

TUOLUMNE RIVER CALF RANCH

Stanislaus County, California

57.10± Acres

\$2,279,150
(\$39,500/Acre)



- Modesto Irrigation District
- Permitted Calf Operation
- 4 Wells



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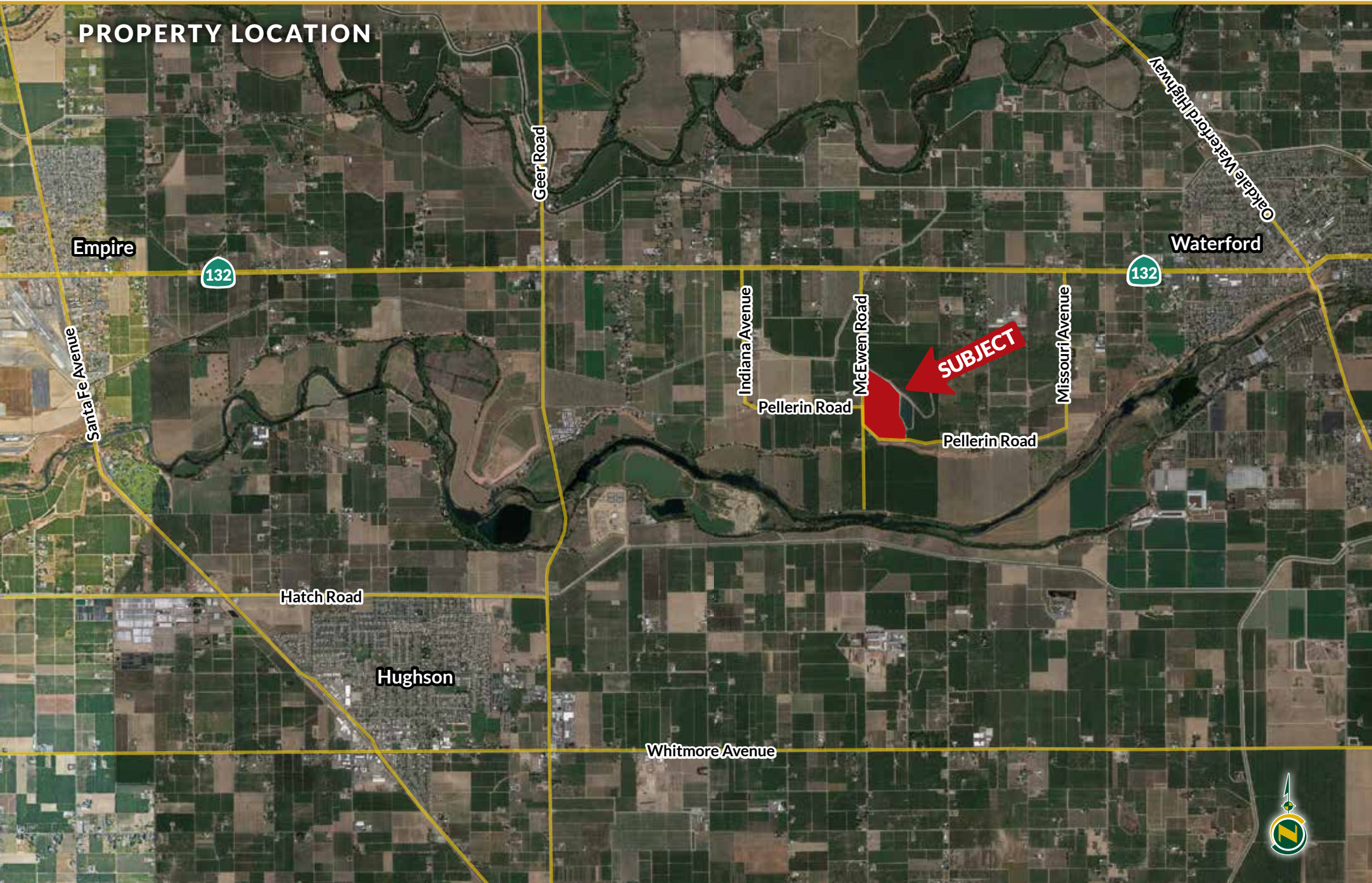


TUOLUMNE RIVER CALF RANCH

57.10± Acres
Stanislaus County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

This 57.10± acre well maintained PERMITTED calf ranch is located near the desirable farming area of Waterford, CA. All the correct permits are in place and transferable to the new owners. This land consists of newer livestock corrals, older homes and shops. The site is well suited for the existing use, but could be ideal for permanent crops as evidenced by surrounding lands uses including, but not limited to; almonds, pistachios, vineyards, and walnuts.

LOCATION

The property is located on McEwen Road and Pellerin Road a half-mile south of Highway 132.

Property Address: 744 McEwen Road, Waterford, CA 95386.

LEGAL

Stanislaus County APN: 019-001-001 (subject to a lot line adjustment).

Located in a portion of Section 14, Township 12S, Range 18E.

ZONING

Zone A240

The property is located within the Williamson Act.

WATER

The property is in and receives water from Modesto Irrigation District.

(2) Deep ag wells

(1) Domestic well

(1) Well that is not connected to power

1± acre waste pond with overflow pond below

SOILS

Hanford sandy loam, 0 to 3 percent slopes.

CORALS

(2) 5± acre corals with cemented feed areas

(2) 1± acre coral with cemented feed area

BUILDINGS/STRUCTURES

1. Tenant Dwelling - 1,344± SF built in 1978

2. Tenant Studio - 585± SF built in 1968

3. Office - 672± SF built in 1967

4. Milk Barn - 19,200± SF built in 2003

5. Free Stall - 60,000± SF built in 2003

6. Free Stall - 60,000± SF built in 2003

7. Hospital - 11,920± SF built in 2005

8. Barn - 4,400± SF built in 1987

9. Maternity Barn - 1,836± SF built in 1967

10. Shed - 27,200± SF built in 2003

11. Commodity Barn - 6,364± SF built in 1987

12. Commodity Barn - 3,900± SF built in 1998

13. Garage - 672± SF built in 1967

14. Hay barn - 8,125± SF built in 1987

15. Hay barn - 3900± SF built in 1987

16. Hay barn - 3000± SF built in 1987

17. Hay barn - 3200± SF built in 1987

PRICE/TERMS

\$2,279,150 (\$39,500/acre) cash at the close of escrow.

Property sale is contingent on Sellers completing a lot line adjustment.

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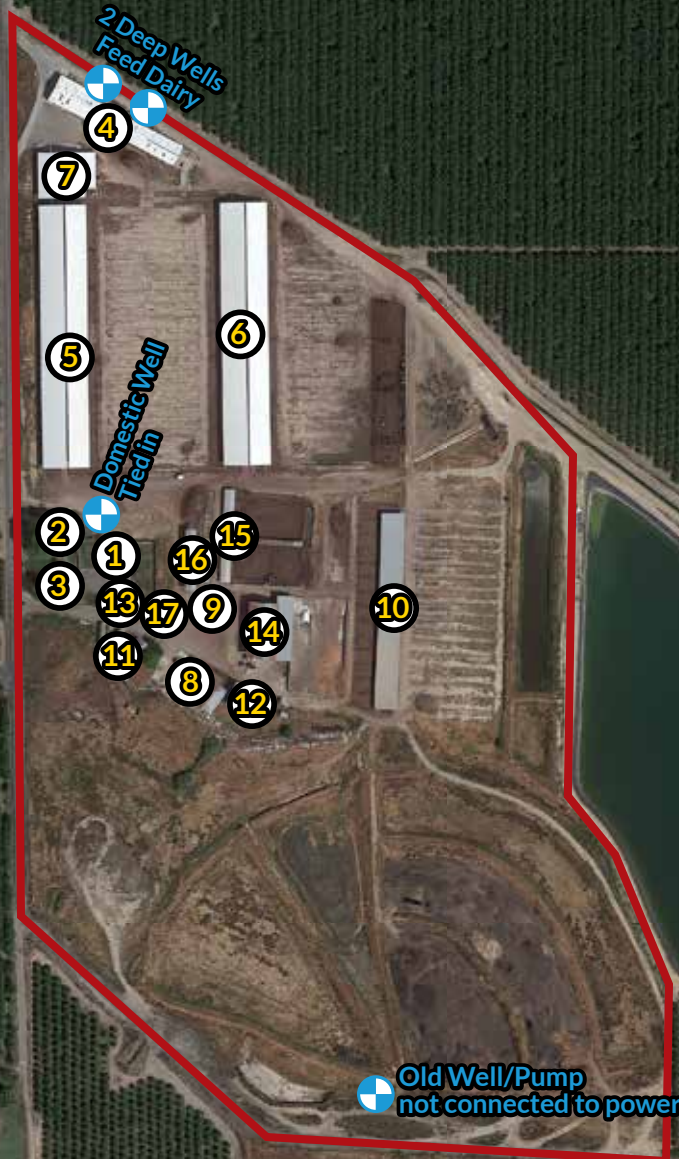
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PROPERTY OVERVIEW

BUILDINGS/STRUCTURES

1. Tenant Dwelling - 1,344± SF
2. Tenant Studio - 585± SF
3. Office - 672± SF
4. Milk Barn - 19,200± SF
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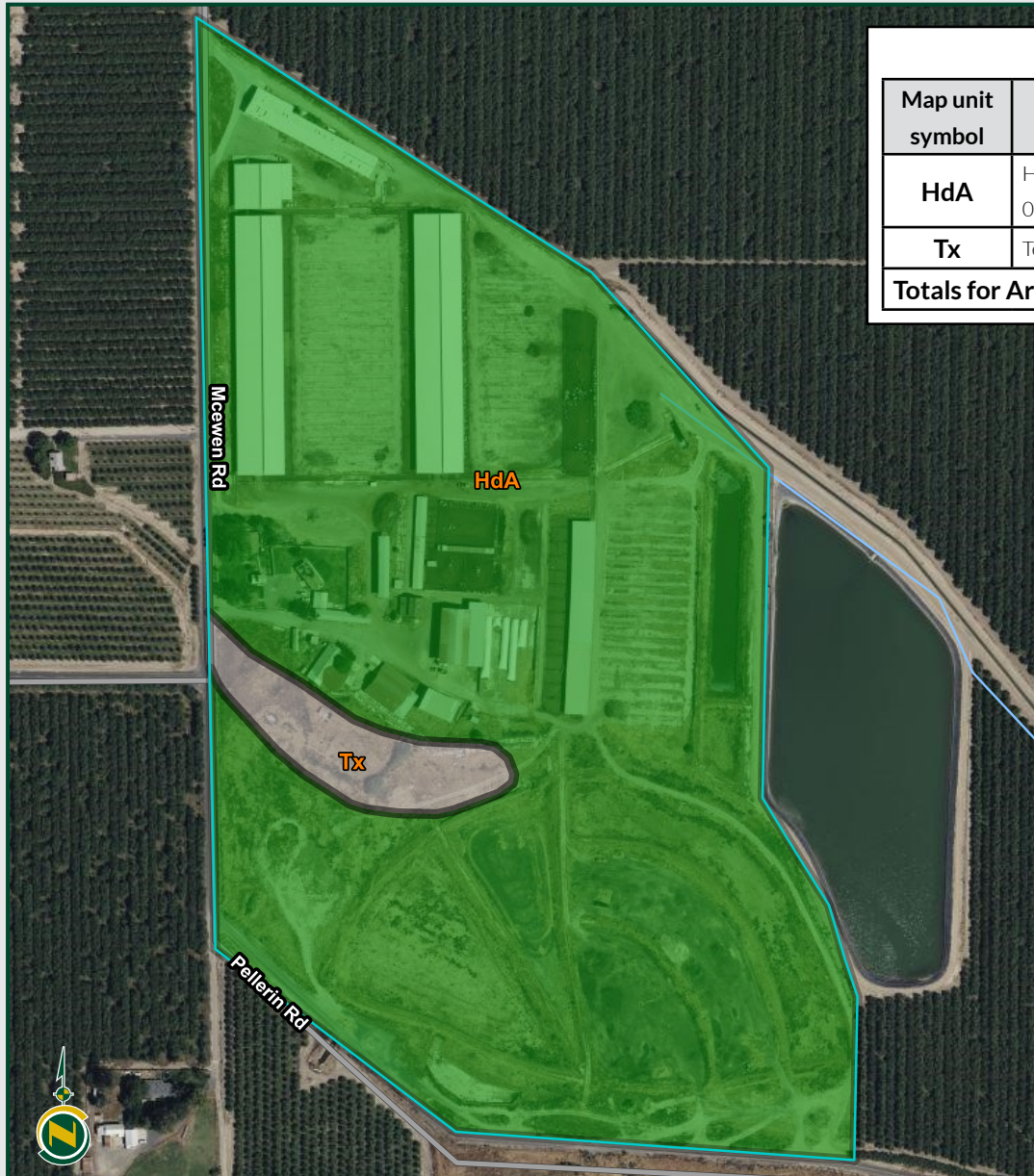


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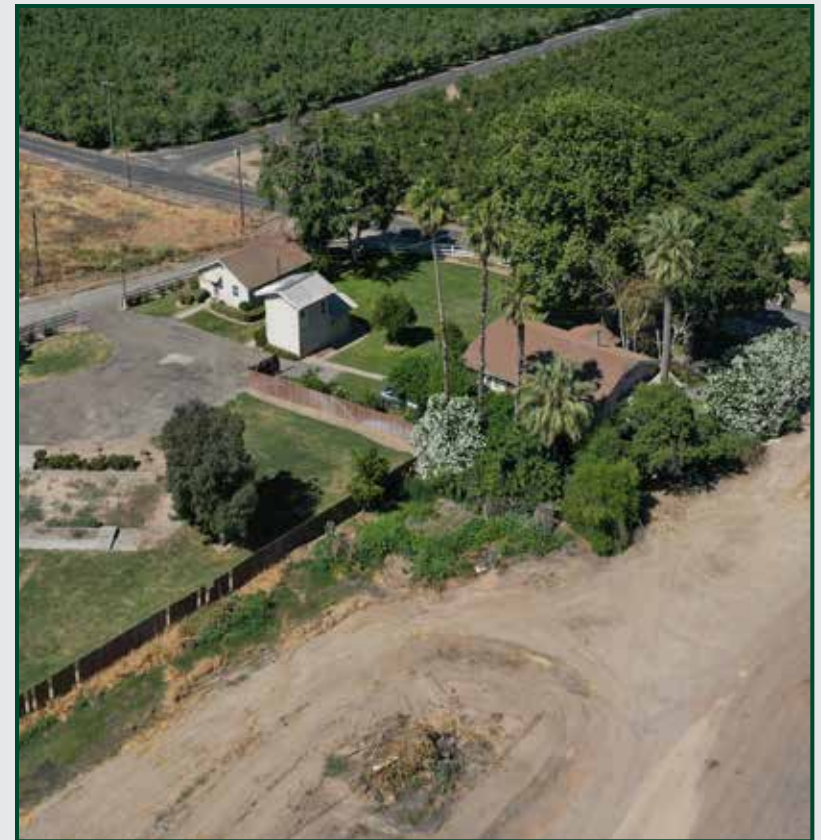
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SOILS MAP



California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent AOI
HdA	Hanford sandy loam, 0 to 3 percent slopes	Grade 1 - Excellent	95.7%
Tx	Terrace escarpments	Not rated	4.3%
Totals for Area of Interest			100.0%



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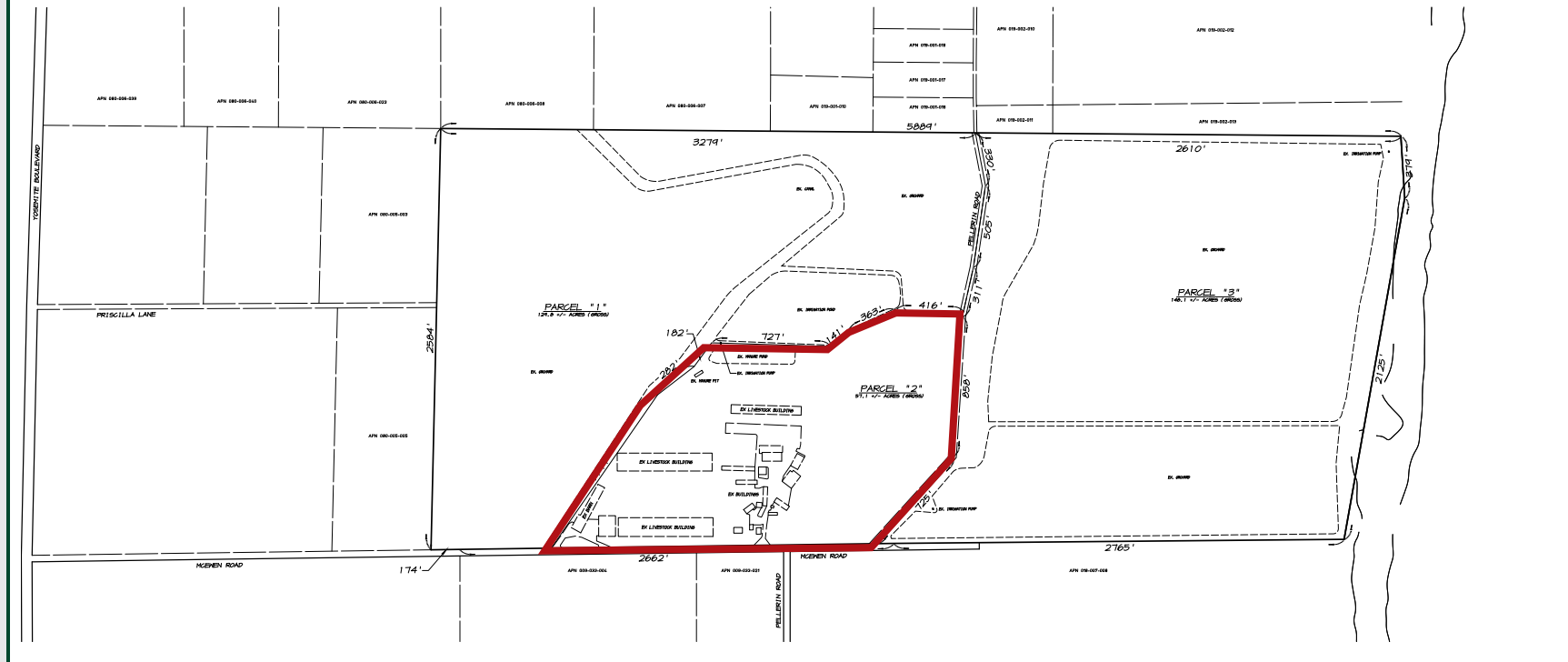
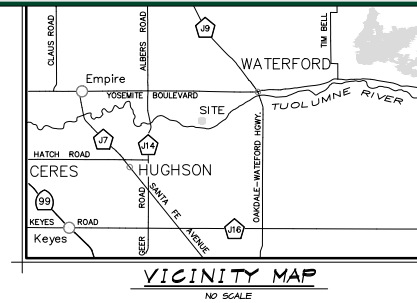
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PARCEL MAP

GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER: 090-009-004 AND 019-002-001
2. GENERAL AG 40 ACRE
3. SITE SUMMARY: TOTAL SITE CONSISTS OF TWO (2) PARCELS COMPRISING 106.93 ACRES AND 146.1 ACRES AND BEING DIVIDED INTO THREE (3) PARCELS, OF 124.6 ACRES, 57.1 ACRES, AND 146.1 ACRES.
4. *DOMESTIC WATER: PARCEL "1" - EXISTING PRIVATE WATER WELL. PARCEL "2" - NO DOMESTIC WELL AT THE PRESENT TIME. SHOULD THE PARCEL EVER BE PERMITTED FOR A RESIDENCE, A DOMESTIC WELL WILL NEED TO BE PERMITTED AND CONSTRUCTED.
5. *SANITARY SEWER: PARCEL "1" - EXISTING PRIVATE SEPTIC SYSTEM. PARCEL "2" - NO SEPTIC SYSTEM AT THE PRESENT TIME. SHOULD THE PARCEL EVER BE PERMITTED FOR A RESIDENCE, A SEPTIC SYSTEM WILL NEED TO BE PERMITTED AND CONSTRUCTED.
6. *IRRIGATION: EXISTING MID-SPRINKLER SYSTEM
7. *SITE CURRENTLY CONSISTS OF EXISTING ALMOND HELLER AND ORCHARD. PARCELS ARE CONFIGURED SO THAT THEY IRRIGATE AND DRAIN UTILIZING THE EXISTING IRRIGATION AND DRAINAGE FACILITIES. THIS PROJECT IS RELATIVELY FLAT (0 TO 2% SLOPES) RANGING BETWEEN THE 151 AND 156 FOOT ELEVATION CONTOURS AS DERIVED FROM USGS TOPO MAPS. THE SITE COMPRISES OF SOILS WITH CLASSIFICATIONS OF SANDY LOAM. CLASSIFICATIONS ARE DERIVED FROM USGS M&S SOIL SURVEY. NO CHANGES ARE ANTICIPATED. AN IRRIGATION USE AND MAINTENANCE AGREEMENT (IF REQUIRED) SHALL BE RECORDED CONCURRENTLY WITH THE FINAL PARCEL MAP.
8. *GROUND WATER DEPTH IS APPROXIMATELY 100-200 FEET (DATA PROVIDED BY CALIFORNIA DEPARTMENT OF WATER RESOURCES).
9. SUBJECT PARCEL IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 0609030046, DATED SEPT. 26, 2009 AND FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 0609030046, DATED SEPT. 26, 2009.
10. THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM RECORD INFORMATION, AND PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.



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PROPERTY PHOTO



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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.