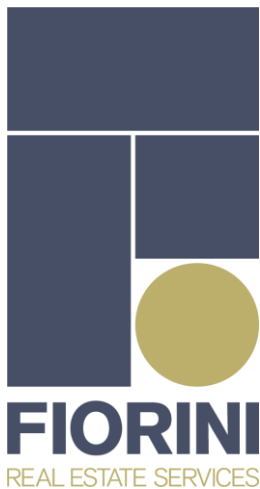




FOR SALE

North Modesto Almonds



100±
Acres
Modesto,
CA

- Producing almonds
- Large contiguous acreage
- Two sources of water, including Modesto Irrigation District

RICH MILLER 209 596-2922
JAY FIORINI 209 495-2794



FINER VALLEY HOMES AND RANCHES
CA BRE # 01741543

fiorinirealty.com



North Modesto Almonds

100± Acres \$3,800,000

LOCATION

Southeast of McHenry Avenue and Patterson Road, Modesto, CA 95356

DESCRIPTION

A rare opportunity to acquire large contiguous acreage in Modesto Irrigation District. Approximately 21 acres planted in 2009 with the balance planted in 2003. Varieties include Nonpareil, Sterling, Carmel and Price. Tree spacing is 18x24.

LEGAL

Stanislaus County APN 074-007-003. Zoned A-2-40

WATER

The entire ranch is nicely set up for flood irrigation from adjacent Modesto Irrigation District canals. Two deep wells provide an additional water source.

BUILDINGS/ IMPROVEMENTS

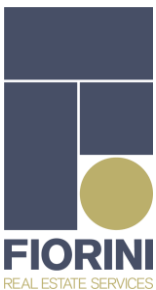
None.

PRICE/ TERMS

\$3,800,000 plus cultural costs towards the 2020 crop.

NOTES

PROPERTY
PHOTOS



Jay Fiorini

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Rich Miller

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