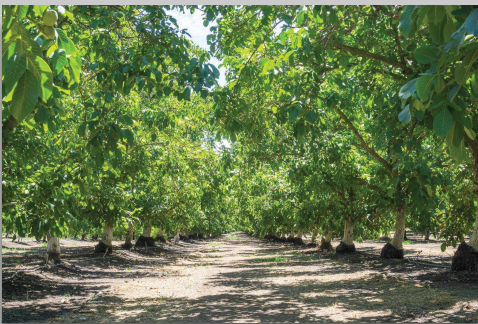


Haney & Associates Real Estate

Connecting Sellers and Buyers of *Premier* Ag and Ranch Estate Properties



Turn-Key Investment Opportunity 527+ acres \$10,025,000

12 contiguous parcels
Ranging from 40 to 68.7 acres

503 acres planted in walnuts
Mainly Chandler and Tulare varieties

Operational management in place
Currently no lease on property

3 Ag wells, micro sprinklers,
and 2 large owned solar panel fields

Large shop building, equipment shed,
and employee housing

Suitable for 1031 exchange
and substantial potential tax saving opportunities

Survey records
Williamson Act

4,000 sf employee home, domestic well
5,900 sf equipment shed
4,000 sf shop building
2 modular homes

Walnut Varieties/Acres
369 acres Chandlers

58 acres Tulare • 47 acres Vina
20 acres Howard • 8 acres UC 76/80
2 acres Germain (harvested with Chandler)



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Oakdale, CA 95361

209-847-7475

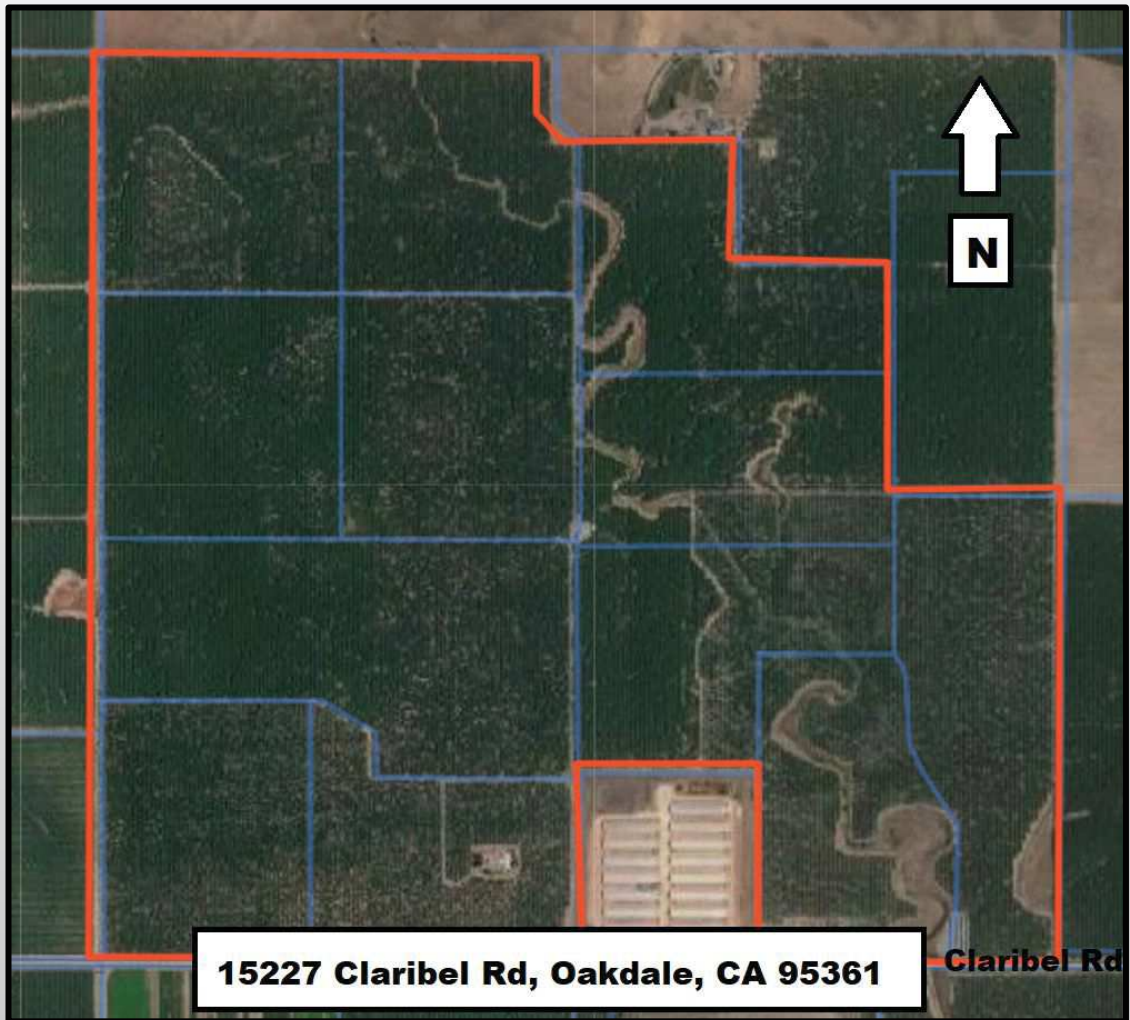
Marcus@HaneyRealEstate.org



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Claribel Property Map - Aerial View and Boundary



Directions: East from Modesto on Claribel Rd. to 14637 Claribel,
Just past sign and poultry ranch on the left

Map Key

Red Line - Property Boundary
Blue Line - Lot/Parcel Boundary



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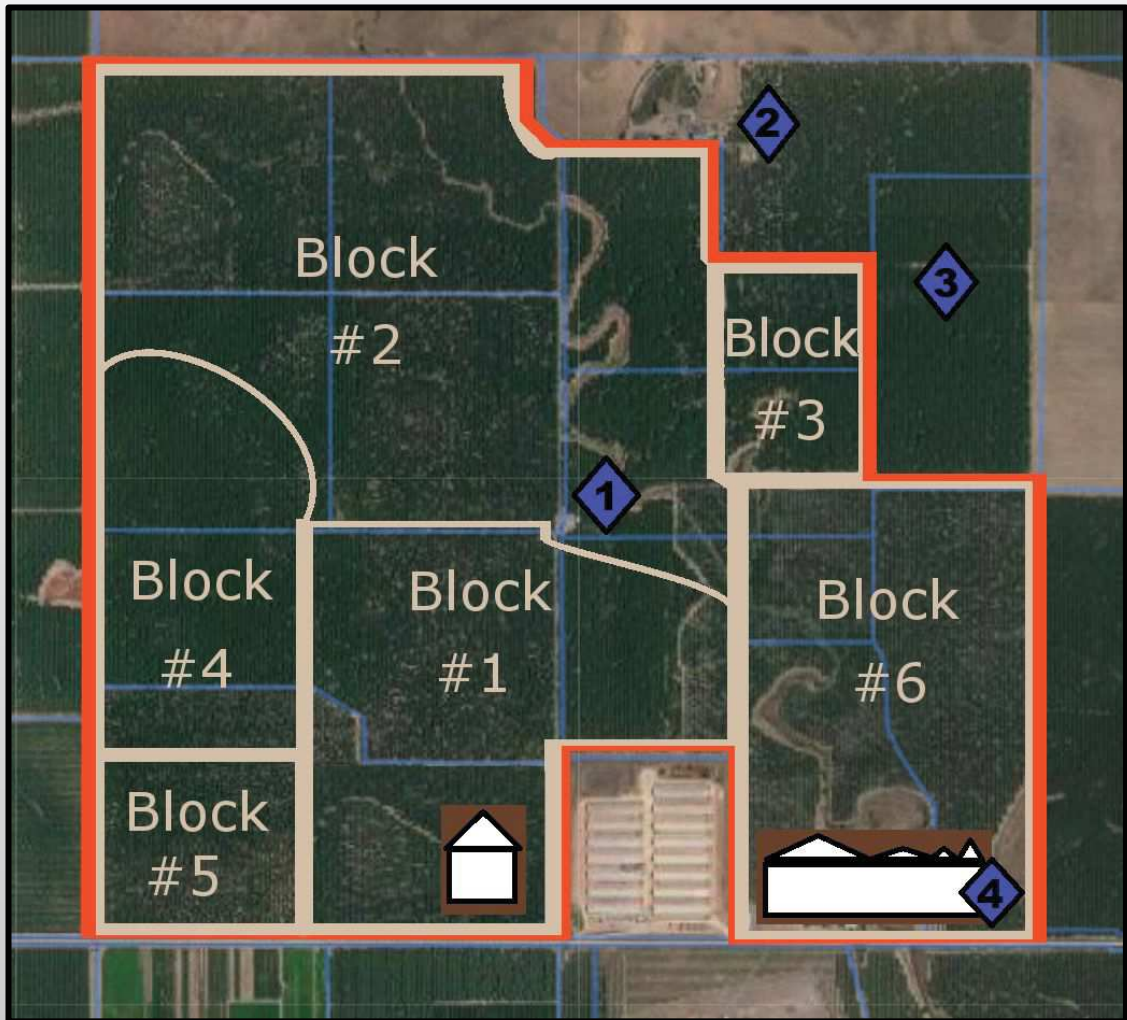
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Claribel Property Map - Block Numbers and Wells



Map Key



Main Residence



Outbuildings
Equipment Shed,
Shop, 2 Modular Buildings



Well



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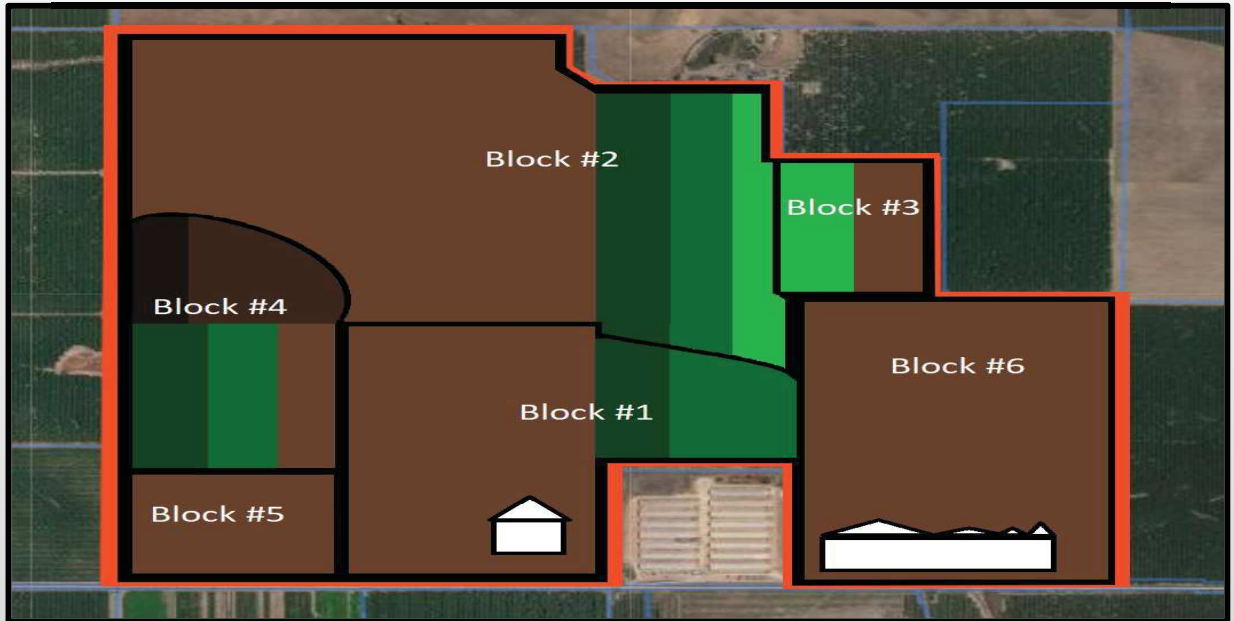
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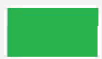


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Claribel Property Map - Walnut Varieties



Map Key - Walnut Varieties per Block

	Chandler 	Tulare 	Vina 	Howard 	UC 76/80 	Germain 
Block 1	70 acres age 29	14 acres age 23	12 acres age 23	0	0	0
Block 2	71 acres age 25	13 acres age 25	15 acres age 25	7 acres age 25	0	0
Block 3	14.5 acres age 25	0	0	13 acres age 25	0	0
Block 4	30 acres age 21	31 acres age 21	20 acres age 21	0	8 acres age 21	2 acres age 21
Block 5	86 acres age 11	0	0	0	0	0
Block 6	97 acres age 10	0	0	0	0	0
Total	368.5 acres	58 acres	47 acres	20 acres	8 acres	2 acres



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