

DUTCHMAN FARMS

296.87± ACRES | STANISLAUS COUNTY, CALIFORNIA

\$8,944,000

(\$30,127/Acre)



PROPERTY HIGHLIGHTS

- PRODUCING ALMONDS
- MODESTO IRRIGATION DISTRICT
- LARGE PLANTINGS
- IRRIGATION WELLS



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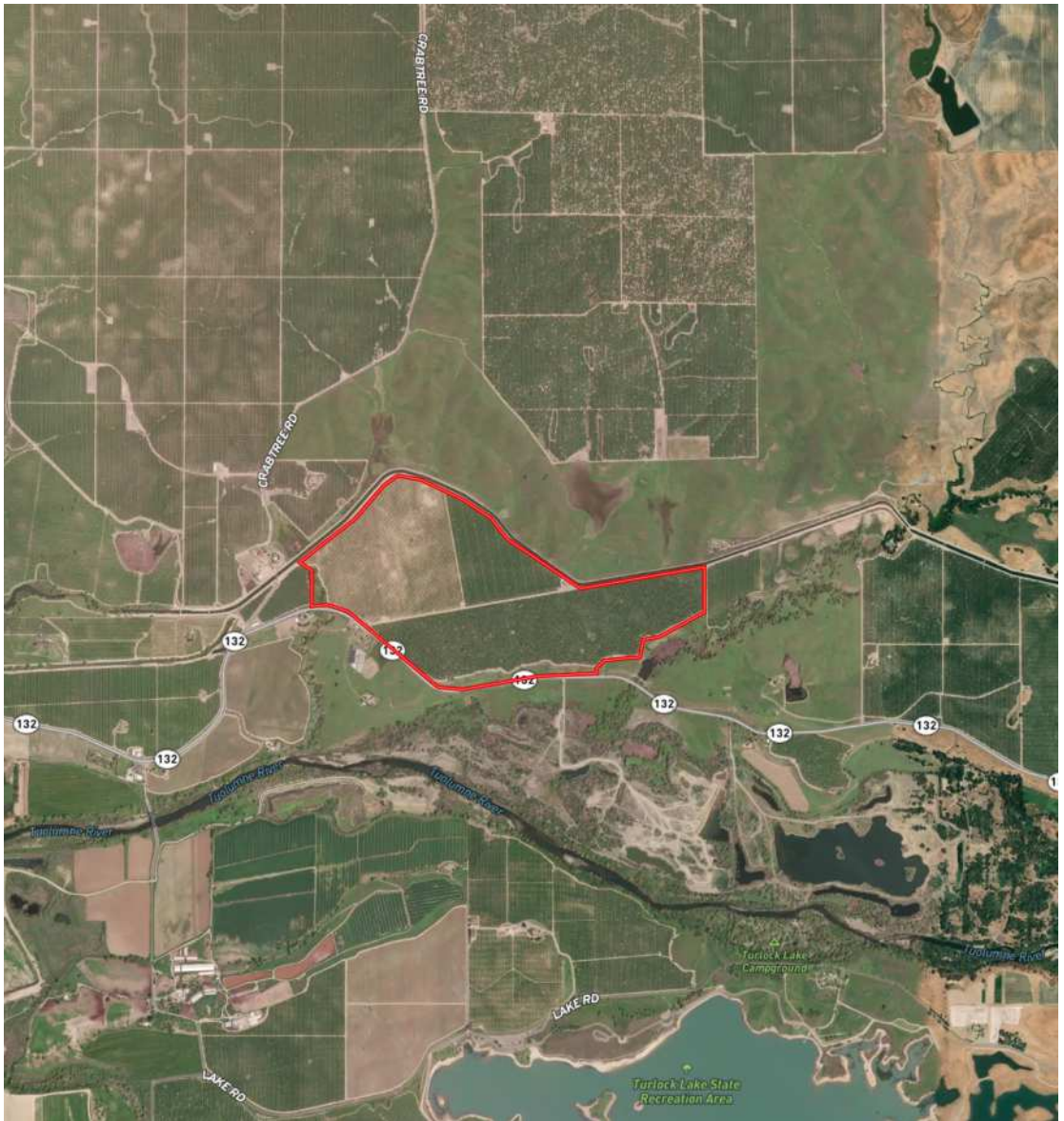
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DUTCHMAN FARMS

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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

An exclusive opportunity to purchase an investment grade producing almond orchard. The 296.87± acre property is located in Stanislaus County and consists of 272± net acres of almonds planted in 3 different phases. The orchard is primarily irrigated by Modesto Irrigation District though it has 2 pumps and wells. A booster pump at the filter station distributes the water to the trees via double line drip. The property is located in the Stanislaus and Tuolumne Rivers Groundwater Basin.

LOCATION

The property is located off the north side of Yosemite Blvd, a few feet southeast of Crabtree Rd. in Waterford, CA.

ZONING

A240 - Agricultural. The property is enrolled in the Williamson Act.

WATER

Dual source water. Double line pressure compensating drip (netafim uniram) .92" in 24 hours. Modesto Irrigation District (main source) with VFP panel at booster. 2 wells. 1 deep well. 16" drilled to 610 ft. Pump setting at 234 ft. 2000 gpm with VFD. Shallow well came with original purchase ranch. Depth unknown. 500 gpm.

BUILDINGS

There is a 30 ft x 80 ft shop built in 2017 and a newer double wide 3 bed 2 bath mobile home (2016) with employee and his family living there. Cyp silo with solution machine and injection pump.

PLANTINGS

Phase I:

127 Acres – 50% Wood Colony and 50% Monterey on Hansin 86 Hybrid with 21' x 15' spacing planted in 2008

Phase II:

42 Acres – 50% Nonpareil, 37.5% Wood Colony and 12.5% Capitola on Nemagaurd with 21'x18' for the Nonpareil and Capitola and 21'x15' Wood Colony planted in 2012

Phase III:

103 Acres- 50% Nonpareil, 38% Wood Colony, 12% Aldrich on Hansen 86 with 21'x15' planted in 2017

Production available upon request.

PRICE/TERMS

\$8,944,000 (\$30,127/acre) all cash at the close of escrow. Buyer and Seller to cooperate in regards to a 1031 exchange. Tenant in the home on the property to have a Life Estate.

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.

POLICY ON AGENT COOPERATION





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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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