



FOR SALE
\$6,111,000

612.29± Acres of Prime Farmland
19507 Tyler Island Road, Walnut Grove



EXECUTIVE SUMMARY

DRE#02437574

FOR SALE

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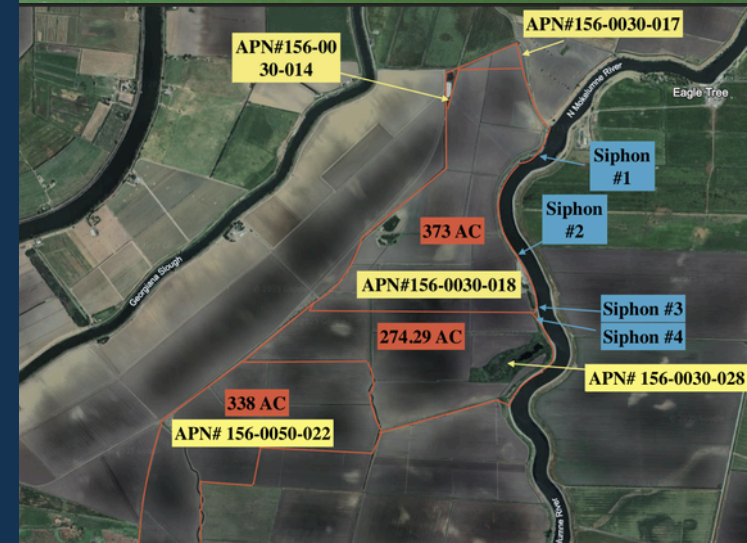
**19701 Tyler Island Road
Walnut Grove, CA 95690**

Executive Summary

A rare opportunity to own 612.29± acres of prime farmland on Tyler Island in Walnut Grove. This expansive property features coveted pre-1914 riparian water rights within the North Delta Water Agency, with water supplied by two 14-inch siphon pipes from the North Mokelumne River. Historically rotated with various row crops, the land is well-maintained and productive. For the duck hunters, a 3± acre pond is perfect for a duck blind, and 237± acres are under a conservation easement, balancing agricultural and environmental value. An additional 373+/- can be sold with this offering for a total of 986+/- acres.

Investment Highlights

- Pre 1914 riparian water rights
- Located within the North Delta Water Agency
- Irrigation supplied by two 14 inch siphon pipes from the North Mokelumne River
- Historically rotated row crops with proven productivity
- 1 mobile home
- 3 acre pond ideal for duck hunting and recreational use
- Situated on Tyler Island in the California Delta
- Minutes from Walnut Grove
- Within driving distance to Sacramento and the Bay Area
- Prime Delta soil known for strong yields and long growing seasons



The Offering

- Reclamation District 563 Tyler Island
- APN# 156-0050-022 338+/- acres
- APN# 156-0030-028 274.29+/- acres

The properties may be purchased with the neighboring 373+/- acres for a total of 986+/- acres.



Location Overview

Walnut Grove and Tyler Island are situated in the heart of California's San Joaquin River Delta in southwestern Sacramento County. This historic Delta community lies along the Sacramento River and is surrounded by the region's characteristic network of levee protected islands, sloughs, and waterways. The area is approximately 20 miles south of Lodi and 29 miles south of Sacramento, with convenient access via State Highway 160 and local Delta roads including Tyler Island Road. Renowned for its deep, fertile organic peat soils and mild, water-moderated climate, the Walnut Grove Tyler Island vicinity has supported intensive agriculture for generations, historically producing asparagus and pears and now sustaining a diverse mix of row crops, field crops, and specialty farming. The North Delta benefits from the North Delta Water Agency and commonly features senior pre-1914 riparian water rights with efficient siphon irrigation from adjacent channels. These lands are protected under Sacramento County agricultural zoning and the Delta Protection Commission's Primary Zone, supported by established reclamation district levee infrastructure that has enabled long-term productive farming in one of Northern California's most water-secure agricultural regions.



Disclaimer

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Rotner and Associates has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Rotner and Associates has not verified, and will not verify, any of the information contained herein, nor has Rotner and Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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**LAND
SIZE**
612.29± ACRES



Listing Broker

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