

## Grand Island

Sacramento County, California

\$1,130,000 | 251.71 Acres

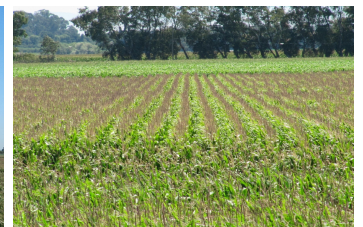
534 Walker Landing Road  
 Walnut Grove, California

Prime farmland completely leveled for irrigation efficiency. USDA fully allotted corn base. Prospective ethanol investment. Abundant winter wildlife use. Home to migratory waterfowl & presents great hunting.



### PROPERTY HIGHLIGHTS

- This prime investment opportunity is located in the Sacramento/San Joaquin Delta near the river towns of Rio Vista, Isleton and Walnut Grove.
- Located on Grand Island, it represents an excellent opportunity for the savvy investor to get involved in alternate fuels and future water markets.
- Zone Ag 80, the property is currently leased for corn production.
- The property has an excellent USDA corn base and yield history.
- The property has excellent water



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