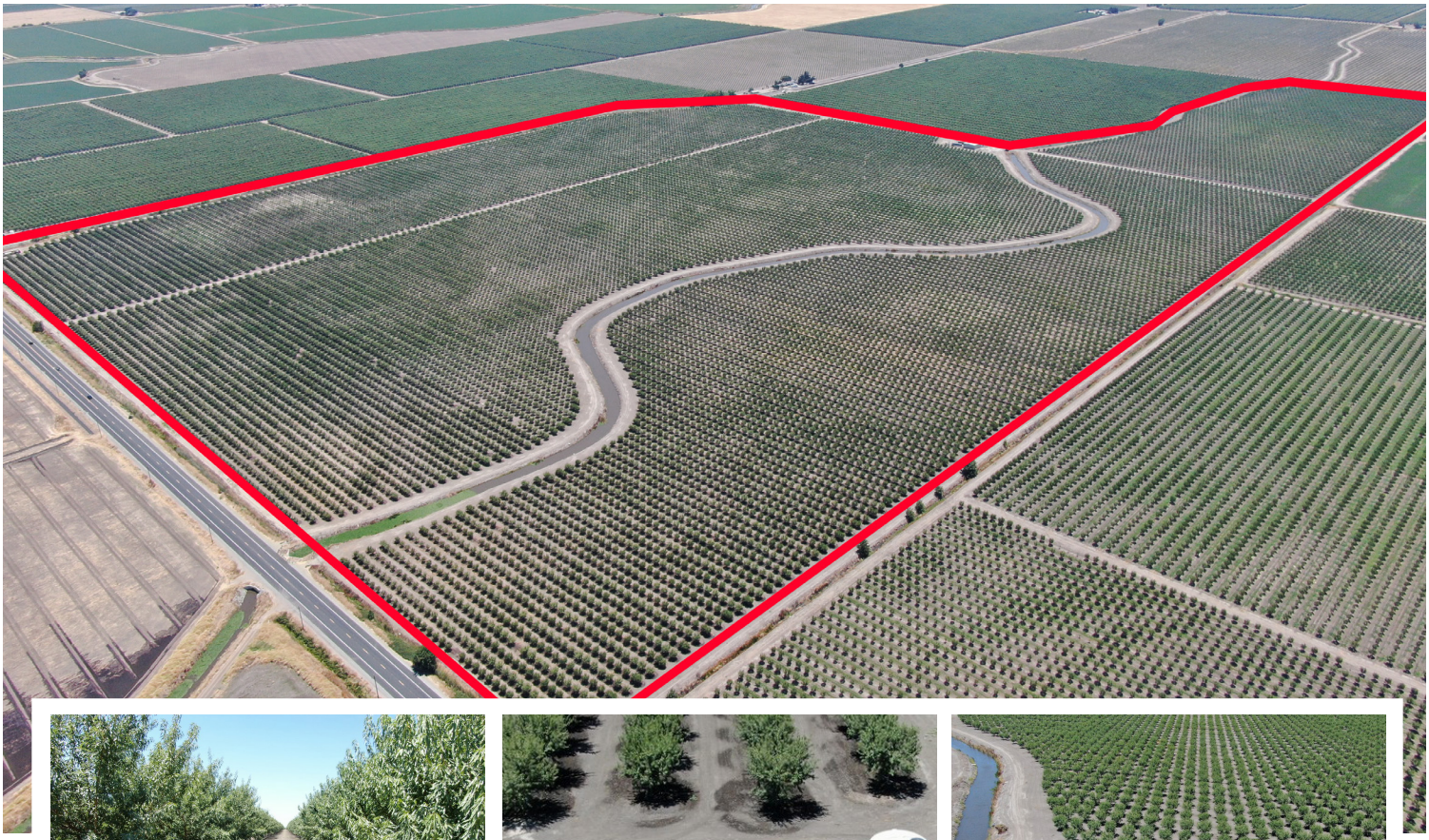
256± Acre Almond Orchard with Shop

4851 S. Maybeck Road, 5640 & 5810 W. State Route 4, Stockton



256± acres of 4th leaf almonds in the heart of the San Joaquin Delta. Located in the Woods Irrigation Company service area, this orchard is sure to not disappoint. Orchard consists of 50% Nonpareil & 50% Monterey planted on Kryms-86 rootstock and is irrigated on three different blocks. At the center of the ranch is a 3,500± sq. ft. newly constructed steel shop with 3 roll up doors & a fully fenced equipment storage yard. The soils consist of various clay loams. This ranch is easily accessible & just minutes to I-5 and Hwy 99. Talk to your accountant about the advantages of owning income-producing property.

Asking Price: $9,472,000

PETERSEN & COMPANY
AGRICULTURAL REAL ESTATE

Tyler Blagg
(209) 747-8118 cell
tyler@agland.org
Lic # 01941790

This information was obtained from sources that are deemed reliable, but is not guaranteed by Petersen & Company, its Brokers, or Members. Prospective buyers should check all facts to their own satisfaction.

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Property Details

256± total acres

APN's: 131-350-02 - 83.02± acres
131-350-03 - 80.14± acres
131-350-05 - 93.34± acres

ORCHARD INFORMATION

- 50% Nonpareil / 50% Monterey
- Kryms-86 rootstock
- 15' x 20' Spacing
- Planted in late May/June 2019 - 4th Leaf
- 2022 production: 76,950 total lbs
  Per acre production: 300lbs/acre

PROPERTY INFORMATION

- 3500± sq. ft. Metal Shop - 3 roll up doors
- Fenced equipment yard
- Woods Irrigation Company (WIC) service area
  - $25/acre irrigation, $35/acre drainage fee
- Allocation: Company-wide is 77 cfs
- Water Rights: The company & land owners within WIC enjoy a combination of claimed riparian & pre-1914 water rights pursuant to a state water board settlement, per WIC
- 120 HP Pump

Pre-approvals must note that lender will finance with trees that are planted on the property, or all pre-approvals must come from a commercial ag lender.

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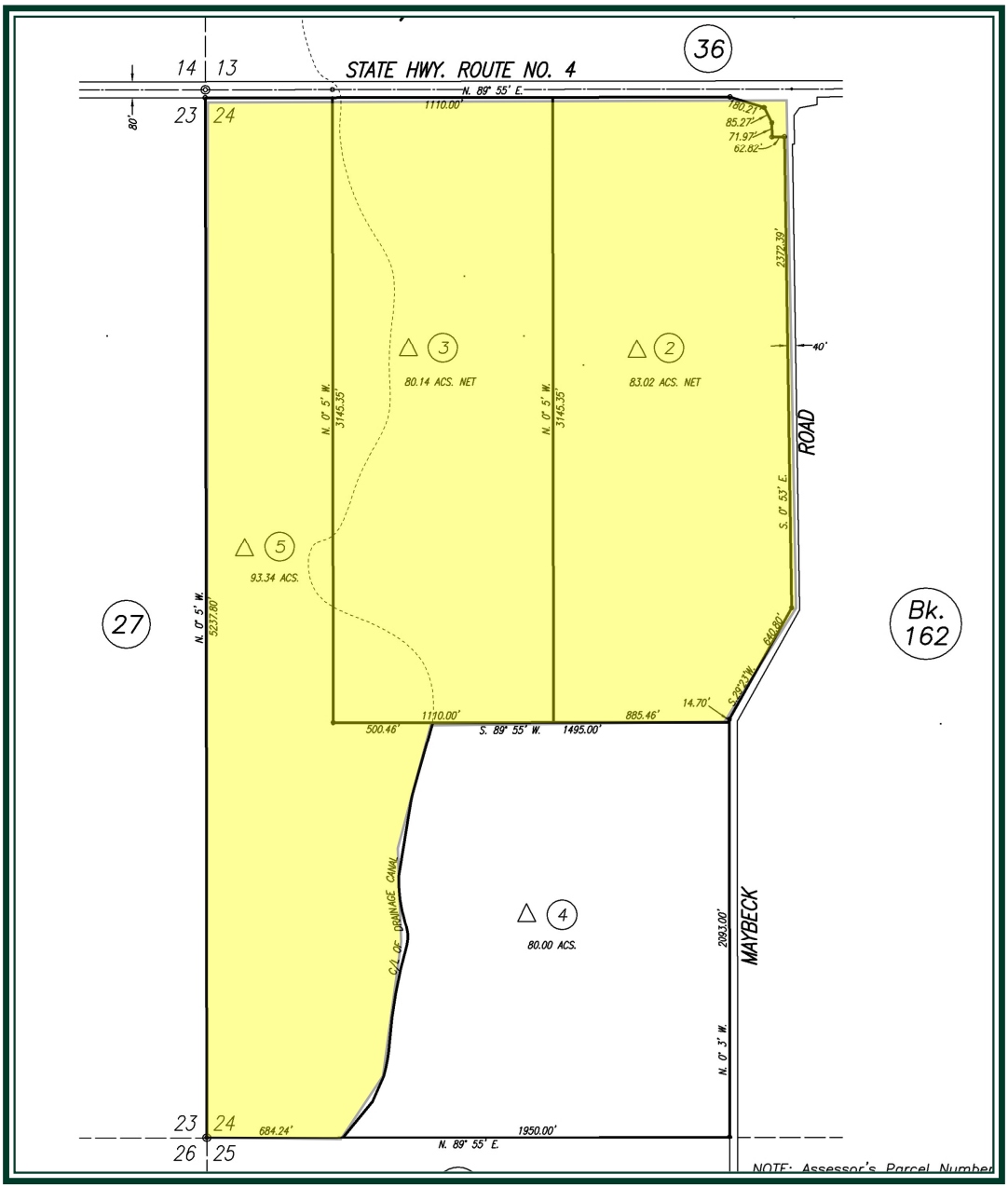
Parcel Map

APN's 131-350-02, -03, -05



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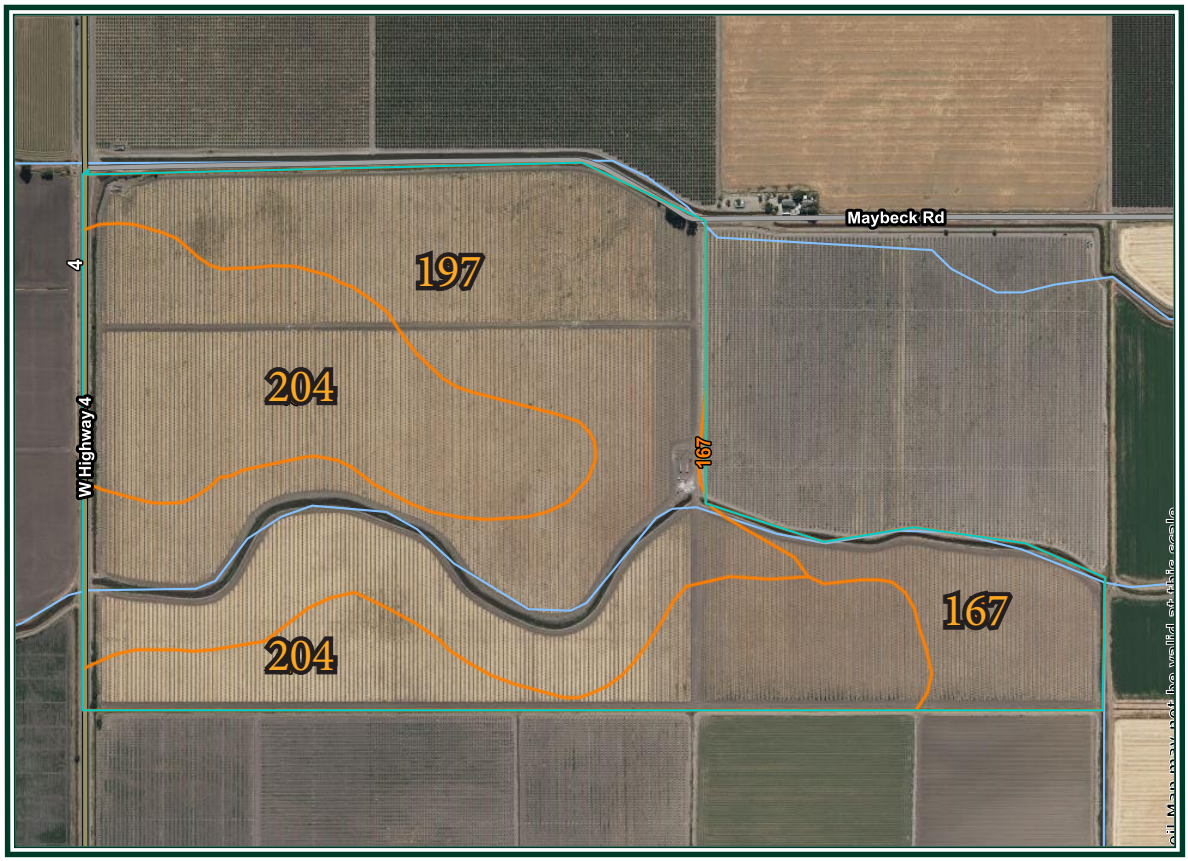
Soils Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
167	Grangeville clay loam, partially drained, 0 to 2 percent slopes	23.6	9.3%
197	Merritt silty clay loam, partially drained, 0 to 2 percent slopes	129.6	50.9%
204	Peltier mucky clay loam, partially drained, 0 to 2 percent slopes, MLRA 16	101.3	39.8%

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Aerial Map

For more information please contact:

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We know agriculture.

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