

For Sale

Riego Road Rice / Development

55.85-acre rice property in Natomas with future development potential.



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill
530.304.7889

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX
hilljustint@gmail.com | jhillland.com

For Sale

Location:

Located in the rapidly developing Natomas Basin, just North of the Sacramento International Airport. The 55.85 acres is located immediately South of Riego Road, East of Powerline Road and West of Interstate 5.

Purchase Price:

One million six hundred seventy-five thousand five hundred dollars. \$1,675,500 (\$30,000 per acre)

Acreage:

+/- 55.85 assessed acres.

(+/- 55.85 acres inside Sutter Pointe specific plan (South Employment Village).

APN:

035-320-013 +/- 55.85 acres

Irrigation:

The property is supplied gravity surface flood water via Natomas Central Mutual Water Company. In addition there is a deep well that is not in service.



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill
530.304.7889

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX
hilljustint@gmail.com | jhillland.com

For Sale

Soils:

The soils are made up of Clear Lake Clay, (See attached soils map and descriptions.)

Land Use:

This property is in the path of northward growth for Sacramento. The farm is inside of the Sutter Pointe Specific Plan and is located in the South Employment Village. The farm is currently being farmed to rice.

Contact Info:

J Hill Land Company
Justin Hill BRE# 01399530
(530) 304-7889
justin@jhillland.com

All information provided within brochure was obtained from sources deemed reliable, but J Hill Land Company does not assume responsibility for its accuracy or completeness. A prospective buyer should verify all data to their own satisfaction and seek the advice of legal counsel on issues such as water rights, leases, tax consequences, zoning, etc. Buyer is to rely solely on his/her independent and due diligence as to the feasibility of the property for their own purposes. Maps included in this brochure are for general information only and, while believed to be substantially accurate, are not of "survey" or expert quality. Property is subject to prior sale, price change, correction, or withdrawal from the market without notice.



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill
530.304.7889

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX
hilljustint@gmail.com | jhillland.com

For Sale

Map Views



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill
530.304.7889

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX
hilljustint@gmail.com | jhillland.com

For Sale



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill
530.304.7889

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX
hilljustint@gmail.com | jhillland.com

For Sale

Land Use Map

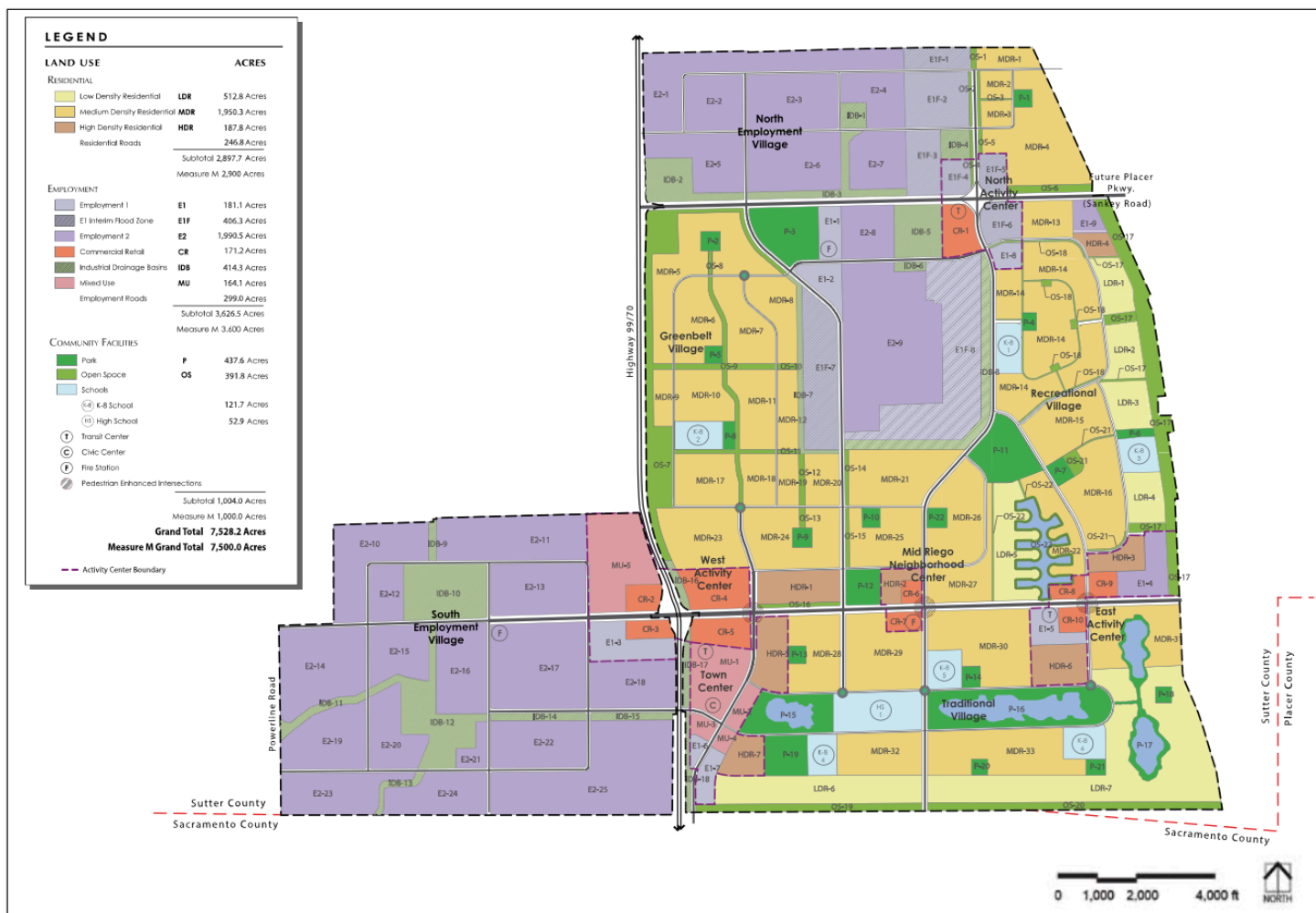


Exhibit 3.4: Land Use Plan

Source: Wood Rodgers, 2014



J HILL LAND COMPANY

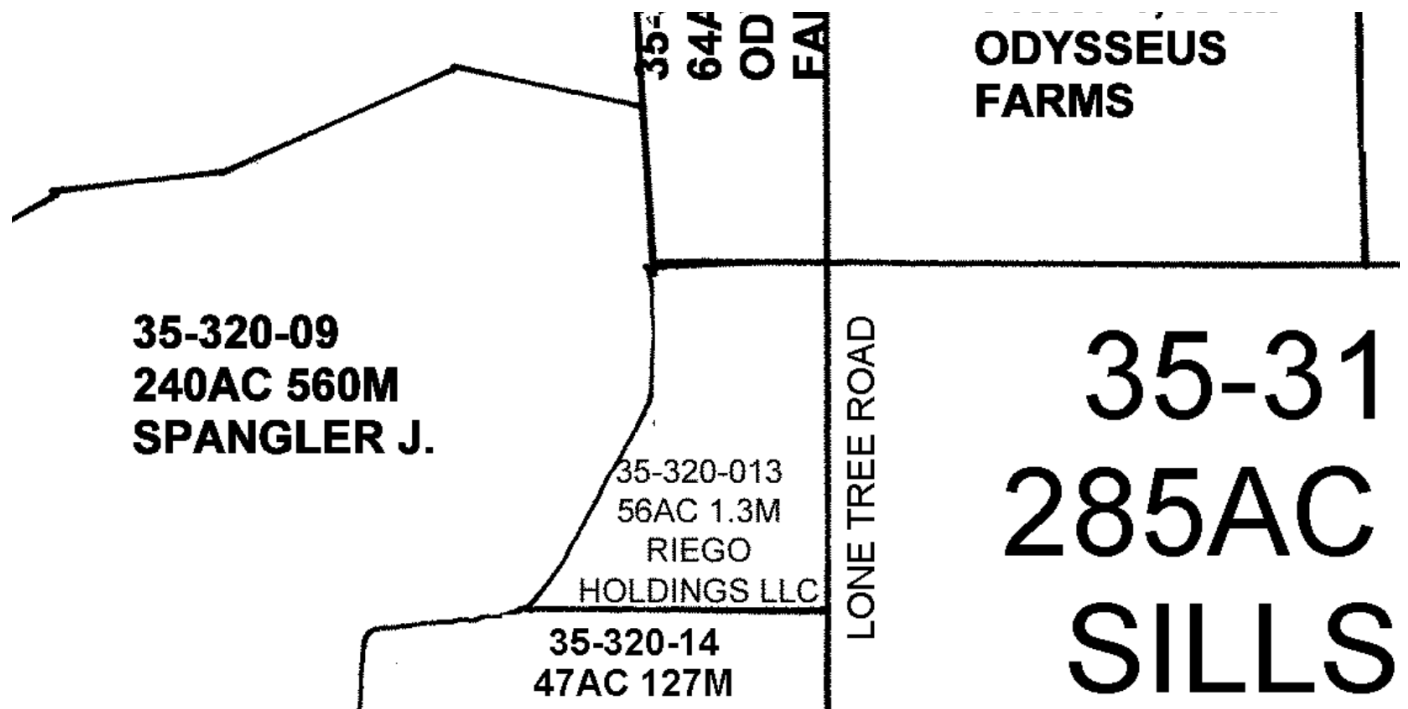
FARMLAND AND RANCH SALES

Justin Hill
530.304.7889

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX
hilljustint@gmail.com | jhillland.com

For Sale

AP Map



J HILL LAND COMPANY

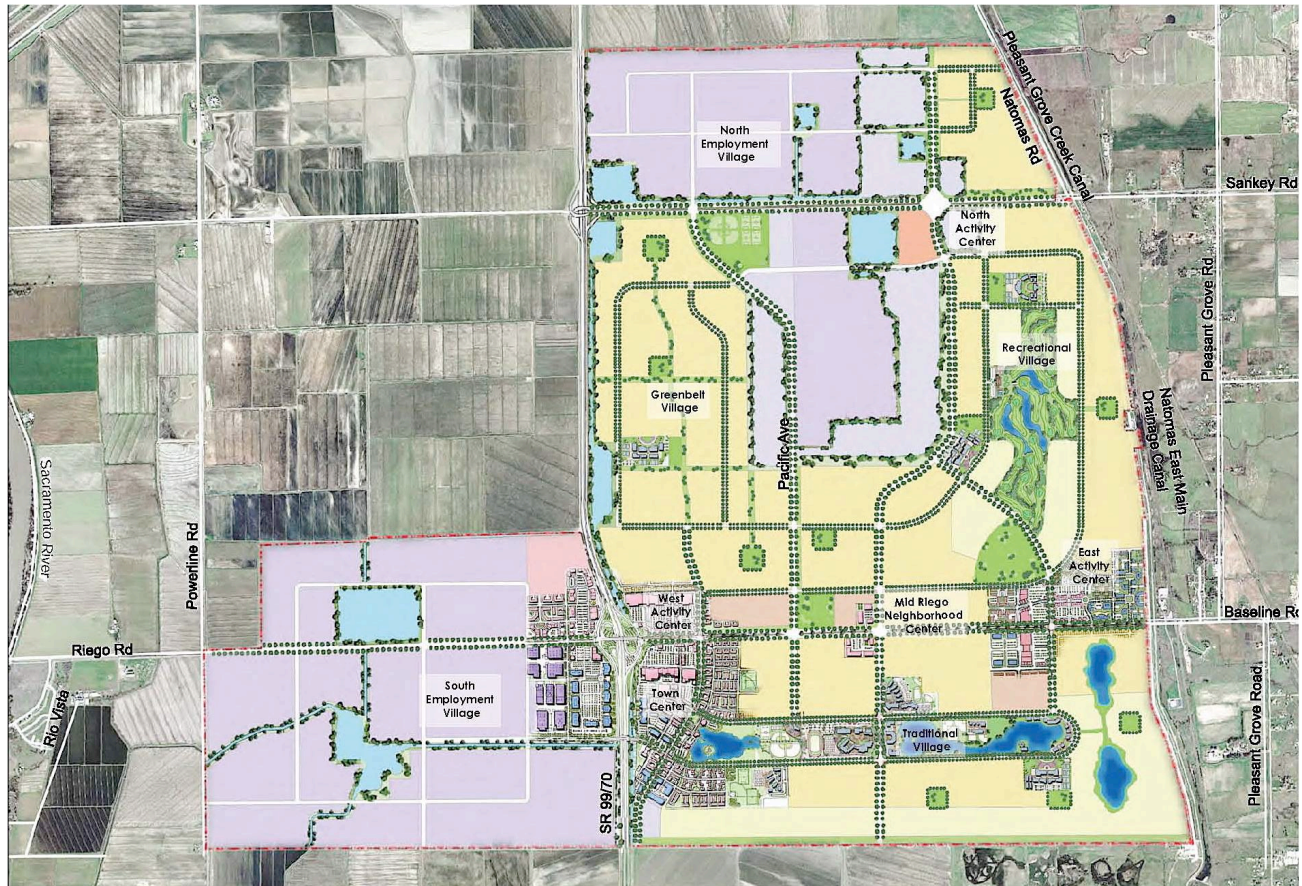
FARMLAND AND RANCH SALES

Justin Hill
530.304.7889

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX
hilljustint@gmail.com | jhillland.com

For Sale

Sutter Pointe Site Plan Map



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill
530.304.7889

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX
hilljustint@gmail.com | jhillland.com