



Sacramento County - Terminous Road Open

88.27 Acres

Reclamation No. 317 GSA

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— DISCLAIMERS

Sustainable Groundwater Management Act:

The Sustainable Groundwater Management Act (SGMA), passed in 2014, mandates that groundwater basins achieve sustainability by 2040 and requires the implementation of Groundwater Sustainability Plans (GSPs) by 2020. These plans may limit groundwater pumping. Buyers and tenants in real estate transactions should consult with relevant professionals such as water attorneys, hydrologists, geologists, or civil engineers for guidance.

For more information, visit the SGMA portal at <https://sgma.water.ca.gov/portal/> or the California Department of Water Resources at <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management> or the Brannan Andrus Levee Maintenance resources at: <https://balmd.org/reclamation-levee-maintenance-district.html?id=175>



DISCLAIMERS

Offering

The information presented herein, or subsequently provided by the Broker, has been obtained directly from the seller or other third parties and has not been independently verified by the Broker. While it is believed to be reliable, it is not guaranteed by the seller, Broker, or their agents. Prospective purchasers are strongly advised to conduct their own due diligence to verify the accuracy of all provided information and to assess the property's suitability for their intended purposes before entering into any contract to purchase all or part of the subject property.





The Opportunity

The **Terminous Road open ground** ranch is comprised of a **88.27 +/- gross acre** farm ground located on Terminous Road **Isleton, CA**. The property is within Reclamation District No. 317 and the North Delta Water Agency. Currently, there are no Ag wells. The property is currently subject to a lease.

88.27 +/- acres of farm ground

- historical rotation of wheat, corn, sorghum

Offering Price: \$750,295 | \$8,500 per acre

Water & GSA: There are no Ag wells and the property is within the Reclamation No.317 GSA.

Soil: The property is comprised of Grade 4 soils in the CA Revised Storie Index.



LOCATION

Regional Map

Sacramento County

Located on Andrus
Island .75 miles North of
Highway 12 on
Terminous Road



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— LOCATION

Ranch Map

Located on Andrus Island

**.75 miles North of
Highway 12 on
Terminous Road**



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Water & Irrigation

The ranch is within Reclamation No. 317 & North Delta Water Agency

- Initial Statement of Water Diversion and Use
 - Statement ID S024176
 - Source: **Georgiana Slough**
- No Ag Well
- The property is currently planted to corn
 - historically a rotation of wheat, corn, sorghum have been planted





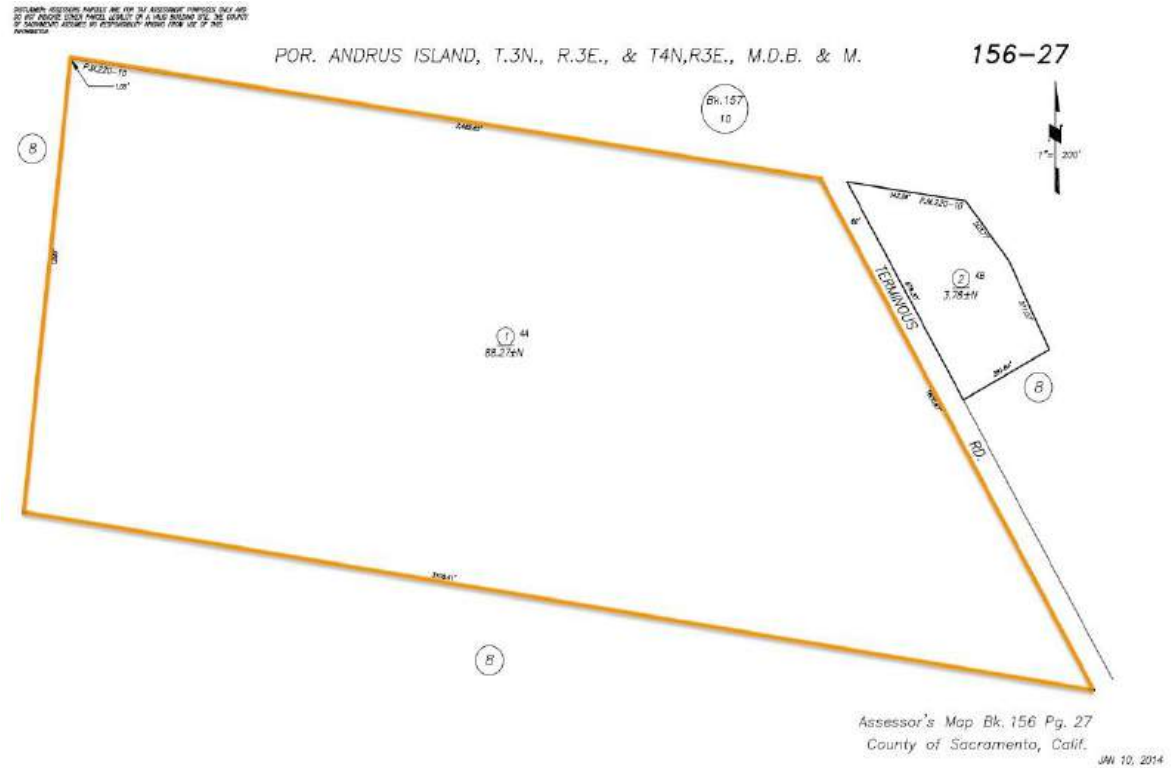
Soil Information — [Detailed Soil Map Link](#)

Soil Code	Soil Description	% of Field	Acres	Farmland Class	California Revised Storie Index
201	Rindge mucky silt, loam partially drained, 0 to 2 percent slopes, MLRA 16	100%	80.1	Prime farmland, if irrigated	Grade 4 - Poor

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Assessor Map



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Tax Information

Sacramento County APN	1st Installment	2nd Installment	Total
156-0270-001	\$4,646.04	\$4,646.04	\$9,292.08

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Recent Transactions

Water District	Date Sold	Total Acres	Total Price	Px/Ac	Crop
North Delta Water Agency	03/11/2026	81.1	\$690,015	\$8,504	open/ row crops
North Delta Water Agency	08/02/2025	102.0	\$499,951	\$4,901	open/ row crops
North Delta Water Agency	04/10/2025	76.1	\$882,981	\$11,609	pears
North Delta Water Agency	03/04/2025	87.4	\$850,033	\$9,728	pears & open
North Delta Water Agency	07/12/2024	78.8	\$884,991	\$11,228	open/ row crops
North Delta Water Agency	07/05/2024	100.0	\$860,000	\$8,600	open/ row crops
North Delta Water Agency	05/28/2024	50.0	\$631,500	\$12,630	vines & open
North Delta Water Agency	05/03/2024	95.2	\$1,149,972	\$12,077	open/ row crops
North Delta Water Agency	02/21/2024	126.9	\$1,904,054	\$15,002	vines & open
North Delta Water Agency	12/21/2023	204.4	\$2,799,941	\$13,697	Pecans & open
North Delta Water Agency	12/04/2023	165.5	\$1,299,994	\$7,854	open/ row crops
				Avg/AC	
Total		1,167.5	\$12,453,430	\$10,667	

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Property Photos



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