

O.I.D. ALMONDS & HOMES

Stanislaus County, California

76.93± Acres

\$4,200,000

PRICE REDUCED



- Income Producing Almonds
- Luxurious Homes w/Attractive Amenities
- Potential Tax Depreciation Benefits
- Class 1 Oakdale Irrigation District



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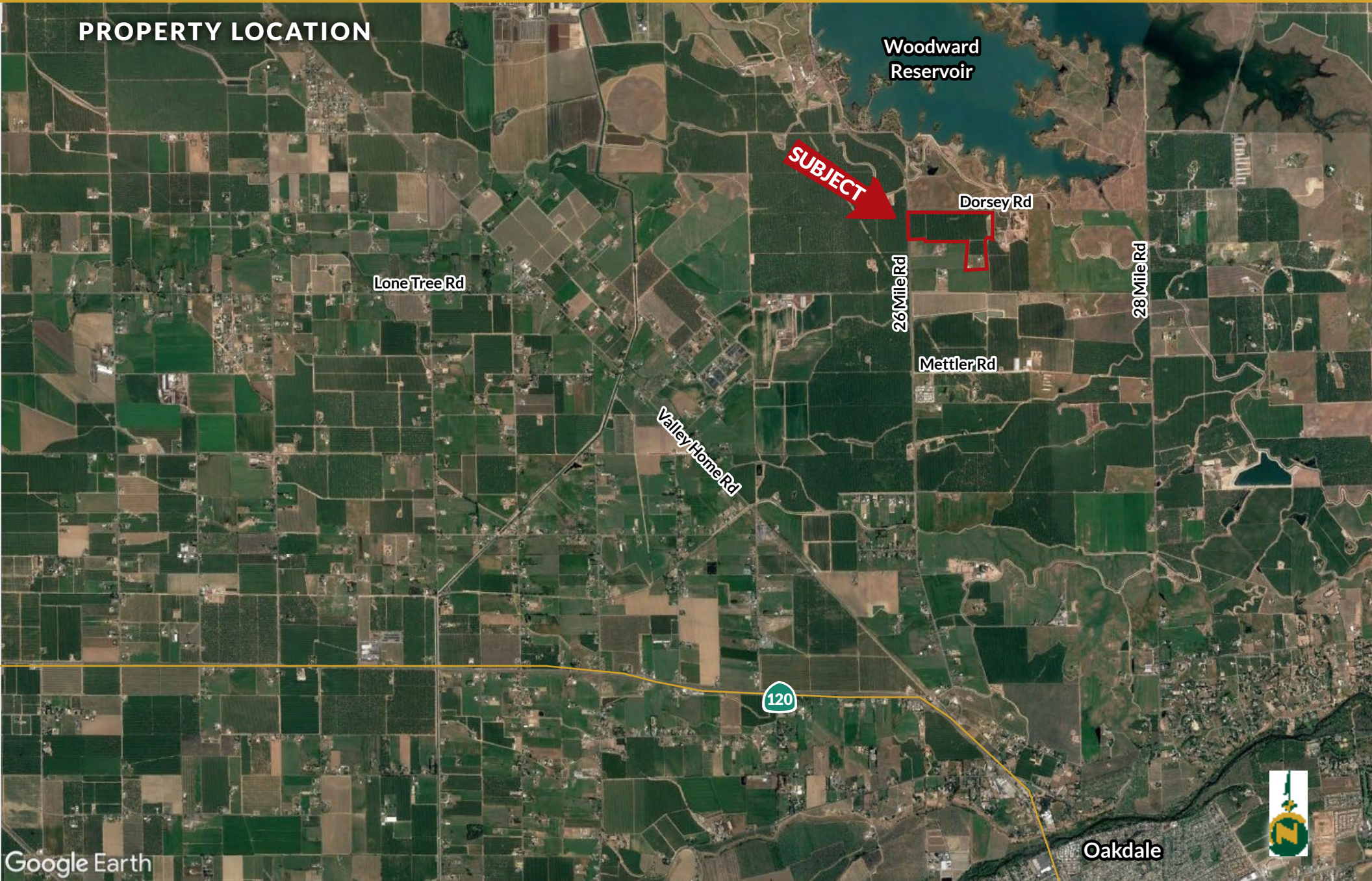


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76.93± Acres
Stanislaus County, CA



PROPERTY LOCATION



Google Earth



PROPERTY INFORMATION

DESCRIPTION

Opportunity to purchase 76.93± assessed acres consisting of income producing almonds and (2) luxurious homes. The subject property has 5± acres of irrigated pasture while being connected to Oakdale Irrigation District.

LOCATION

Physical Address: 7524 and 7518 Dorsey Road, Oakdale, CA 95361. Subject property is located 1/4 mile south of the Woodward Reservoir and approximately 3.5± miles north of Oakdale, CA.

LEGAL

Stanislaus County APN's: 002-009-055 & 002-009-054

ZONING

A-2-40

PLANTINGS

The orchard is planted to 14th leaf almonds with varieties consisting of 50% Nonpareil, 25% Carmel and 25% Aldrich.

Yield Year	Lbs. / Acre
2022	3,591
2021	3,393
2020	3,708
2019	2,900
2018	3,403

*Based on 60± net planted acres.

WATER/IRRIGATION

Property is irrigated by a 50HP deep well and a 25 HP booster pump via a fan-jet sprinkler system. Property is located within Oakdale Irrigation District and receives class one water.

SOILS

San Joaquin sandy loam, 2-5% slopes
Peters clay, 0-2% slopes
Pentz sandy loam, 2-15% slopes
San Joaquin sandy loam, 0-2% slopes

BUILDINGS

Residence #1:

Custom built, 4 bedroom and 3.5 bathroom home brings tremendous views of the valley. This 4,037± sq. ft. home consists of a private pool, outdoor kitchen, deep BBQ pit, solar system, pool house, 40' x 40' metal insulated shop, RV carport and much more.

Residence #2:

2021 custom built, 1,776± sq. ft. home with 3 bedrooms, 2 full bathrooms and is solar powered to offset the electrical cost. The home has a spacious detached 2-car garage and all the features one could ask for while living in the country.

PRICE/TERMS

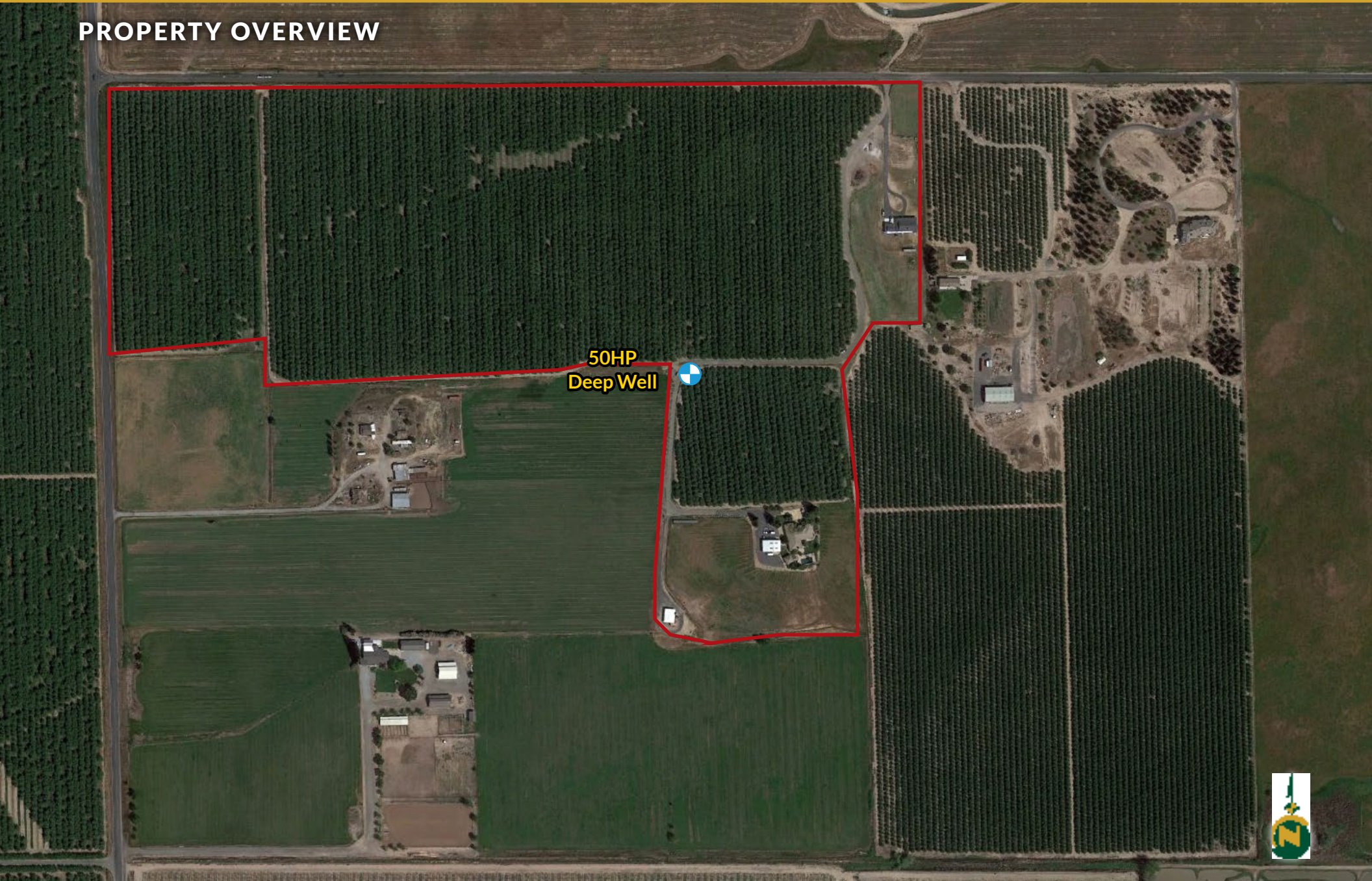
\$4,200,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2024 almond crop.

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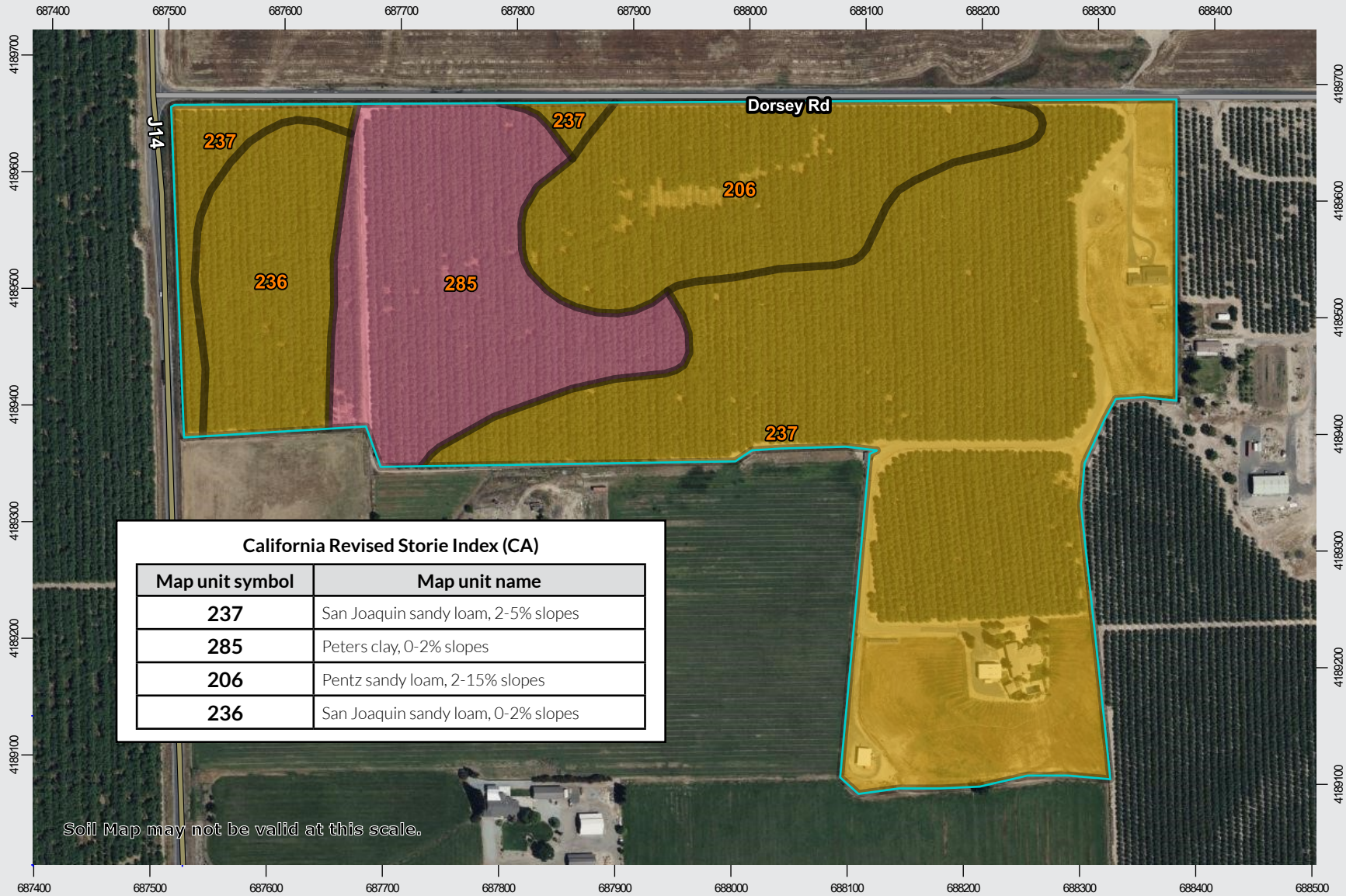
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PROPERTY OVERVIEW



SOILS MAP

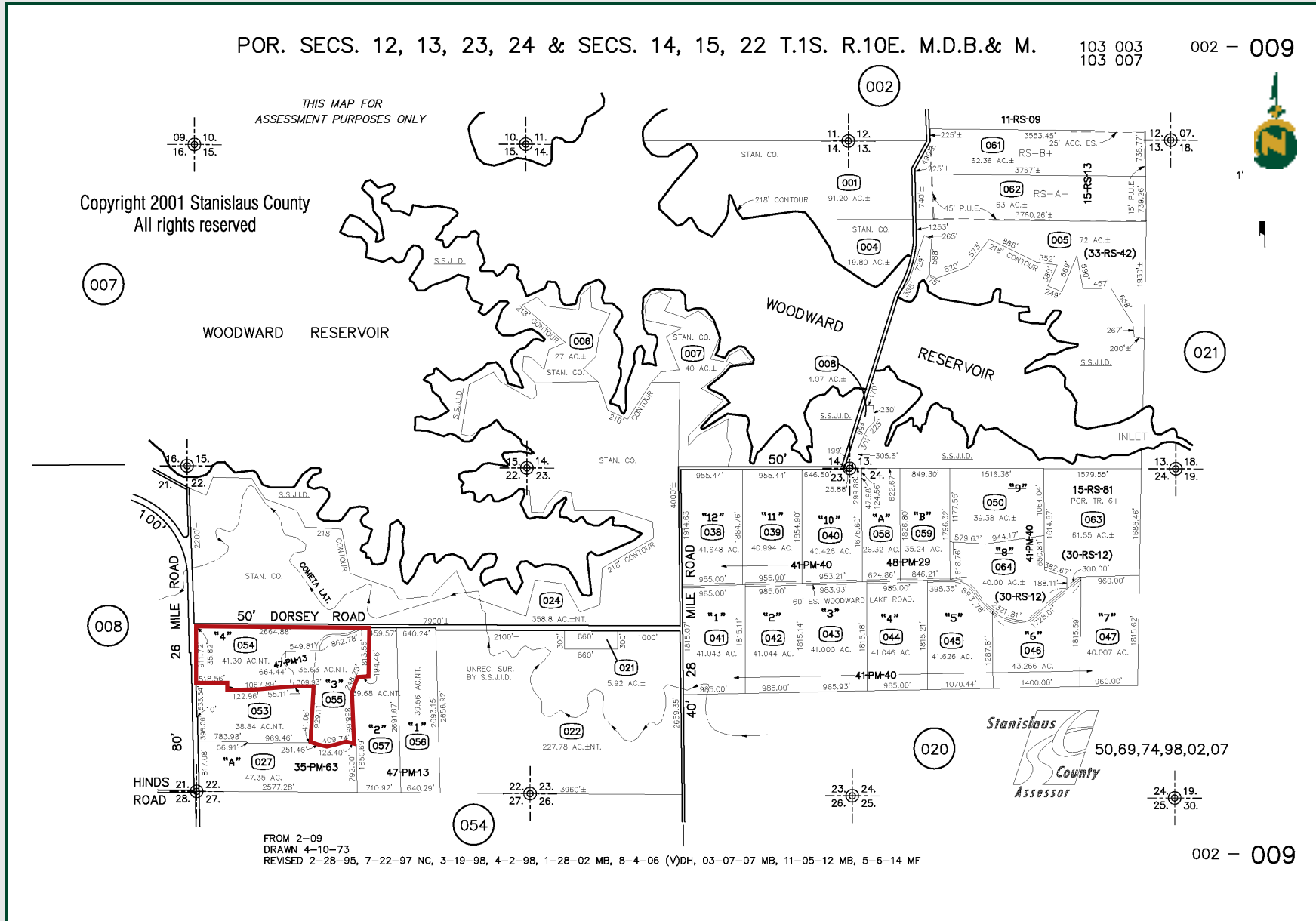


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PARCEL MAP



PROPERTY PHOTOS - 7518 DORSEY ROAD



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PROPERTY PHOTOS- 7524 DORSEY ROAD



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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791
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.