



UPDATED HOME | 38+ ACRES | ALMOND ORCHARD | METAL SHOP

2800 S. QUINCY RD., DENAIR, CA 95316

OFFERED AT: \$2,400,000

UPDATED RANCH HOME

- Spotless condition
- Quiet and secluded location
- 38+ acres of orchard
- AG community of Denair/Hughson
- 34.2 +/- Acres of Almonds
- 4.46 +/- Acres of Walnuts
- TID Irrigation Water | Access to AG Well
- 30 X 30 metal shop
- Beautiful Kitchen | Granite Counters
- Landscaped
- Paved Drive
- New HVAC (2020)
- Pool
- Composition Roof (replaced in 2015)
- New Domestic Well (2015)
- **Property Website**

All information deemed reliable but not guaranteed. If your property is listed with a real estate broker, this is not a solicitation of brokerage services.





Your forever home in an awesome Ag community! Having close to 40 acres of orchard (34.2 ac of almonds, 4.46 acres of Chandler walnuts), an all new updated 3/bed 2/bath home, and a 30 X 30 metal shop is anyone's dream. To top it all off, is the quiet & secluded back off the road location!

This entire home has been updated with fresh paint, and new flooring, ready to move in! The kitchen has new granite counters, stainless appliances, and plenty of work counter space. HVAC system new in 2020. The orchard is in the TID Water District with AG well access. Orchard is divided into several blocks of varying age (orchard map available), newest block planted in 2020. Almond varieties are Nonpareil, Aldrich, Avalon, Butte Padre, and Carmel. Approximately 34.2 acres in almonds & 4.46 acres in Chandler walnuts.



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