



# Building a Great Land Listing

If you have any questions or trouble completing your listing please reach out to [California FarmLink](#) for assistance. Sample listing:



Land Listing  
Sacramento #5440



Land Listing Name  
Sacramento #5440

Description  
25 acres of flat cropland with class 2w soil available north of Sacramento. There is a 10 year old 5-acre mixed stone fruit orchard, a small home-site with a modest 2 bed 1 bath house, and approximately 18 acres of undeveloped land that could be used for row crops, pasture, or planted in perennial crops. Open land is currently leased out to a neighbor who dry farms winter wheat but is retiring. Landowner is open to a longer term lease or crop share if tenant is interested in establishing vine or tree crops. The property is currently farmed without use of chemicals but is not organically certified.

Status  
Pending Review

Is this land listed by a realtor?  
No

Details

Current Use  
Grains;Orchard

Current Farming Practices  
Organic

Building and Infrastructure  
There is a small pump shed with concrete pad that has some storage space next to the orchard. There is also a small, run down animal barn that has been used to house goats in the past.

Known environmental hazards  
None

Required farming practices  
Organic

Housing available  
☒

On site housing  
There is a small 2 bed 1 bath house on the property that is available to be rented alongside the land, rent and lease to be negotiated separately. Rent would be approximately \$1,400 per month.

Irrigation Infrastructure and condition  
Both wells have pumps that are in good condition. We have several trailers worth of 3" aluminum hand-line sprinklers for irrigating the orchard, could be used for row crops as well

Water Sources  
Ag well with pump that can deliver 30gpm, separate domestic well for home site/garden

Equipment Available  
There is an old John Deere tractor with a couple attachments (narrow disc, harrow, and flail mower for orchard) that could be included in the lease

Land is fenced  
☒

Landlord Living on Property  
☐

Acres available  
25

County  
Sacramento

Crops and Livestock  
Berries;Flowers;Goats/Sheep;Grains;Market garden;Orchard;Pasture;Poultry/Fowl;Row crops;Vineyard

Desired business arrangement  
Lease;Cropshare

Expected lease rate  
\$575/acre/year

Soil quality and type  
Class 2w soil, mostly Clear Lake Clay type. Some drainage issues in exceptionally wet years

Willing to mentor  
☒

Property sale price


Farm business sale price  
N/A

Minimum level of experience  
3-5 years of farming


Desired lease term  
5-10 years

Description of desired landseeker  
Landholder is seeking a farmer with proven experience with the kind of production they intend to do on the property.

As a Community Development Financial Institution, we invest in the prosperity and well-being of farmers, ranchers, and fishers who have limited access to financial resources. Our programs center communities of color, and promote just and resilient economies and natural resource conservation. We offer fair financing, business education, and support for owning or managing agricultural land. For more about California FarmLink, see: [cafarmlink.org](http://cafarmlink.org)



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**1** Land Listing Name  
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**2** Description  
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**3** Status  
Pending Review

**4** Is this land listed by a realtor?  
No

**5** Current Use  
Grains;Orchard

**6** Current Farming Practices  
Organic

Building and Infrastructure  
There is a small pump shed with concrete pad that has some storage space next to the orchard. There is also a small, run down animal barn that has been used to house goats in the past.

Known environmental hazards  
None

Required farming practices  
Organic

Housing available  
☒

On site housing  
There is a small 2 bed 1 bath house on the property that is available to be rented alongside the land, rent and lease to be negotiated separately. Rent would be approximately \$1,400 per month.

Irrigation Infrastructure and condition  
Both wells have pumps that are in good condition. We have several trailers worth of 3" aluminum hand-line sprinklers for irrigating the orchard, could be used for row crops as well

Water Sources  
Ag well with pump that can deliver 30gpm, separate domestic well for home site/garden

Equipment Available  
There is an old john deere tractor with a couple attachments (narrow disc, harrow, and flail mower for orchard) that could be included in the lease

Land is fenced  
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Landlord Living on Property  
☐

## 1 Listing Name:

The listing name is automatically generated, it includes the county where the property is located and a unique listing number

## 2 Description:

Tell us about the property you'd like to list! A good description of your property includes acreage, whether the property is for lease, sale, lease with option to purchase or partnership, what types of crops would work on the property, historical use of the property, the landowner's vision for property use, and whether there is any housing available on the property. Feel free to include any details here that make your property unique & desirable!

## 3 Status:

This will show whether your field is pending review, approved, or archived

## 4 Is this land listed by a realtor?:

If this property is listed on behalf of the owner by a realtor, check this box

## 5 Current Use:

What is currently being grown on the property?

## 6 Current Farming Practices:

If the property is currently actively farmed, what farming practices are being used?

**▼ Details**

Current Use  
Grains; Orchard

Current Farming Practices  
Organic

**7 Building and Infrastructure**  
There is a small pump shed with concrete pad that has some storage space next to the orchard. There is also a small, run down animal barn that has been used to house goats in the past.

**8 Known environmental hazards**  
None

**9 Required farming practices**  
Organic

**10 Housing available**  
☒

**11 On site housing**  
There is a small 2 bed 1 bath house on the property that is available to be rented alongside the land, rent and lease to be negotiated separately. Rent would be approximately \$1,400 per month.

**12 Irrigation infrastructure and condition**  
Both wells have pumps that are in good condition. We have several trailers worth of 3" aluminum hand-line sprinklers for irrigating the orchard, could be used for row crops as well

**13 Water Sources**  
Ag well with pump that can deliver 30gpm, separate domestic well for home site/garden

**14 Equipment Available**  
There is an old John deere tractor with a couple attachments (narrow disc, harrow, and flail mower for orchard) that could be included in the lease

**15 Land is fenced**  
☒

**16 Landlord Living on Property**  
☐

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**Acres available**  
25

## 7 Buildings and Infrastructure:

Are there any structures already on the property? Barns, sheds, houses, gravel or concrete pads, greenhouses etc. Please include details such as square footage and current condition.

## 8 Known Environmental Hazards:

Are there any hazards that a potential tenant/buyer should be aware of? Note compromised water sources, oil spills, toxic substance storage, and former uses for consideration, etc.

### 9 Required Farming Practices:

Are there any farming practices that you would require a tenant farmer to use, i.e. organic?

### 10 Housing Available:

Is there housing available on the property for a tenant farmer? This could include the option for a tenant to bring a trailer onto the property.

### 11 On Site Housing:

Please include details about the housing opportunity such as bedroom and bathroom count, square footage, current condition, and if there is a separate rent charge.

## 12 Irrigation Infrastructure & Condition:

Is there any irrigation infrastructure already on the property? Describe any pipes that distribute water through-

out the property, existing irrigation systems, pumps, filtration, and water storage. Please include age and condition if known.

### 13 Water Sources:

Where does the irrigation water on the property come from? Note any wells, riparian water rights, irrigation district water, city water, etc. Please include any information about quantity and quality of water if available.

### 14 Equipment Available:

Is there any farming equipment that is included in the lease/sale, or that could be leased/purchased separately? If equipment is available please include a detailed list of equipment including age and condition.

## 15 Land is Fenced:

Does the property have existing boundary fencing?

## 16 Landlord living on Property:

Are you or anyone else living on the property currently?

**17 Acres Available:**

How many acres are for lease or for sale?  
If there are portions of the property that  
would not be included in the arrange-  
ment, do not include that in the acreage.

Acres available  
25

18 County  
Sacramento

19 Crops and Livestock  
Berries;Flowers;Goats/Sheep;Grains;Market garden;Orchard;Pasture;Poultry/Fowl;Row crops;Vineyard

20 Desired business arrangement  
Lease/Cropshare

21 Expected lease rate  
\$575/acre/year

22 Soil quality and type  
Class 2w soil, mostly Clear Lake Clay type. Some drainage issues in exceptionally wet years

23 Willing to mentor  
☒

24 Property sale price

25 Farm business sale price  
N/A

26 Minimum level of experience  
3-5 years of farming

27 Desired lease term  
5-10 years

28 Description of desired landseeker  
Landholder is seeking a farmer with proven experience with the kind of production they intend to do on the property.

**18 County:**

In which county is the property located?

**19 Crops and Livestock:**

What crops and/or livestock could a farmer potentially raise on your land?

**20 Desired Business Arrangement:**

What kinds of arrangements are you looking for? This could be a sale, lease, partnership, etc. List all arrangements you would be open to.

**21 Expected Lease Rate:**

What range of lease rate do you expect to get for your property? For help determining standard lease rates for your area, please see our Understanding Lease Payment Structures resource, the annual [Trends in Agricultural Land and Lease Values](#) publication and/or reach out to [California FarmLink](#).

**22 Soil Quality and Type:**

What type of soil is present on the property? You can use the [web soil survey](#), a tool created by the NRCS, to find out.

**23 Willing to Mentor:**

If you have farming experience, are you able and willing to give guidance to a tenant farmer?

**24 Property Sale Price:**

If the property is for sale, what price are you asking for it?

**25 Farm Business Sale Price:**

If you are trying to transition your farm business to the next generation and would like to sell your farm business, what is the asking price for that business?

**26 Minimum Level of Experience:**

What is the minimum amount of experience that you require a farmer to have in order to lease your property?

**27 Desired Lease Term:**

If you'd like to lease your property, what lease length are you looking for? The lease length will affect what types of farmers will be interested in your property. Grazing operations may be happy with an annual lease, but someone who would like to establish trees or vines will be looking for a lease of 10+ years.

**28 Description of Desired Landseeker:**

What are you looking for in a tenant or buyer? What skills would they need to have, and are there any other requirements you would have for a tenant or buyer? Are there particular types of operations, production or market practices or characteristics that you would show preference?