

±**95.97** AC

PELTIER ROAD
RANCH

Acampo, CA

FOR SALE

**ALLIANCE AG**
BROKERAGE - APPRAISAL - CONSULTING



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SUMMARY

- PROPERTY NAME:** Peltier Road Ranch
- LOCATION:** 3454 E Peltier Road San Joaquin County
- OFFERING PRICE:** **NEWLY PRICED from \$2,200,000 to \$1,872,000**
- ACREAGE:** ±95.97 acres
- APN:** 013-190-26
- ZONING:** AG-40
- CURRENT USE:** Open Farmland
- IMPROVEMENTS:** Metal Shed

WATER & SOILS


WATER:

- Irrigation District: None
- Wells: 20 HP submersible irrigation well with filtration
- SGMA: Eastern San Joaquin Groundwater Subbasin of the San Joaquin Valley Groundwater Basin

SOILS:

Predominantly Class I Tokay fine sandy loam





Owned by one family for more than 125 years, the Peltier Road Ranch offers an exciting opportunity and blank slate for a new owner to write the next chapter of its farming legacy.

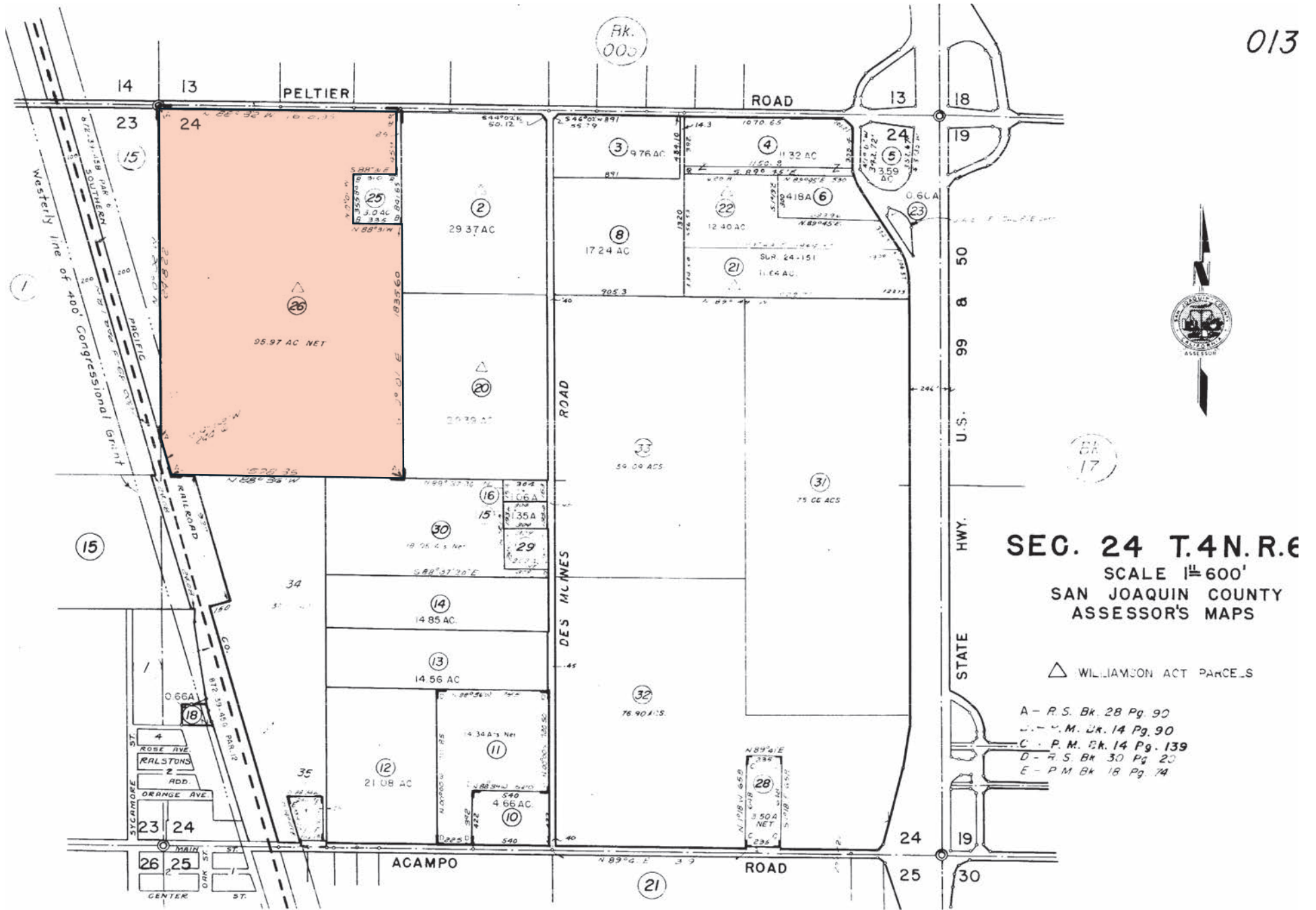
Fronting on Peltier Road, this property is located in the Mokelumne River AVA, the heart of the Lodi winegrape region. This AVA was the first part of the region to be planted to winegrapes and is now perhaps best known for the production of old vine zinfandel.

Benefiting from a true Mediterranean climate of warm days and cool evenings with highly desirable Class I Tokay soils, this combination makes the Peltier Road Ranch exceptionally well suited to grow virtually any permanent crop appropriate for the climate.

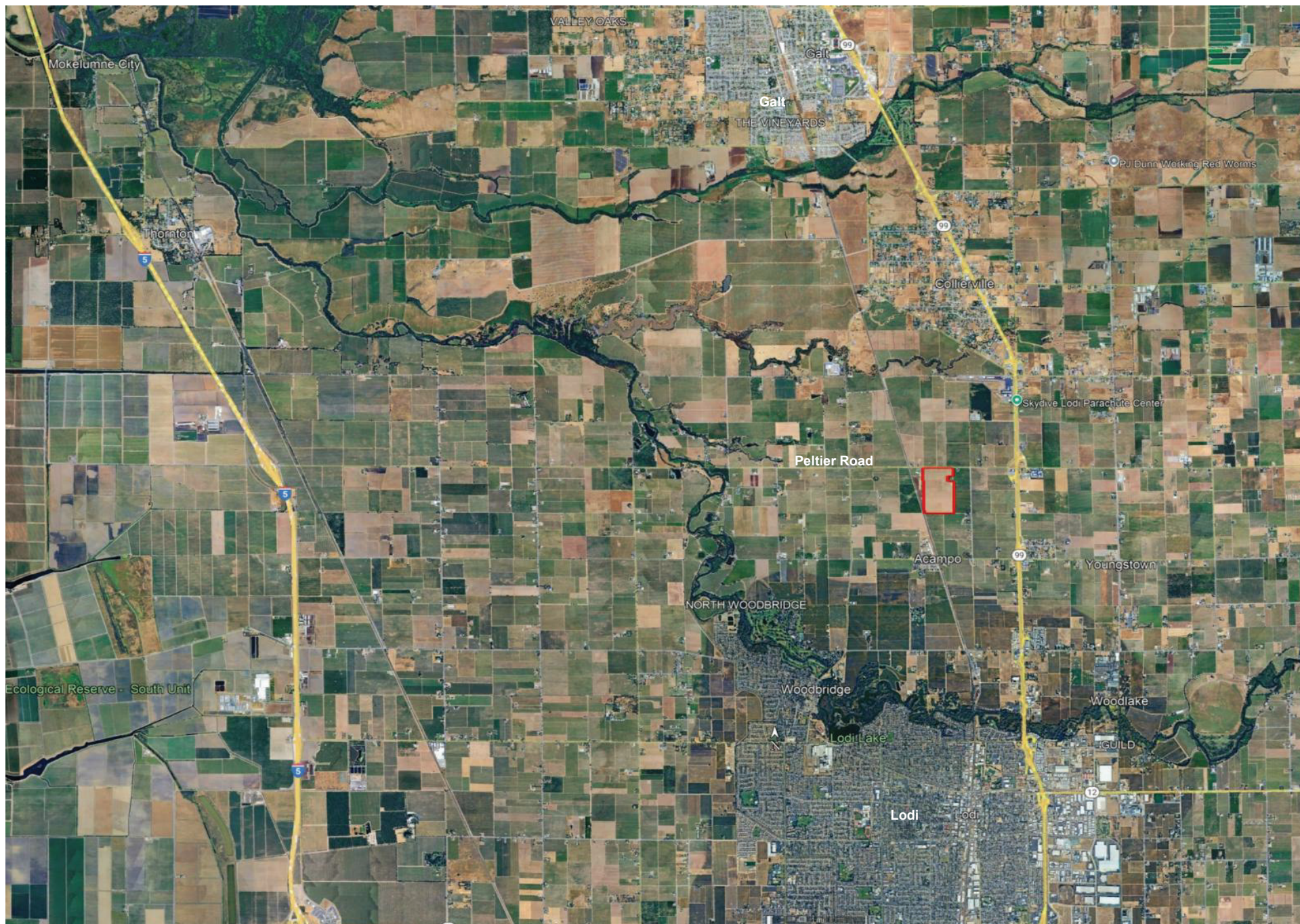
High quality irrigation water is provided by a well equipped with a 20 HP electric submersible pump. Until vines were removed in 2020, this well supported ~91 net vine acres planted to Cabernet Sauvignon and Chardonnay varietals. The land has since been fallowed or farmed to annual grain crops. Improvements are limited to a 1,600 sf metal shop.

APN MAP

013



AERA MAP



AERIAL MAP



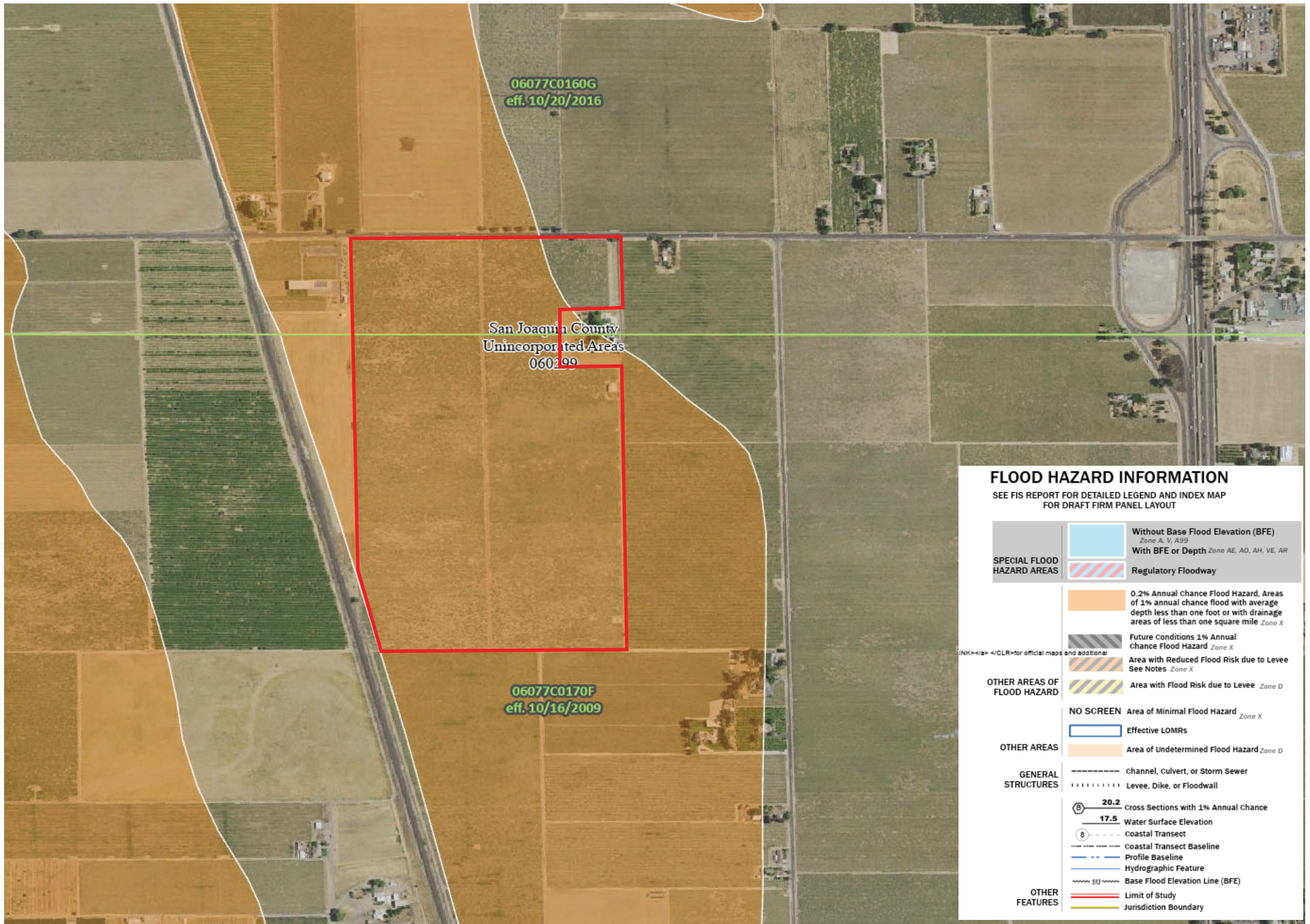
SOIL MAP

Custom Soil Resource Report
Soil Map



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
101	Acampo sandy loam, 0 to 2 percent slopes	2.7	2.8%
256	Tokay fine sandy loam, 0 to 2 percent slopes	93.9	97.2%
Totals for Area of Interest		96.6	100.0%

FEMA MAP



ADDITIONAL IMAGES





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For more information, please contact one of the following individual:

MARKET ADVISOR

STEPHEN KRITSCHER, AFM

Broker Associate

Cal DRE #01083254

(530) 405-6036

skritscher@allianceagservices.com

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- a) quality, adequacy, availability, transferability or cost of surface or well water or water rights, if any, for Real Property.
- b) eligibility of Real Property or Buyer to receive irrigation water ("District Water") from the Water District or any other irrigation/water district;
- c) price at which District Water, if any, may be obtained;
- d) normal, historic, or expected amounts or allocations of District Water to the extent Real Property & Buyer are eligible to receive same;
- e) number of acres of "arable," "irrigable" or "irrigation" land comprising Real Property, or any portion thereof, as those terms are defined in 43 CFR 426.4;
- f) water supply of Irrigation District, or continued ability of such district to deliver any District Water to Real Property;
- g) extent to which Real Property is located within boundaries or service area of Irrigation District or any other irrigation/water district.

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. Alliance Ag Services, Inc, its brokers and agents make no representations as to the availability of water to the subject property and regulatory restrictions. 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

Buyer is hereby notified that federal & state water & any heretofore unmanaged or unregulated ground water is subject to major changes, & that such changes could affect amount of any heretofore unmanaged or unregulated ground water available, amount of water available to water districts, eligibility of recipients to obtain such water, & cost at which eligible recipients may receive such water. Buyer is strongly advised to independently investigate every matter regarding water law as it affects Real Property. Buyer relies on any statements, suggestions, or other written or oral expressions by Seller or Broker entirely at Buyer's own risk.

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