

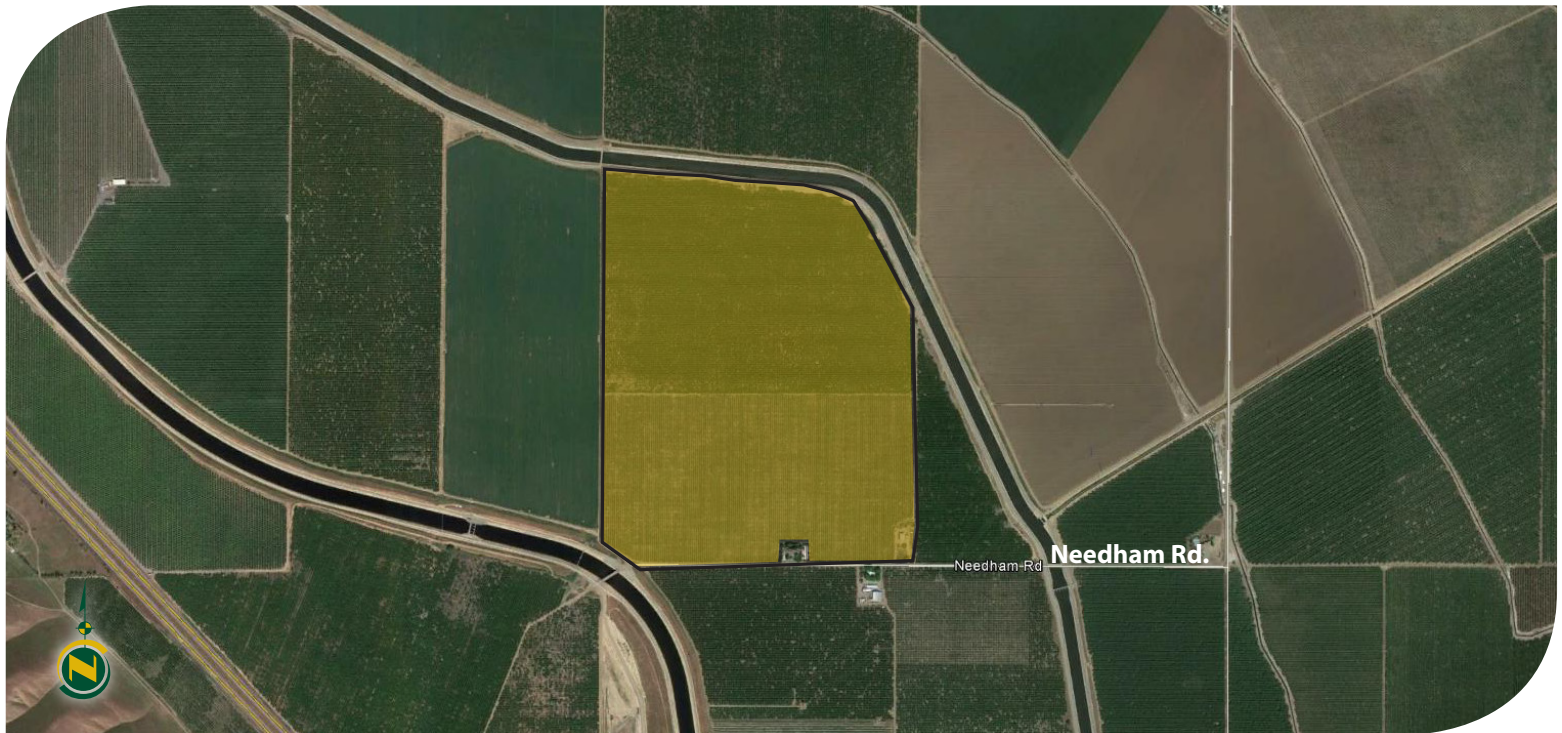


**PEARSON  
REALTY**

AGRICULTURAL PROPERTIES  
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***FOR SALE***

# **#8 Home Ranch**



**180.81± Acres  
Stanislaus County, California**

**Exclusively Presented By:  
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CA BRE #00020875



## #8 Home Ranch

**180.81± Acres**

**\$4,283,250**

**LOCATION:**

The subject property is located just east of Westley Road exit off of the I-5 corridor. The site address is 2955 Needham, Westley, CA 95387. Travel easterly to the property to Stark Road, south to Needham Road west to the subject property. The property will be on the north side of the road adjacent to the Howard Ranch and Needham Ranch.

**DESCRIPTION:**

The property is planted to approximately 96± acres of Patterson variety apricots planted in 1990± and inter-planted in 1994±. The Patterson apricot spacing is approximately 10 x 14± for 311± trees to the acres. The production is available upon request, but approximately 18± tons to the acre. Furthermore, the balance of the property is planted to 82± acres of Ross peaches planted in 2009± on a 13 x 17± spacing for 197± trees per acres. The production records are available upon request.

**LEGAL:**

APN's 021-013-025; 48.06± acres, 021-013-026; 48.70± acres, 021-013-027; 39.83± acres 021-013-028; 44.22± acres. A-2-40 Agriculture Exclusive (40± acre minimum parcel size). The property is located in the Williamson Act. SEC 5 & 6 T.5 S. R. 7 E. M. D. B. & M.

**WATER:**

All of the irrigation has been provided via hose pull sprinkler system from a deep pump and well on the property as well as district water from Del Puerto Water District a federal water district which receives water from the Delta Mendota Canal.

**SOILS:**

Vernalis-Zacharian complex, 0 to 2 percent slopes  
Zacharias clay loam, 0 to 2 percent slopes  
Cortina gravelly sandy loam, 0 to 5 percent slopes, rarely flooded  
Stomar clay loam, 0 to 2 percent slopes

**BUILDINGS/  
IMPROVEMENTS:**

Shop

**PRICE/TERMS:**

\$4,283,250. All cash at the close of escrow and cultural cost in addition to the purchase price prior to close of escrow.



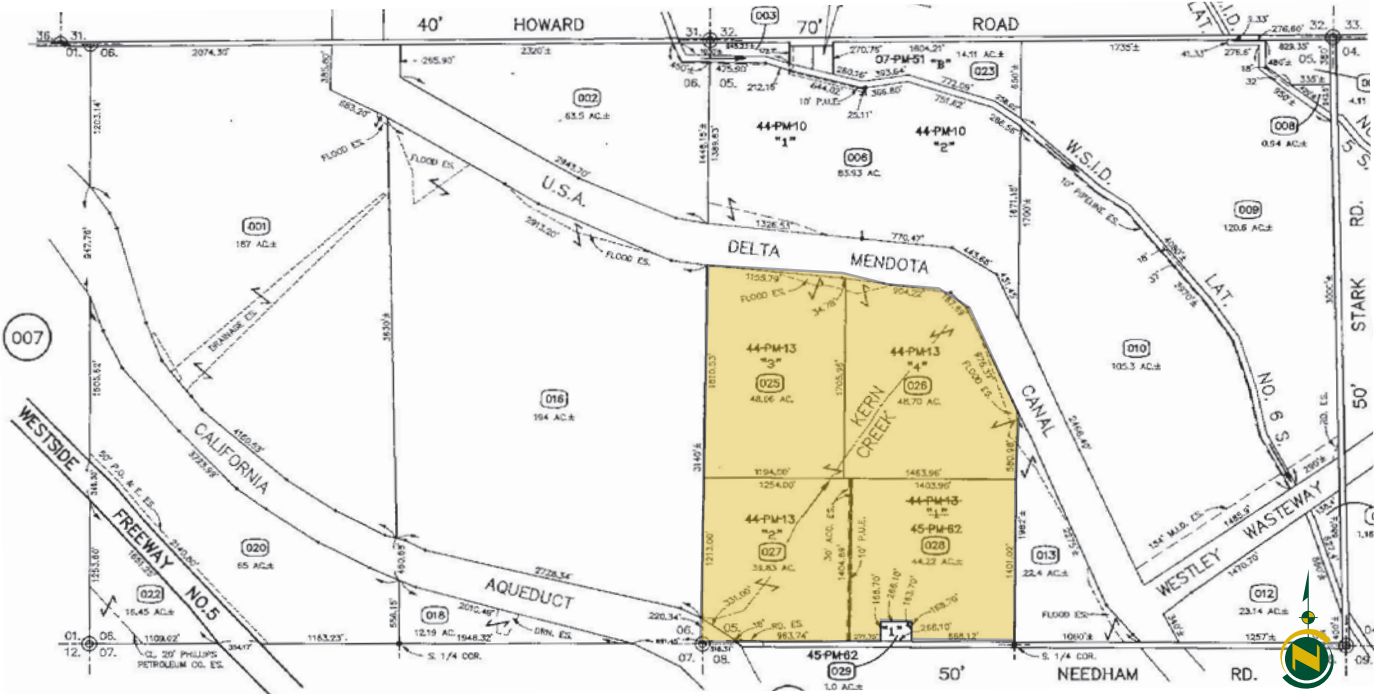




120	Vernalis-Zacharias complex, 0 to 2 percent slopes	Grade 1 - Excellent
130	Stomar clay loam, 0 to 2 percent slopes	Grade 1 - Excellent
140	Zacharias clay loam, 0 to 2 percent slopes	Grade 1 - Excellent
210	Cortina gravelly sandy loam, 0 to 5 percent slopes, rarely flooded	Grade 3 - Fair

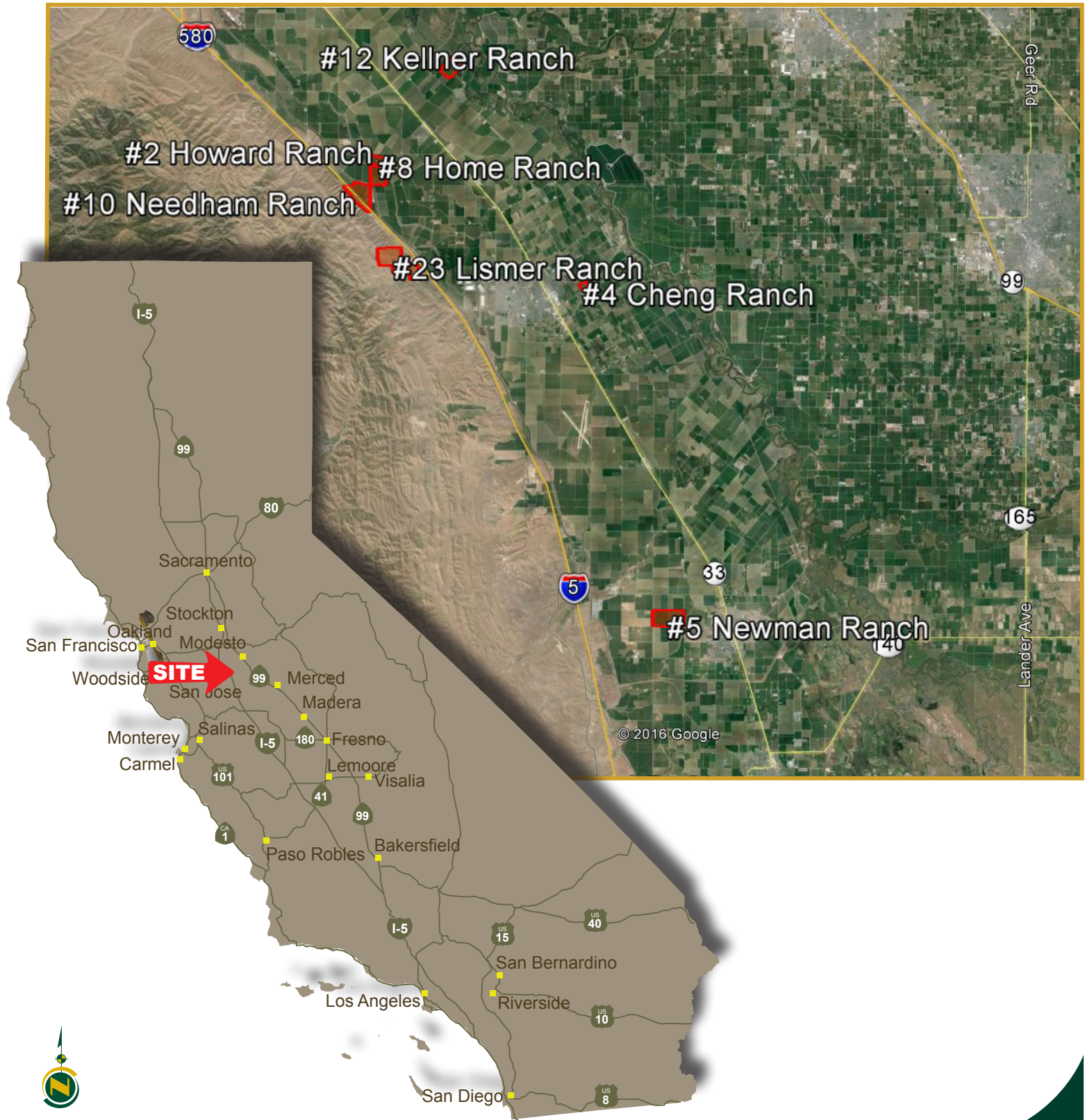


ASSESSOR'S PARCEL MAP





## LOCATION



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