CENTURY 21 Select Real Estate
AG & RANCH

5219 California Avenue
Modesto, CA, 95358
Stanislaus County, United States

$1,900,000 Last List Price
For Sale | Agriculture | Agriculture

Property Details MLS #223091957

5219 California Avenue Modesto, CA, 95358 West Modesto with MID Flood Water.... 29 Acres of Almonds. Planted in 2011... Varieties are Nonpariel-50%, Fritz-25%, & Aldrich-25%. Nemagard Root Stock. Currently on a Blue Diamond Contract. The Single Family Dwelling is Approx. 2152sf with 2 units. (3/1 in the main, 2/1 on the secondary unit), HVAC systems, Updated, & Remodeled. Large Residential yard with Fruit Trees and Storage Areas. Metal building of 75x40 that consists of 2 Bay Carport, Studio Apartment with Kitchen and Bathroom, and Storage Room. 2 Stall Horse Barn, Wash Rack, and Tack Room. The Last 5- Years of Almond Production average at 2973 pounds per acre.

Property Details

Area	Surrounding Modesto (stanislaus County) (20109)	**County**	Stanislaus
List Date	09/18/2023	**Lot Size (acres)**	29.0000
Lot Size (sqft)	1,263,240.00	**MLS #**	223091957
Type	Agriculture		
Crop Type	Almond		
Septic/sewer Type	Septic Tank	**Horse Property**	Yes
Water Type	Domestic Well With Pump, Irrigation District, See Remarks, Other	**Zoning**	Res

Listing By: Clarence Oliveira, Century 21 Select Real Estate

Presented By

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