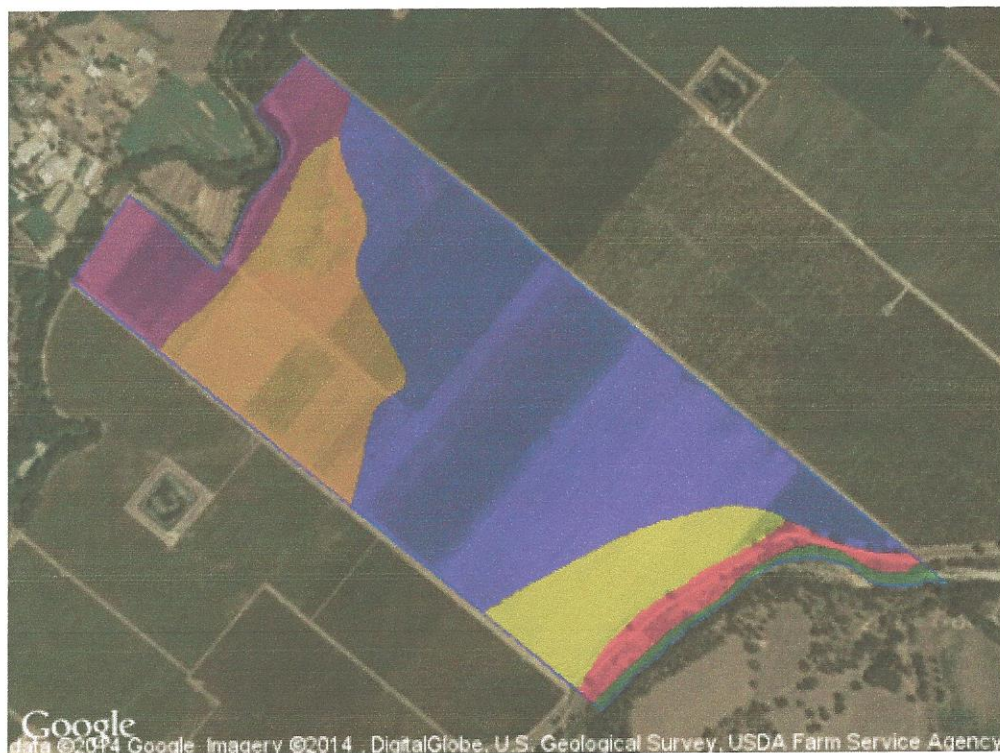


NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.




O.S. Bk. 30, Pg. 28
O.S. Bk. 26, Pg. 22







Symbol Name	Slope Grad Comp.	Irr. Cap. Class	Non- Irr. Cap. Class	Storie Index	Acres	Parcel %
117 Columbia sandy loam, drained, 0 to 2 percent slopes	1	2	3	86	17.961	9.58%
118 Columbia sandy loam, drained, 0 to 2 percent slopes, occasionally flooded	1	2	3		7.973	4.25%
120 Columbia sandy loam, clayey	1	2	3	77	102.558	54.69%

		substratum, drained, 0 to 2 percent slopes							
		Columbia sandy loam, clayey							
	121	substratum, drained, 0 to 2 percent slopes, occasionally flooded	1	2	3	65	37.294	19.89%	
		Sailboat silt loam, drained, 0 to 2 percent slopes, occasionally flooded							
	208		1	2	3		18.423	9.83%	
	247	Water					3.304	1.76%	

Total Acres: 187.514

This page includes data supplied by sources other than the County Assessor.

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