



SUTTER
EQUITIES

± 32 ACRE ALMOND RANCH

Offering Memorandum

2256 Mage Ave | Olivehurst, CA

CONFIDENTIALITY

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CONTACT

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1110 Civic Center, Ste 106 D
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EXECUTIVE Summary

2256 Mage Ave property offers the unique opportunity to acquire ± 32 acres of land conveniently located between Highways 70 and 65.

DETAILS

2256 Mage Ave
Olivehurst, Ca 95961

COUNTY
Yuba

PRICE
\$1,120,000 (\$35,000/acre)

ACRES
± 32

PARCELS
3

APNS
014-220-006
014-220-007
014-220-015

IRRIGATION
One well is equipped with a 15HP submersible pump, 300 gallons per minute. Electric motor with dual line drip irrigation system.

ZONING
Two (2) of the parcels are zoned RE (Residential Estate District). 1 parcel zoned AG.

EXECUTIVE SUMMARY

This ± 32-acre producing Almond ranch is located in Olivehurst, CA, approximately 30 miles north of Sacramento. It consists of 3 contiguous parcels, planted with self-pollinating Independence with Rootpac R as a rootstock on 5th leaf. The surrounding area includes grazing farmland, almond ranches, and is adjacent to a residential subdivision. The property is irrigated with its own well with dual-line drip.

EXIT STRATEGY

Part of the property is zoned as RE (Residential Estate District). A possible rezoning could be implemented for a residential subdivision map. Most of the wet/dry utilities are located near the property.

HIGHLIGHTS

- Prime for production
- Variety - Independence
- Rootstock - Rootpak R
- Dual Line Drip
- Tax benefits (contact your CPA)
- Huge Population Growth Trade Area - Possible exit strategy to create a Residential Tentative Map.

PROPERTY

AERIAL



PROPERTY

PHOTOS

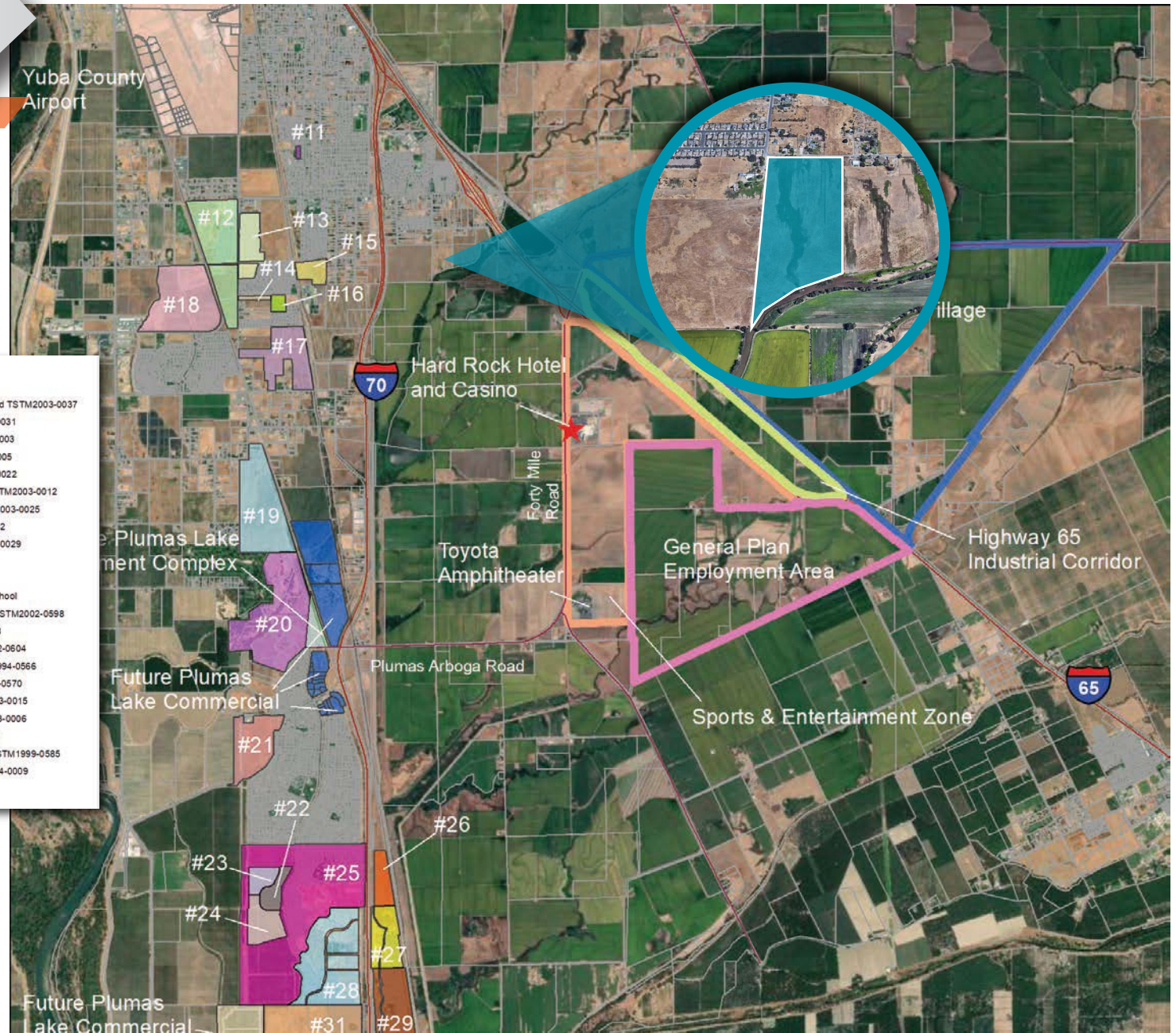


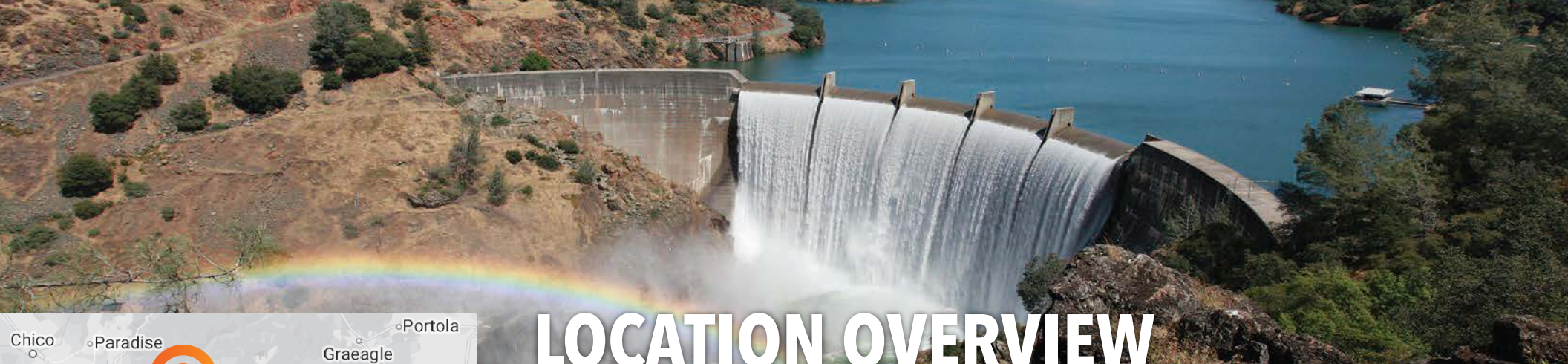
DEVELOPMENT

MAP

Legend

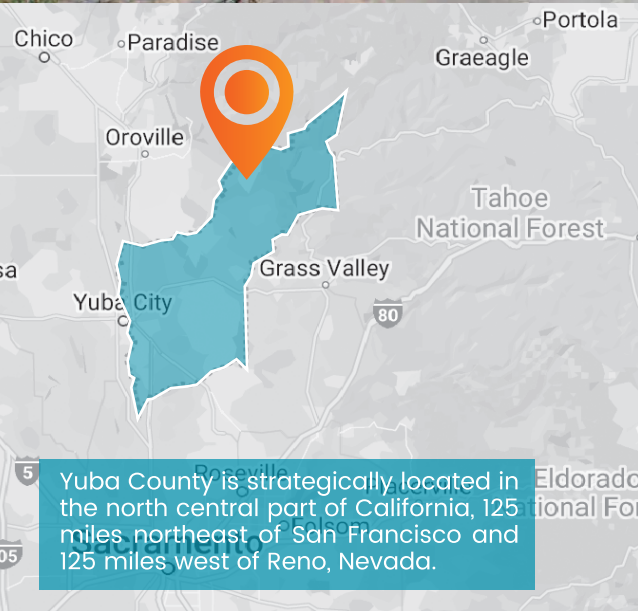
- ★ Hard Rock Casino
- Local Highways & Major Roads
- Yuba County Airport
- Future Linda Commercial
- Future Plumas Lake Commercial
- Future Plumas Lake Apartment Complex
- General Plan Employment Area
- Highway 65 Industrial Corridor
- Employment Village Boundary
- Sports Entertainment Zone
- #1 North Dantoni Ranch TSTM2021-0005
- #2 Sierra Vista TSTM2002-0599
- #3 Alberta Estates TSTM2004-0002
- #4 Goldfields Ranch TSTM2021-0004
- #5 Proposed Tanglewood Apartment Complex
- #6 South Orchard Estates
- #7 The Orchard TSTM2003-0016
- #8 Yuba Heritage
- #9 Proposed Commercial Power Center
- #10 Cedar Lane Affordable Housing Project
- #11 Kartikeya TSTM2020-0001
- #12 Draper Ranch North TSTM2003-0026
- #13 Thoroughbred Acres Modified TSTM2003-0037
- #14 Hanson Ranch TSTM2005-0031
- #15 Ostrom Ranch TSTM2021-0003
- #16 Prado Del Sol TSTM2019-0005
- #17 Feather Glen 2 TSTM2003-0022
- #18 Wheeler Ranch Modified TSTM2003-0012
- #19 Draper Ranch South TSTM2003-0025
- #20 Ross Ranch TSTM2004-0052
- #21 Danna & Danna TSTM2004-0029
- #22 OPUD Park
- #23 Wheatland High School
- #24 Plumas Lake Elementary School
- #25 Plumas Lake Cobblestone TSTM2002-0598
- #26 North Point TSTM2004-0048
- #27 River Oaks North TSTM2002-0604
- #28 Riverside Meadows TSTM1994-0566
- #29 River Oaks East TSTM1995-0570
- #30 River Oaks South TSTM2003-0015
- #31 Woodside Village TSTM2003-0006
- #32 Bear River TSTM2006-0004
- #33 Creekside Plumas Ranch TSTM1999-0585
- #34 Sawyer's Landing TSTM2004-0009





LOCATION OVERVIEW

Yuba County has undergone significant growth, creating ample opportunities for residential developers to build in the flourishing region with expanding infrastructure.

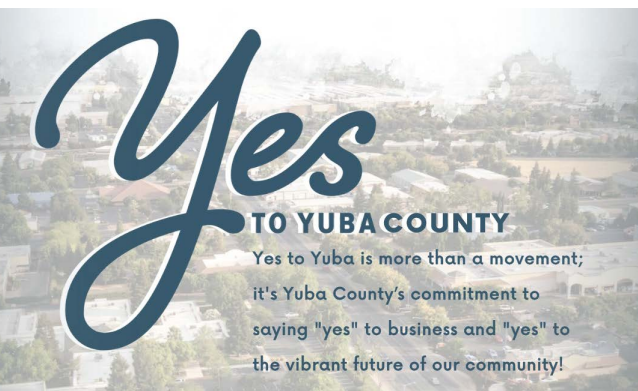


Yuba County is strategically located in the north central part of California, 125 miles northeast of San Francisco and 125 miles west of Reno, Nevada.

Yuba County has an estimated population of 83,421 as of July 1, 2021 – an annual increase of approximately 2% since 2010. Yuba County’s population is expected to surpass 90,000 by 2026 – an increase of approximately 25% above the 2010 census. Yuba County’s population is expected to increase 75% to 80% by 2060. The County Seat for Yuba County –the City of Marysville was at 12,664 – an increase of 0.5% during the past year. Population growth in Yuba County has been occurring in the unincorporated areas – primarily in those areas south of Marysville and in the southern portion of the County such as Arboga, Linda / East Linda, Olivehurst, and the community of Plumas Lakes. In fact, approximately 80% of the county’s residents live in the unincorporated areas.

The Yuba County economy is also closely tied to its agricultural production, and 2021 production totals were up approximately 29% from the 2020 total crop values. Total crop production for the 2021 season was \$278,931,580, up from the 2020 season total of \$215,152,000. The increase in value was attributed to the increase in commodity prices for rice, walnuts, kiwi, prunes, livestock, and almonds.

In Yuba County, the major commercial development during the past several years has been the completion / opening of the Hard Rock Hotel & Casino Sacramento at Fire Mountain. The facility is located off Forty Mile Road (3317 Forty Mile Road, Wheatland, CA). The resort includes a 170-room hotel, restaurants, bars, a pool area, a gift shop, a fitness center, and conference facilities, in addition to the casino which boasts 1,800 slot machines and table games. Restaurants include Council Oak Steaks & Seafood, Hard Rock Café, and Fresh Harvest. There is 13,500 square feet of space for large conventions, events, and trade, shows. The facility is expected to contribute a total of 1,200 jobs to the local economy (“Constructing Hard Rock Casino” by Chris Kaufman/ Appeal-Democrat.com-07/18/2019).



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