

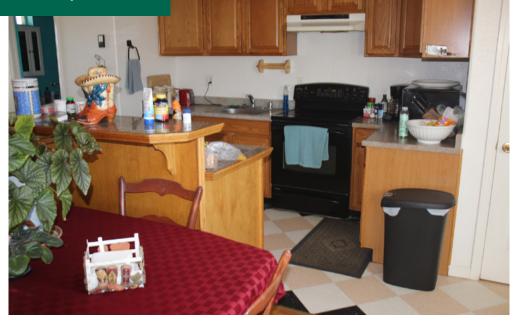
Property Photos ~ Clements Orchard Investment Opportunity, San Joaquin County, CA





±1,850 SF - 2 BED ROOM/1BATH





Property Photos ~ Clements Orchard Investment Opportunity, San Joaquin County, CA



±59 AC ALMONDS

Orchard consists of approximately 59 acres of 5th leaf almond trees on drip irrigation. It is covered under a 25 year development lease with 20 years remaining with a \$41,300 annual payment.



Property Photos ~ Clements Orchard Investment Opportunity, San Joaquin County, CA









Property Info ~ Clements Orchard Investment Opportunity, San Joaquin County, CA

Address: 27423 Mackville Rd

Clements, CA 95227

Cross Street: Liberty Road APN: 009-110-310

AG - Williamson Act Zoning:

Elevation: Approximately 205 - 210 Feet

Latitude: 38.2407 Longitude: -121.0937 MLS #: 20083105 ±79.54 Acres Acres: \$1,795,000 Price:

Cash at close. Terms:

Amenities: - ±59 Acres of Almonds

 $-\pm1.850$ SF Home

- Two Wells

- Barn

- Mobile Home

- ±20 Acres of Pasture / Recreation

Description: FOR SALE. 79.54 rural residential property with 1850 sq ft home. Home was built in 2005 and is designed to serve as

granny quarters for a larger residential expansion. Zoning allows for 2 homes on the property. Property has a upscale entry way with gated access. Included on the property is an almond orchard consisting of approximately 59 acres of irrigated 5th leaf almond trees. They are covered under a 25 year development lease with 20 years remaining with a \$41,300 annual payment. Home has Internet access, 3-phase power and is supplied with domestic well and septic system. There is a single-wide mobile home at the rear of the property that can be rented out or serve as a caretaker's residence. Balance of property not planted to almonds contains a horse barn with hay storage, fenced pastures and open areas for recreation or future development. Price includes a Kubota tractor with much of the equipment needed to

maintain the property.

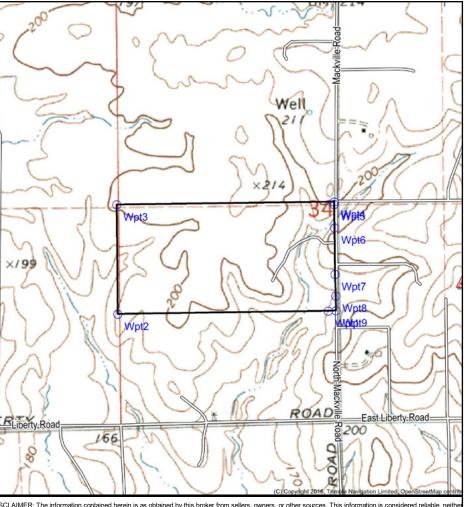
From Hwy 99 south of Galt or north of Lodi, take Liberty road 10.7 miles to Mackville Road, Left of Mackville road 1/2 Directions:

mile to the property. Property is on the left.



Property Maps ~ Clements Orchard Investment Opportunity, San Joaquin County, CA

Торо Мар



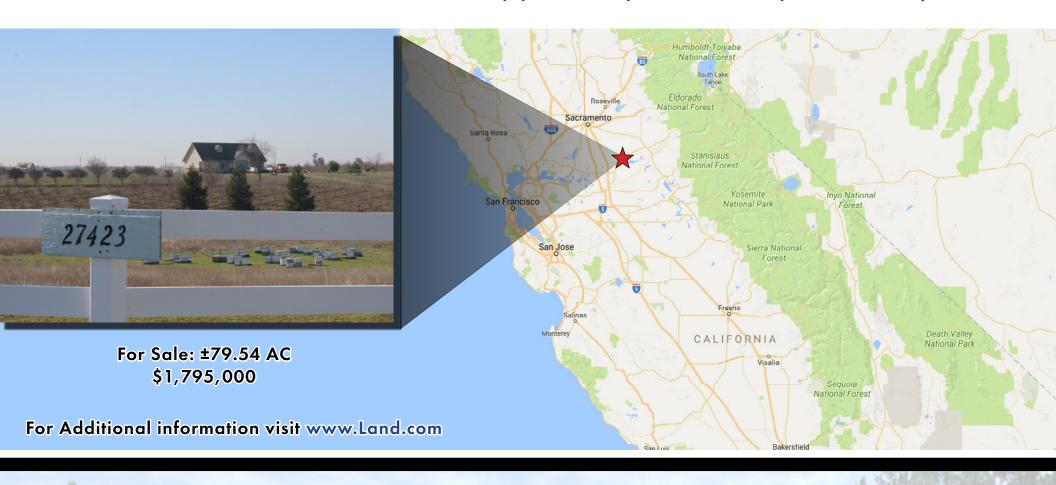
SCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neithbroker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The rectness and / or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and

Aerial Map



SCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neit broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The rectness and / or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for

Clements Orchard Investment Opportunity, San Joaquin County, CA



For More Information Contact:



Olen Zirkle, ALC DRE License #: 01190000 ozirkle@tricommercial.com 916.960.5703



Mike Kuppenbender, ALC, CCIM, SIOR DRE License #: 00811112 mkupp@tricommercial.com 916.960.5709