



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Hickman Almonds



**166.23± Acres
Stanislaus County, California**

**Exclusively Presented By:
Pearson Realty**

- Domestic & Ag Well
- Four Almond Varieties
- Home and 2 Shop Buildings



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Hickman Almonds

166.23± Acres

\$6,950,000

LOCATION:

The property is located at 17515 Lake Road in Hickman, CA 95323. Directions include Freeway 99 to Keys Road, east to Hickman, north to Lake Road, east to the subject property.

DESCRIPTION:

The 166.23± acres consists of young 4th leaf almonds, a beautiful 4,596± square foot, 6 bedroom 3.5 bath log-cabin style residence, 50 x 100± 2 story shop with fully improved upstairs including home automation, and large roll-up doors. The second shop is attached to the main residence and also features home automation.

LEGAL:

Stanislaus County APN's:
008-037-001 - 45.38± acres
008-037-002 - 40.48± acres
008-037-003 - 40.34± acres
008-037-004 - 40.02± acres
Located in a portion of the west 1/2 Section 32, T3S, R12E, M.D.B.&M.
Zoning is A-2 (Agricultural). Property is located within the Williamson Act.

PLANTINGS:

The almond varieties include 40% Nonpareil, 20% Fritz, 20% Aldrich, and 20% Wood Colony. The ages are 4th leaf in 2016 and 2017 shall be the 5th leaf. Almond root stock is Nemaguard Variety Royalty and the spacing is 20x16± - 136 trees per acre. The almonds are under contract with California Grow Net Company. In the event a buyer purchases the subject property, Buyer shall reimburse Seller for cultural cost in addition to the purchase price at close. Any PG&E costs for the well can be produced for buyer's review upon request. There is potentially an additional 20± acres of open ground to be planted.

PRODUCTION:

Available upon request.

WATER:

Domestic well and agriculture pump & well 200± HP approximately 430± feet deep drilled in 2013. GPM available upon request. Well was developed by Western Ag & Turf, Madera. CA. There is drip irrigation and micro sprinklers. Property is irrigated in two sets. Irrigation system does include variable speed drive system. The property is located adjacent to the TID main canal, but to date does not receive water.

SOILS:

Hanford fine sandy loam, moderately deep over silt, 0-1% slopes
Hanford sandy loam, 0-3% slopes
Madera sandy loam, 0-2% slopes
Pentz gravelly loam, 8-30% slopes
Peters cobbly clay, 8-15% slopes
Whitney sandy loam, 8-15% slopes, eroded
Whitney sandy loam, 15-30% slopes, eroded

**BUILDINGS/
IMPROVEMENTS:**

4,596± sq. ft. attractive log-cabin style residence nicely situated and two large shops, one of which is fully finished upstairs. The property also has a dirt bike riding track.

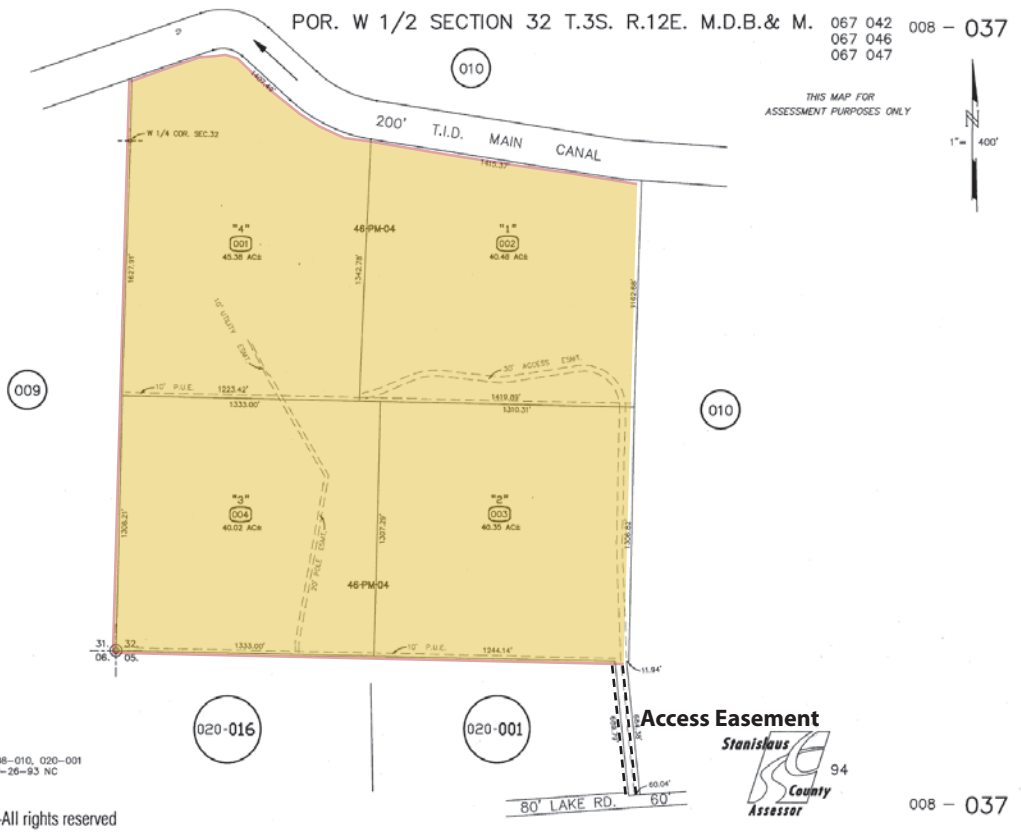
PRICE/TERMS:

\$6,950,000 All cash.

NOTE:

Cultural cost to be reimbursed in addition to the purchase price at close.
Please contact listing agent prior to showing property.

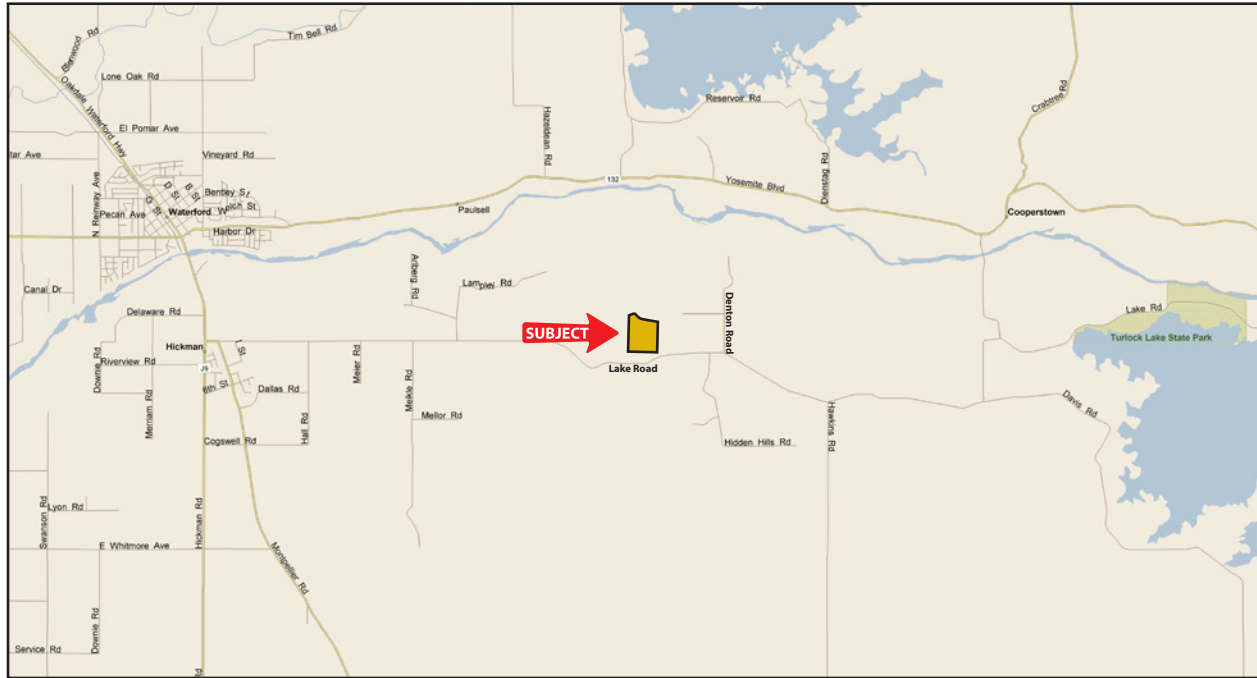
ASSESSOR'S PARCEL MAP



PROPERTY PHOTOS



LOCATION MAP



PROPERTY PHOTOS



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

Offices Serving The Central Valley

FRESNO
7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD
1801 Oak Street, Ste 159
Bakersfield, CA 93301
661.334.2777



**Download Our
Mobile App!**
<http://snap.vu/oueq>

