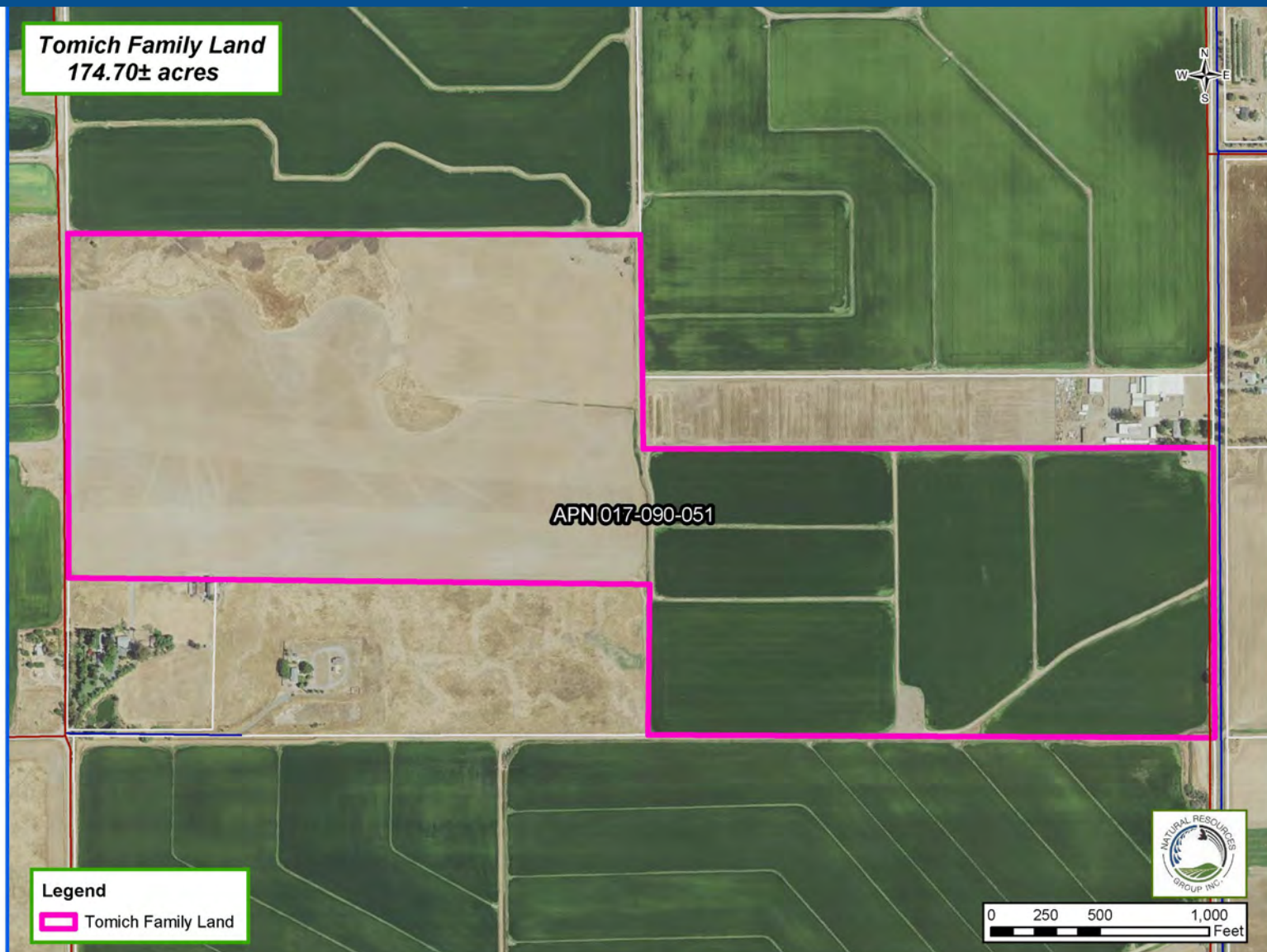


PLACER COUNTY LAND FOR SALE

174.70± ACRES



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY OVERVIEW

Description:	Tomich Family Land provides an excellent opportunity to invest in agricultural property. There are extensive holdings in immediate proximity developed to orchard crops. These holdings have similar characteristics to the Tomich Family property which indicates the property may be suitable for permanent plantings.
Location:	Located on the west side of S. Brewer Road, ¼ mile south of Phillip Road, approximately 2 miles south of the rural community of Pleasant Grove and 8 miles west of Roseville.
Zoning:	F-B-X-AO-80 (Farm Base Zoning), Placer County Assessor's Parcels #017-090-051 Property is enrolled in the Williamson Act.
Soils:	Mostly Class IV. See Soils Page.
Water:	Irrigation water provided by 1 on-site well.
Crops:	Eastern half is in rice production and western half is dry farmed for hay production.
Price:	\$2,150,000

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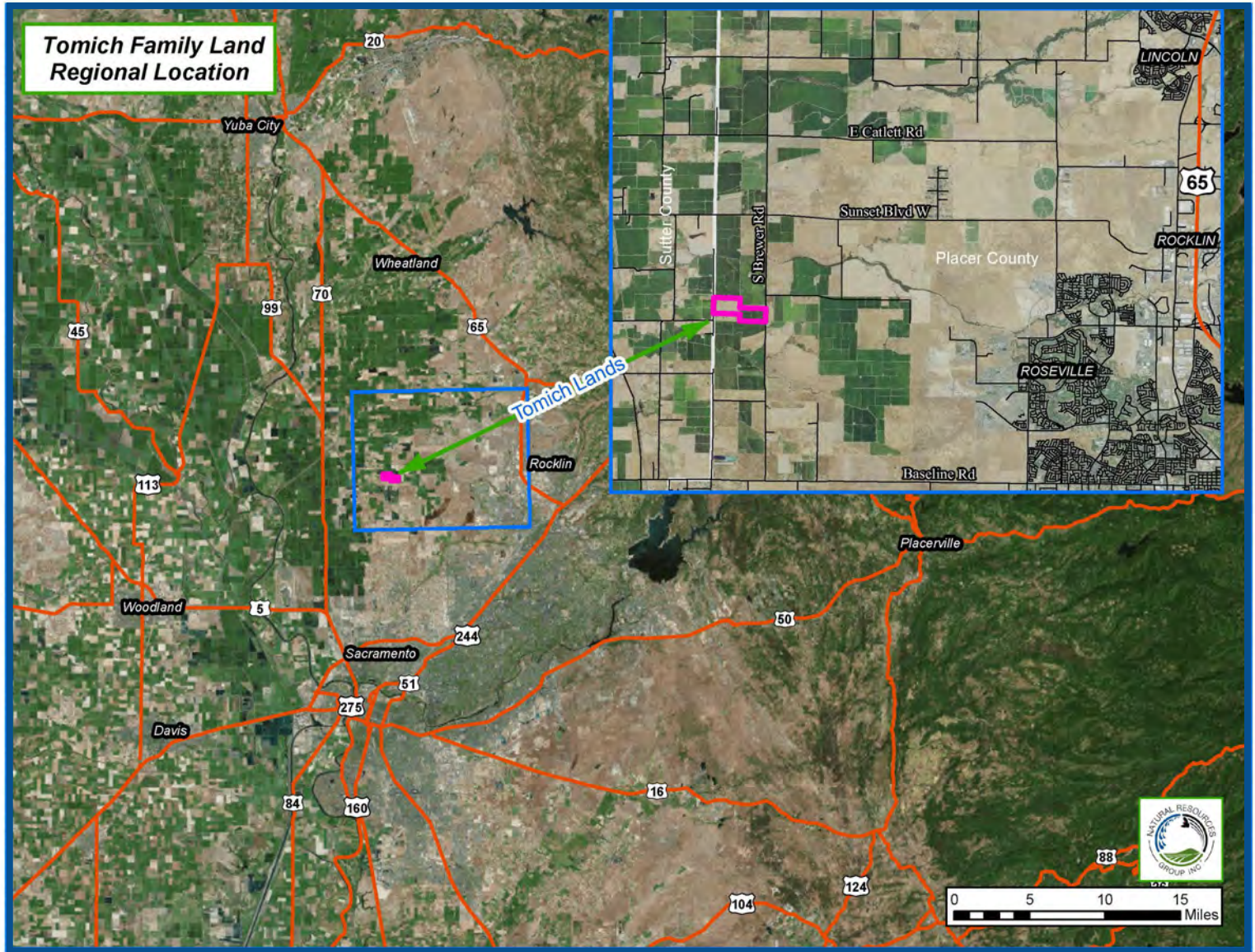
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LOCATION MAP



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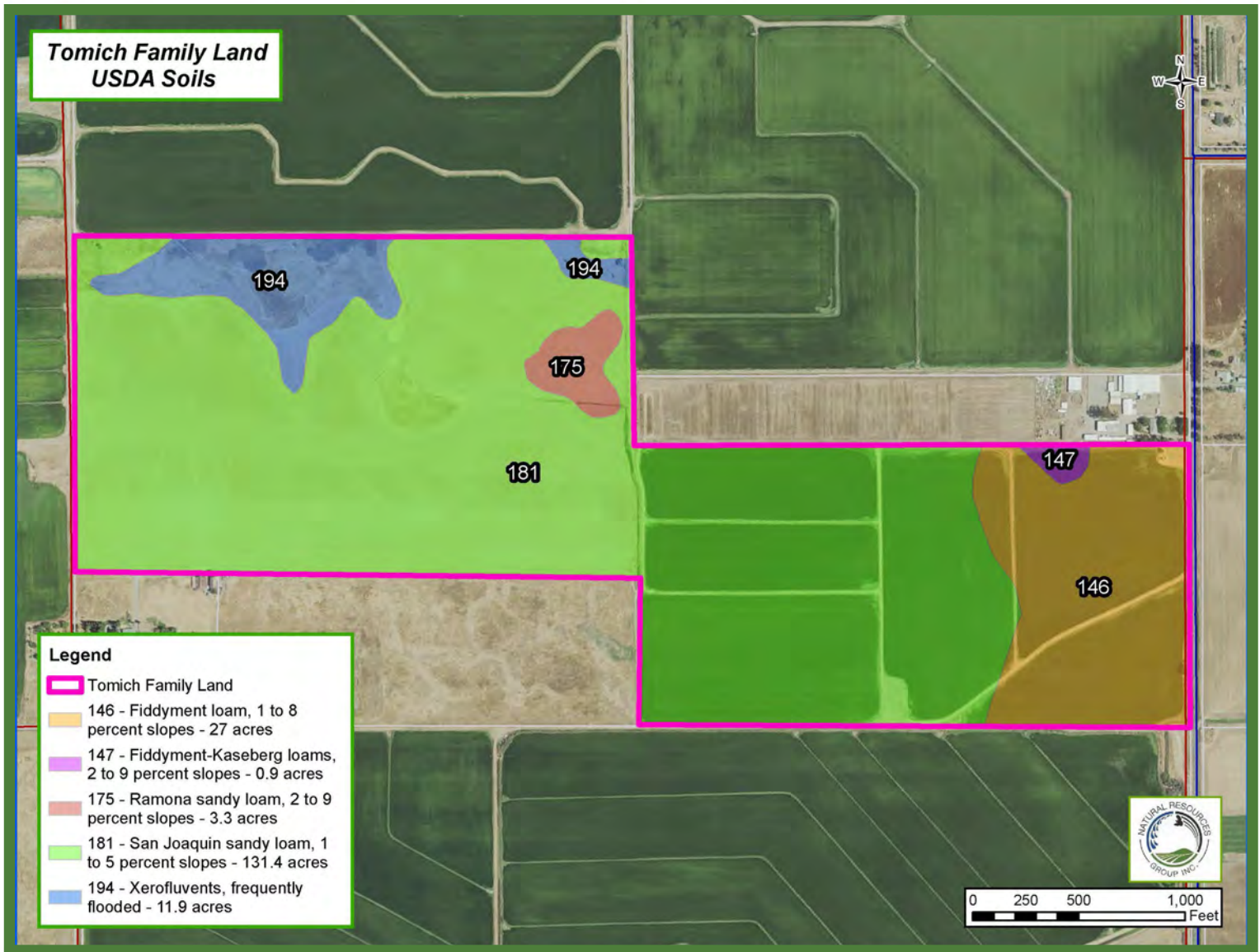
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SOILS MAP



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