

# WATERFORD ALMONDS

Stanislaus County, California

473.95± Acres

\$9,200,000  
(\$19,411/Acre)



- Large Block of Almonds
- Equipment & Maintenance Shop
- O.I.D Water District
- Newly Planted & Mature Almonds
- Multiple Deep Wells



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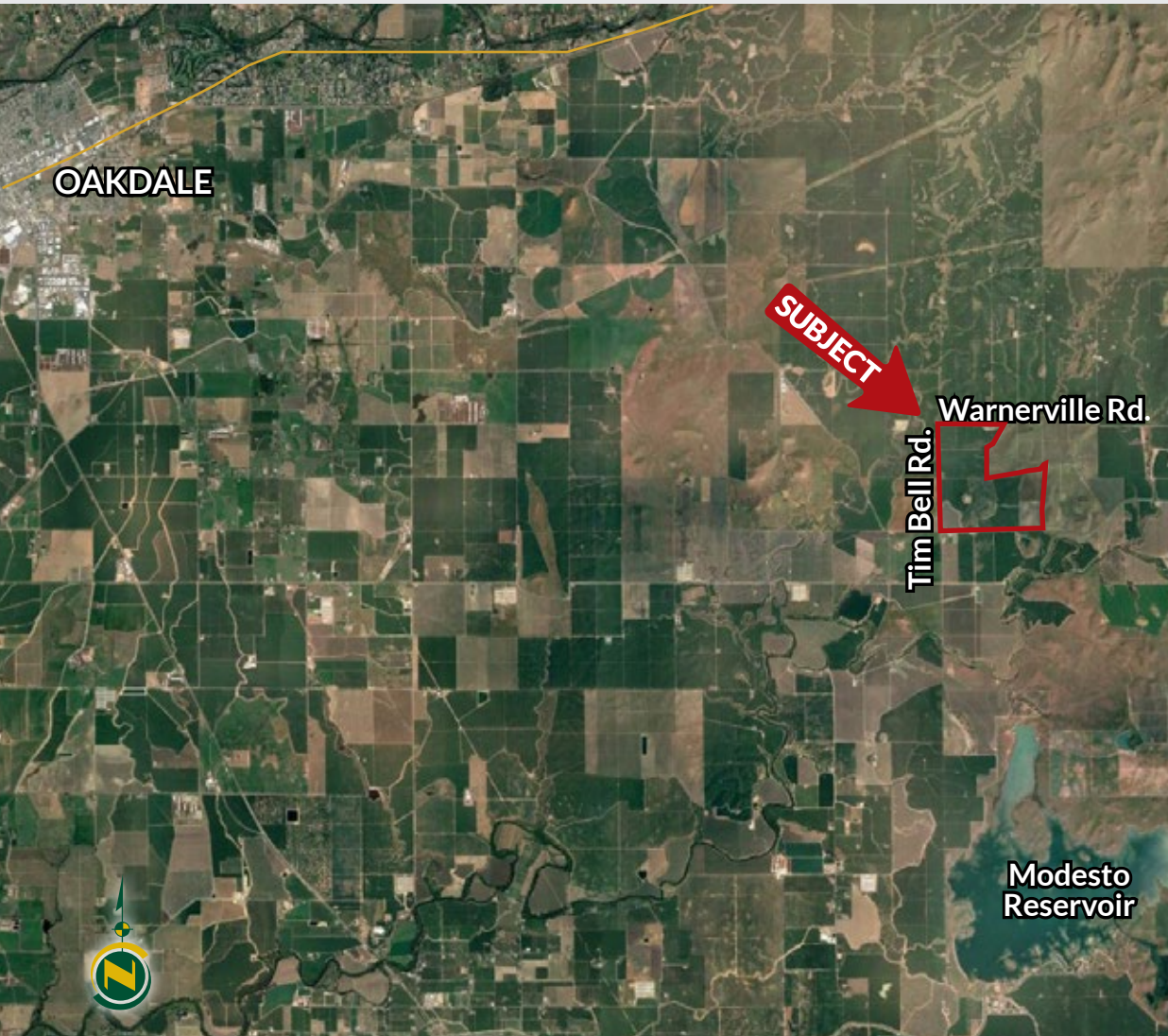
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## PROPERTY LOCATION

From Oakdale, California travel south on Albers Road to Warnerville Road and then west for 6± miles. The subject property is located south of Warnerville Road and east of Tim Bell Road. The property is approximately 7 ½ miles east of the city of Oakdale.



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## PROPERTY INFORMATION

**DESCRIPTION:** An exclusive opportunity to purchase a quality almond orchard located in Stanislaus County. The property consists of newly planted almonds and mature almonds. Property consists of 6 separate parcels with 3 parcels being redeveloped to Independence almonds. Property consists of 2 large shops for equipment and maintenance with a storage yard. The subject property has access to district water, 2 large pond basins and multiple deep wells.

**LEGAL:** Stanislaus County APN's: 011-005-047, 048, 049, 050, 051 and 052 Located in portions of Sections 28, 29, 30, 31, 32 and 33, T2S, R12E, M.D.B.&M.

### **WATER:**

Fringe Tier 1 parcels:

APN: 010-005-049, 27.14 acres in-District, 75.65 gross

APN: 011-005-050, 5.82 acres in-District, 80.12 gross

APN: 011-005-051, 28.8 acres in-District, 80.06 gross

APN: 011-005-052, 22.1 acres in-District, 81.05 gross

Out of O.I.D. district parcels:

APN: 011-005-047, 77.54 gross acres

APN: 011-005-048, 79.53 gross acres

Please refer to water legend on page 4 for pump and well locations.

**IMPROVEMENTS/INFRASTRUCTURE:** 2 very large shops for equipment and maintenance. One of the buildings has living quarters and an office above. Potential hilltop home site on property.

**PRICE/TERMS:** \$9,200,000 (\$19,411/acre) cash at the close of escrow. Buyer to reimburse Seller for cultural cost incurred towards the 2025 almond crop.



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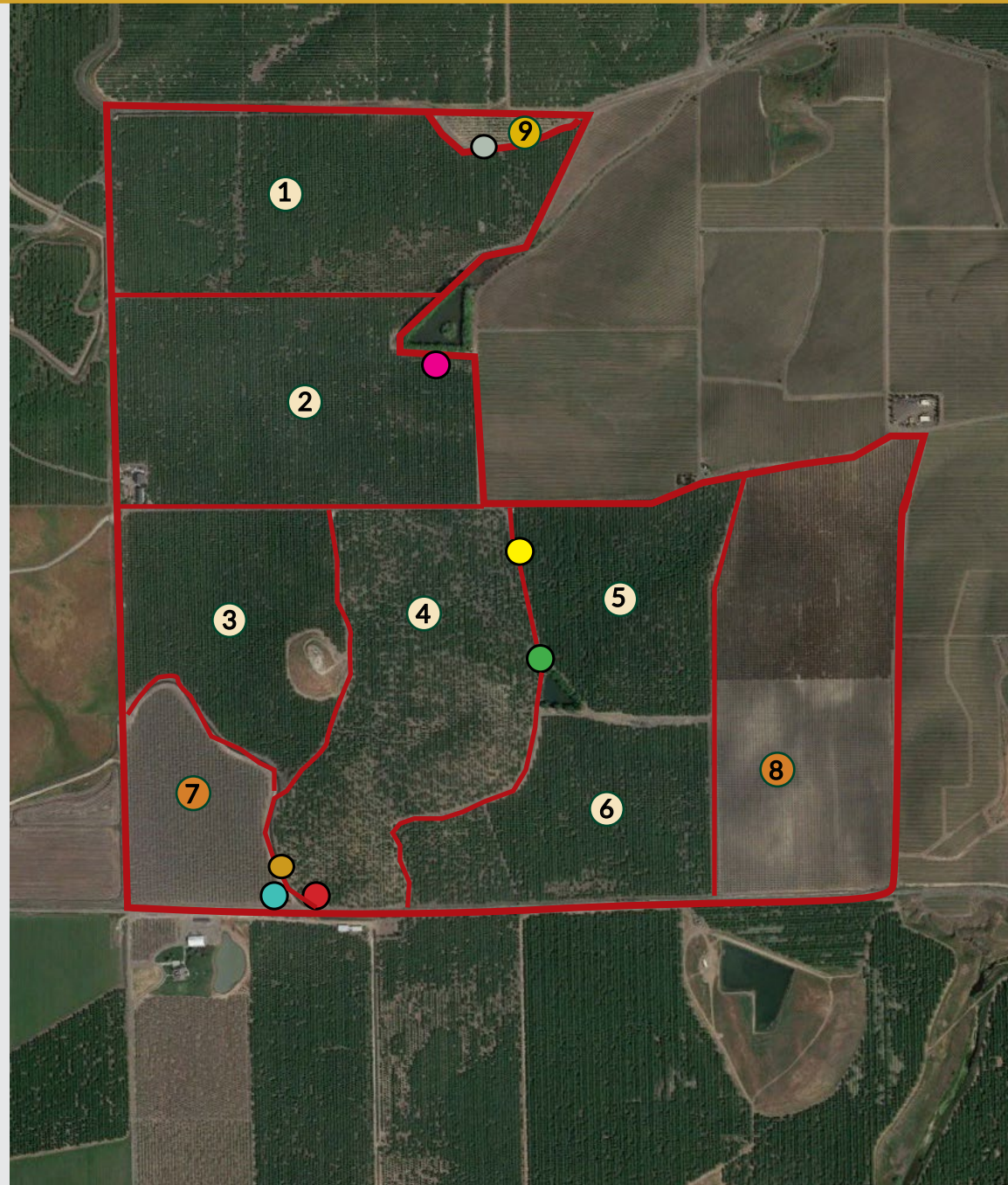


## PLANTINGS / WELLS

- ① 75± Acs. Nonpareil, Sonora, Price
- ② 70± Acs. Nonpareil, Monterey, Fritz
- ③ 42± Acs. Nonpareil, Monterey, Carmel
- BLOCKS 4,5 & 6 Planted to Independence almonds
- ④ 76± Acs. of open ground
- ⑤ 38± Acs. Independence, planted 2024
- ⑥ 35± Acs. Independence, planted 2024
- BLOCKS 7 & 8 - 105± planted acs. almonds
- ⑦ 25± Acs. Independence, planted 2023
- ⑧ 80± Acs. Independence, planted 2021
- BLOCK 9 - Planted to Cherries
- ⑨ 7± Acs. Cherries

### WATER LEGEND

- (1) 150 HP Diesel
- (2) 200 Hp Electric (Well/Irrigation)
- (3) 200 HP Electric
- (4) 40 HP Irrigation
- (5) 100 HP Electric (Well/Irrigation)
- (6) 60 HP Lift Pump
- (7) 150 HP Diesel (Well/Irrigation)



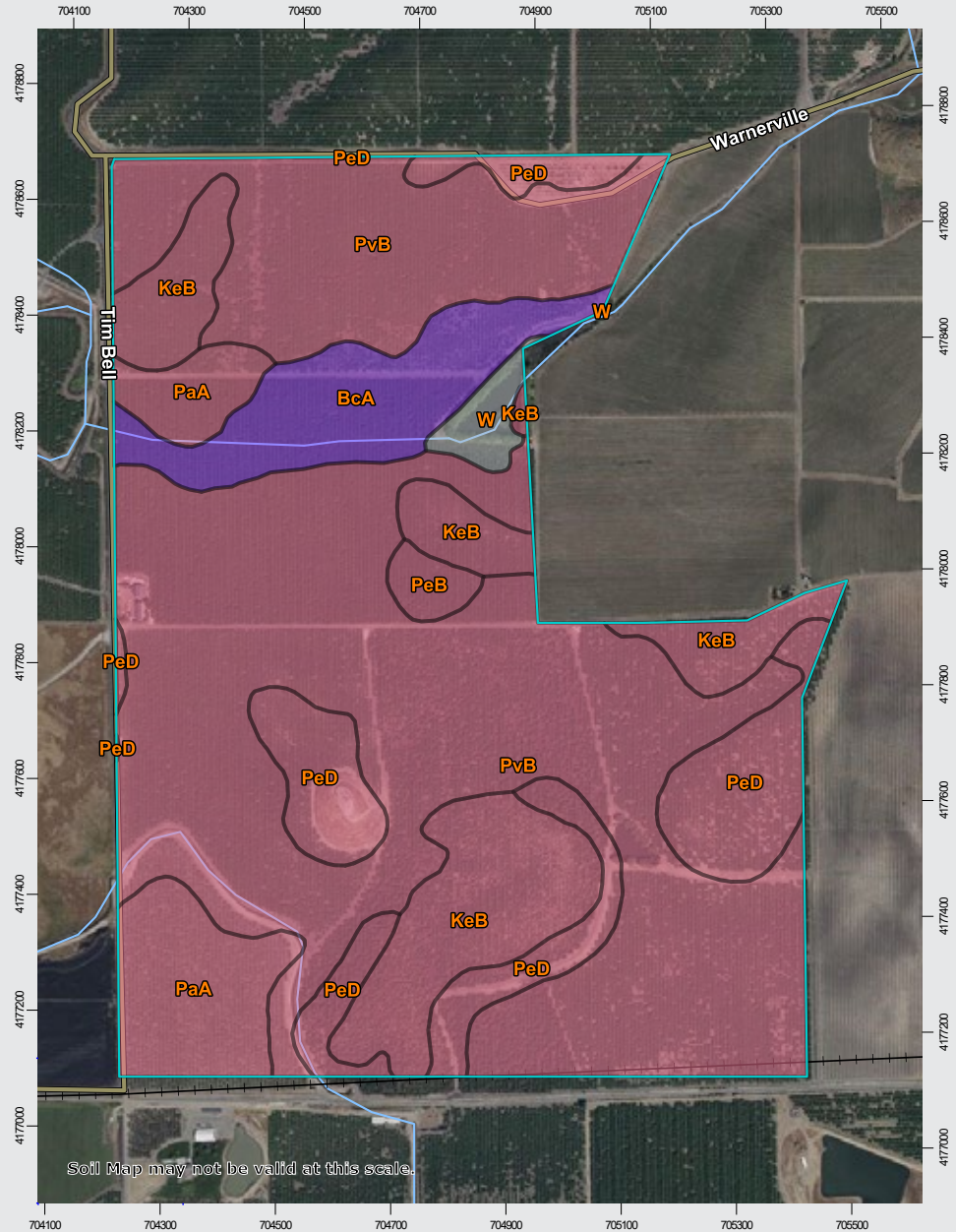
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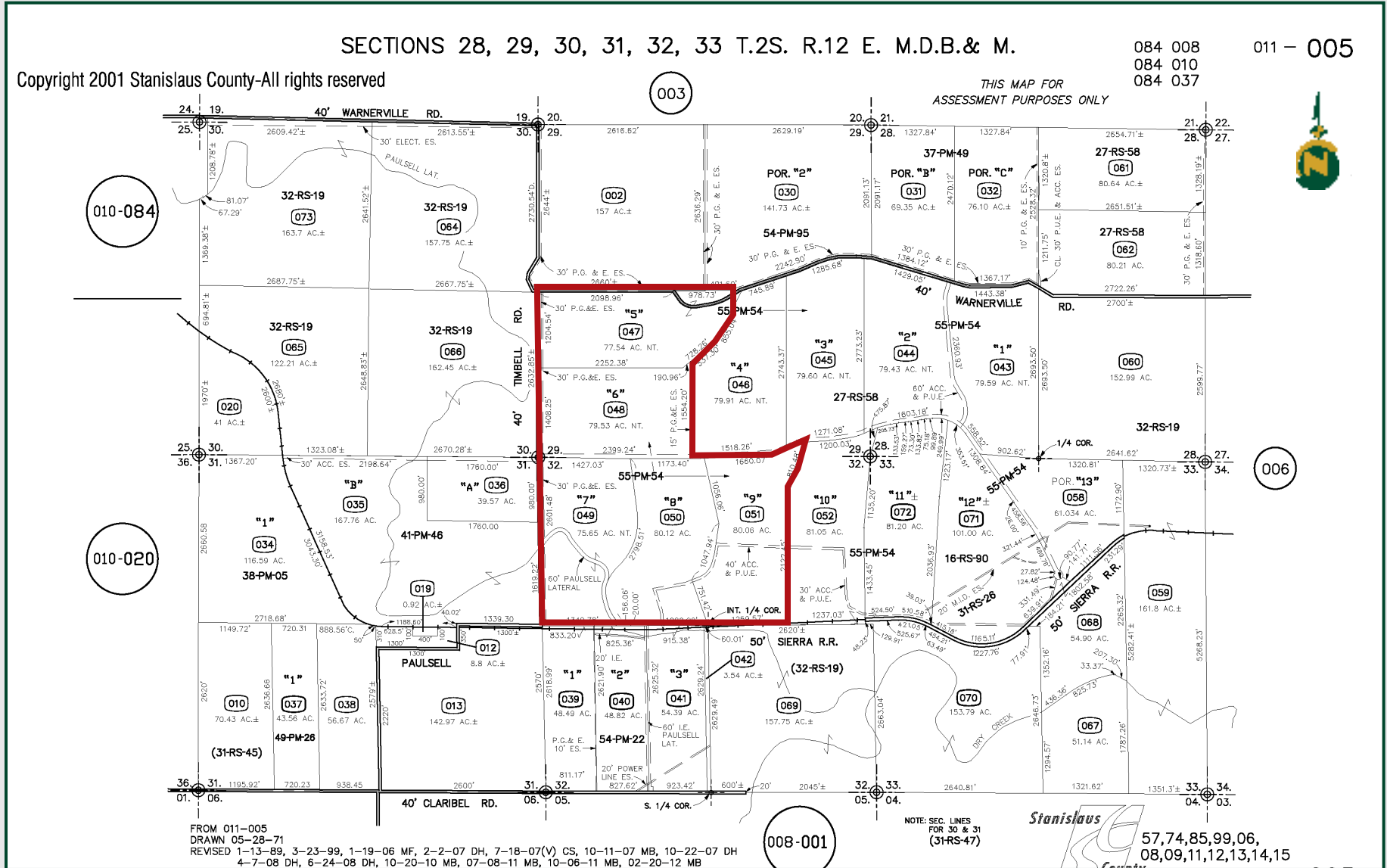


## SOILS MAP

LEGEND	
Map unit symbol	Map unit name
<b>BcA</b>	Bear Creek clay loam, 0-3% slopes
<b>KeB</b>	Keyes cobbly clay loam, 0-8% slopes
<b>PaA</b>	Paulsell clay
<b>PeB</b>	Pentz gravelly loam, 3-8% slopes
<b>PeD</b>	Pentz Gravelly loam, 8-30% slopes
<b>PvB</b>	Peters cobbly clay, 0-8% slopes
<b>PxB</b>	Peters-Pentz complex



## PARCEL MAP



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## PROPERTY PHOTOS



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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.