

WATERMARK FARMS | FOR SALE

30616 S. River Road, Clarksburg, CA 95612



JIM WIRTH, ALC

Dir: 916.677.8142

Cell: 530.908.2605

jim.wirth@tricommercial.com

CalDRE #00912648

TRI Commercial Real Estate Services 532 Gibson Drive, Suite 200, Roseville, CA 95678



FOR SALE WATERMARK FARMS

HIGHLIGHTS

30616 S. River Road
Clarksburg, CA 95612



OFFERING SUMMARY

Sale Price:	\$4,896,000
Lot Size:	410.975 Acres
Price / Acre:	\$11,913
Zoning:	A-N (Ag Intensive)

PROPERTY HIGHLIGHTS

- Productive Farmland on the City of West Sacramento City Limits
- 1 Mile of Riparian Riverfront Along the Sacramento River
- Has Private Freshwater Artesian Pond and Small Lake (Glide Lake)
- Excellent Recreational Resources and Value-Add Investment Angles
- High Intrinsic Value Asset w/Arable Farmland and Senior Water Rights on Urban Edge
- Close Proximity to Shopping Centers; Midtown and Downtown Sacto and State Capitol

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LAND SUMMARY

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DESCRIPTION: Watermark Farms is a productive row crop farm on the urban edge of West Sacramento, featuring a mile of Sacramento River frontage and prime soil resources blended with a freshwater pond and private lakefront (Glide Lake) providing for some unique recreational aspects with investment value-add angles.

ADDRESS: 30616 S. River Road, West Sacramento, CA 95691

LOCATION: While you can get lost from civilization on Watermark Farms, in reality, it is just ten minutes from Nugget Market and 15 minutes to Golden 1 Center and Capitol Mall in Sacramento. West Sacramento is on the Interstate 80 corridor linking the State Capitol to the San Francisco Bay Area.

ACCESS: Has two gated entries off the S. River Road frontage.

ACREAGE: 410.975 gross acres

APN'S: Yolo County - 044-020-006, 007, 010, 013, 030 & 032

PROP. TAXES: \$27,133.84 or \$66.02/gross acre

ZONING: A-N (Ag Intensive)

SOILS: Majority of the soils are comprised of Class 3 silty clay loams from the Merritt and Sacramento Soil Series and are common to basin floors with the only limiting feature being a shallow seasonal water table.

WATER: The primary source of irrigation water is from a developed riparian water right in the Sacramento River. A 30 hp electric lift-pump station on the river has a slant pump installed in the river and is connected to underground pipeline that flows into field distribution canals. According to statements filed w/DWR, the historic use is nearly 1,380 AF/ year (nearly 4 ac.ft. per net farm acre) an ample supply. The lands to the W. of Glide Lake receive surface water from RD 999. Both of these surface water sources are protected under the North Delta Water Agency settlement agreement.

DRAINAGE: Watermark Farms straddles RD 765 and RD 999 (predominately in RD 765). The 2018 assessments for RD 765 were \$14,921 and RD 999 assessments were \$2,029

CLIMATE: Mediterranean climate with 250-300 frost free days and mean daily temps at 62 degrees and 15 to 23 inches average annual rainfall. Typical warm to hot days in the growing season and delta breezes cooling off air at night is ideal for growing wine grapes and a variety of high-value crops.

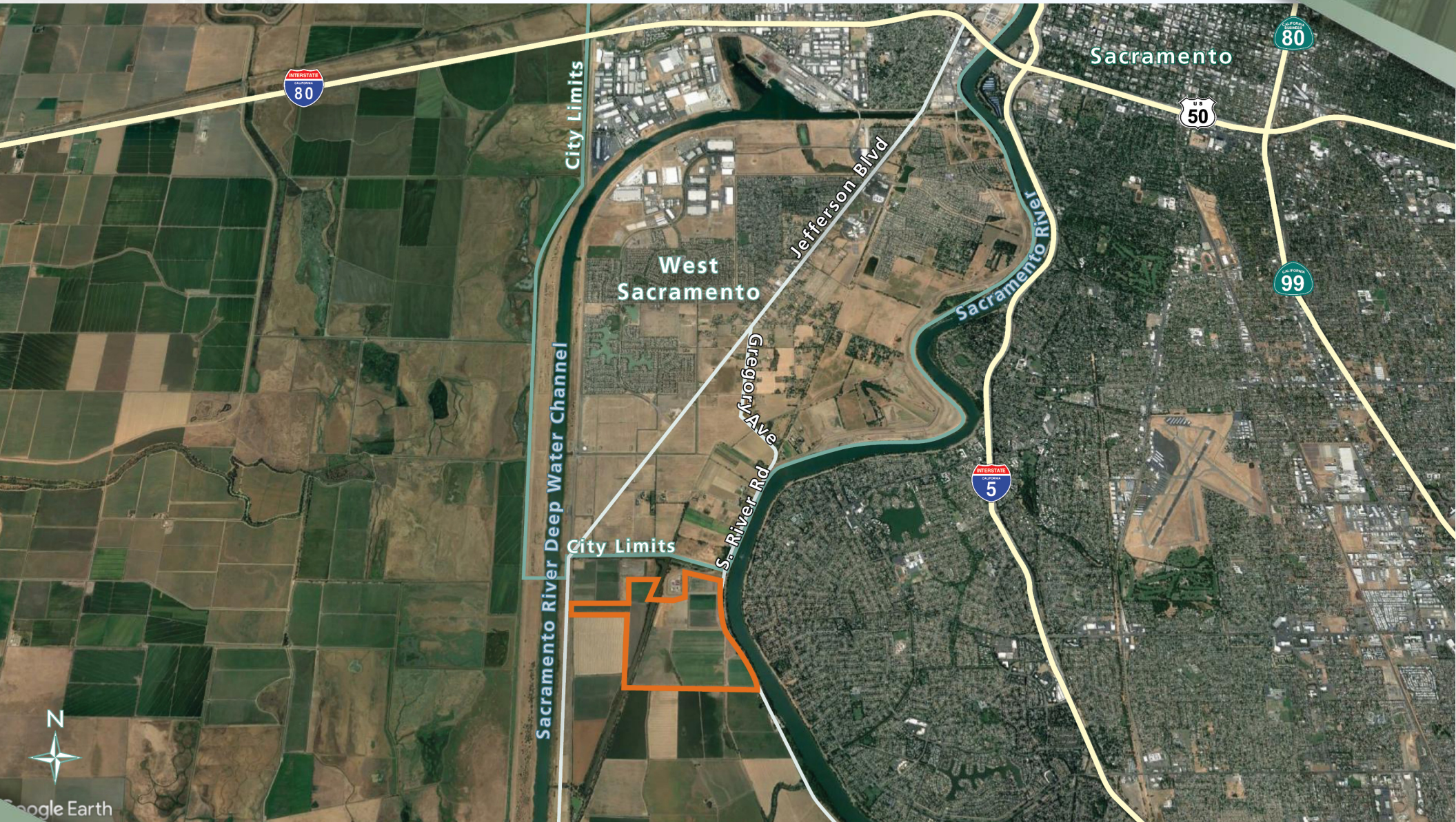
MINERAL RIGHTS: Most of the M/R's are intact with the surface and convey with the property.

ASKING PRICE: **\$4,896,000 or \$11,913/Acre**

EXCLUSIVE AGENT: Jim Wirth - (916) 677-8142 - DRE: 00912648

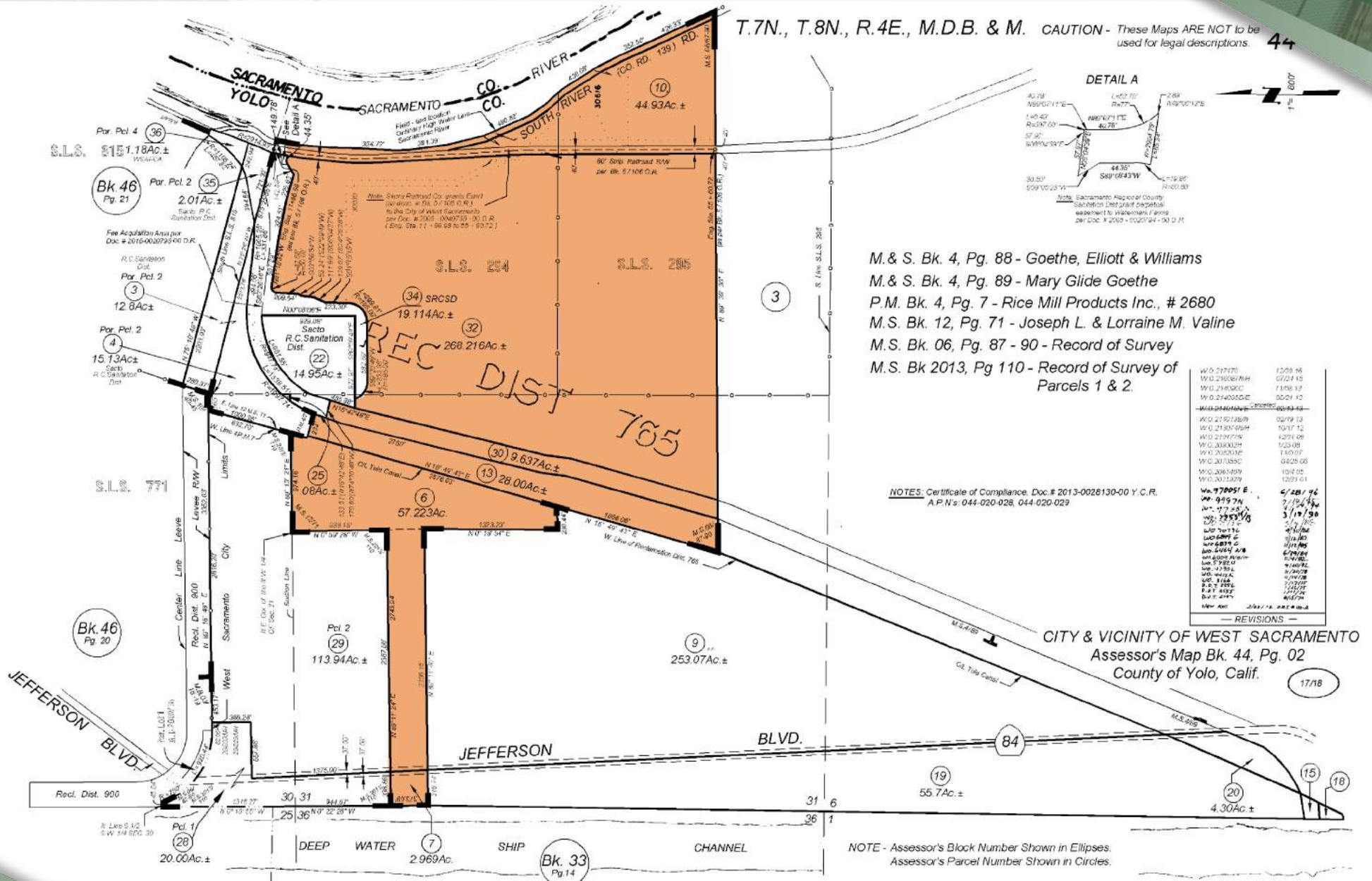
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AERIAL MAP
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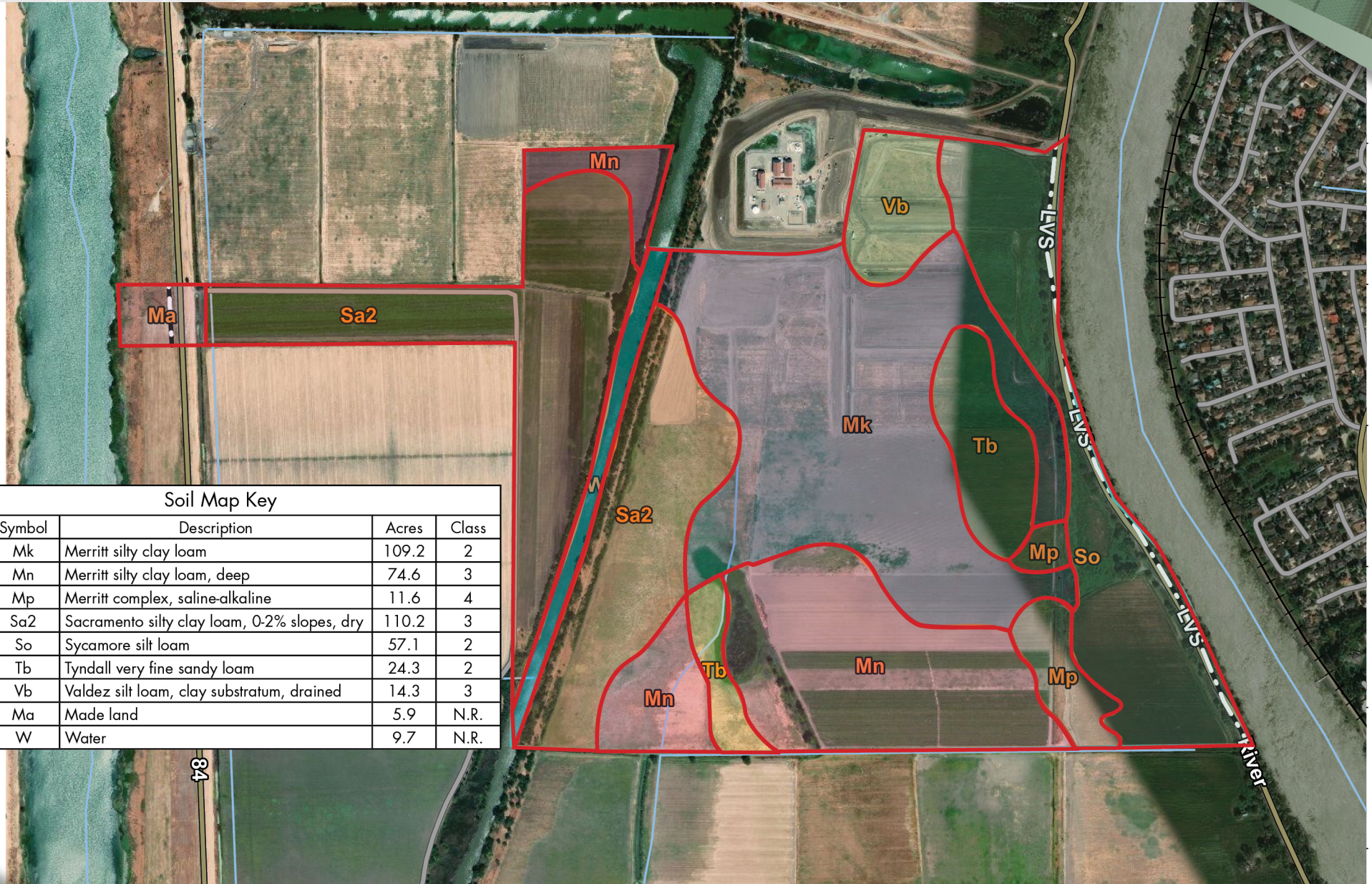
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PARCEL MAP
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FOR SALE WATERMARK FARMS

SOIL MAP
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Soil Map Key

Color	Symbol	Description	Acres	Class
	Mk	Merritt silty clay loam	109.2	2
	Mn	Merritt silty clay loam, deep	74.6	3
	Mp	Merritt complex, saline-alkaline	11.6	4
	Sa2	Sacramento silty clay loam, 0-2% slopes, dry	110.2	3
	So	Sycamore silt loam	57.1	2
	Tb	Tyndall very fine sandy loam	24.3	2
	Vb	Valdez silt loam, clay substratum, drained	14.3	3
	Ma	Made land	5.9	N.R.
	W	Water	9.7	N.R.

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PROPERTY PHOTOS
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Glide Lake



River Lift Pump



Westerly Tomahawk Field Irrigation



NEC Access Gate