

PASTURELAND ON 126± ACRES WITH 2 HOMES

13050 LIBERTY RD, GALT, 95632



This 126± acre property in Galt consists of fenced pastureland including approximately 60± acres irrigated, a home and mobile home. A large warehouse and shop equipped with rollup doors are included in the property, and there is plenty of room for your RV or boat, toys and equipment. The irrigated pasture is supported by an Ag well. If you are looking for a nice piece of virgin ground for trees or vines, it is ready. It is in the North San Joaquin Water Conservation District. Soils are comprised of mostly sandy loams in the Clements Hills AVA, which is known for its warm days and the coolest nights. Close access to Highway 88 and 99. *Pre-approvals and proof of funds must be presented prior to a showing.

Offered at \$2,695,000

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AGRICULTURAL REAL ESTATE

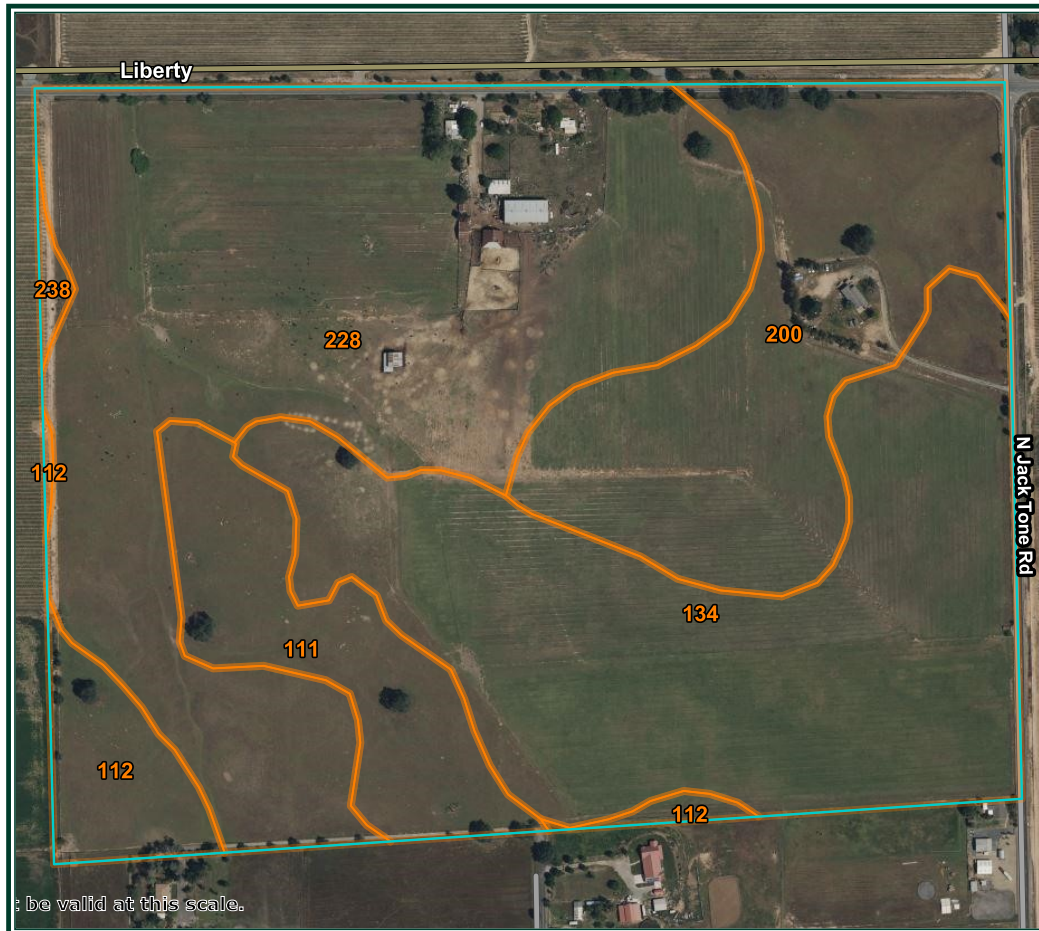
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This information was obtained from sources that are deemed reliable, but is not guaranteed by Petersen & Company, its Brokers, or Members. Prospective buyers should check all facts to their own satisfaction.

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Soils Map



Map Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
111	Bruella sandy loam, 0 to 2 percent slopes	10.1	8.0%
112	Bruella sandy loam, hard substratum, 0 to 2 percent slopes	5.2	4.1%
134	Cometa sandy loam, 2 to 5 percent slopes	36.8	29.1%
200	Montpellier-Cometa complex, 5 to 8 percent slopes	23.0	18.1%
228	Rocklin sandy loam, 2 to 5 percent slopes	51.0	40.3%
238	San Joaquin loam, 0 to 2 percent slopes	0.6	0.4%

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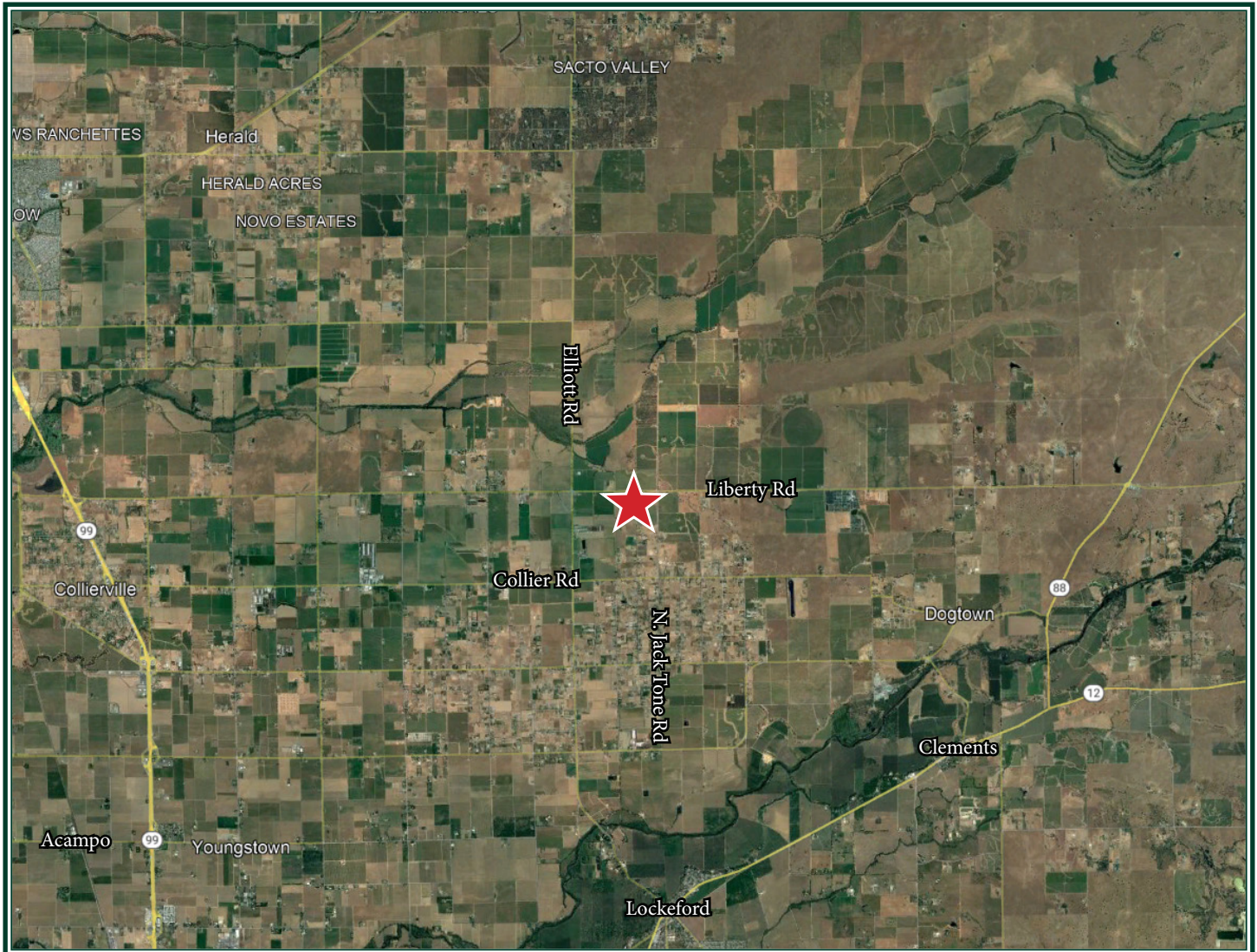
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Aerial Map



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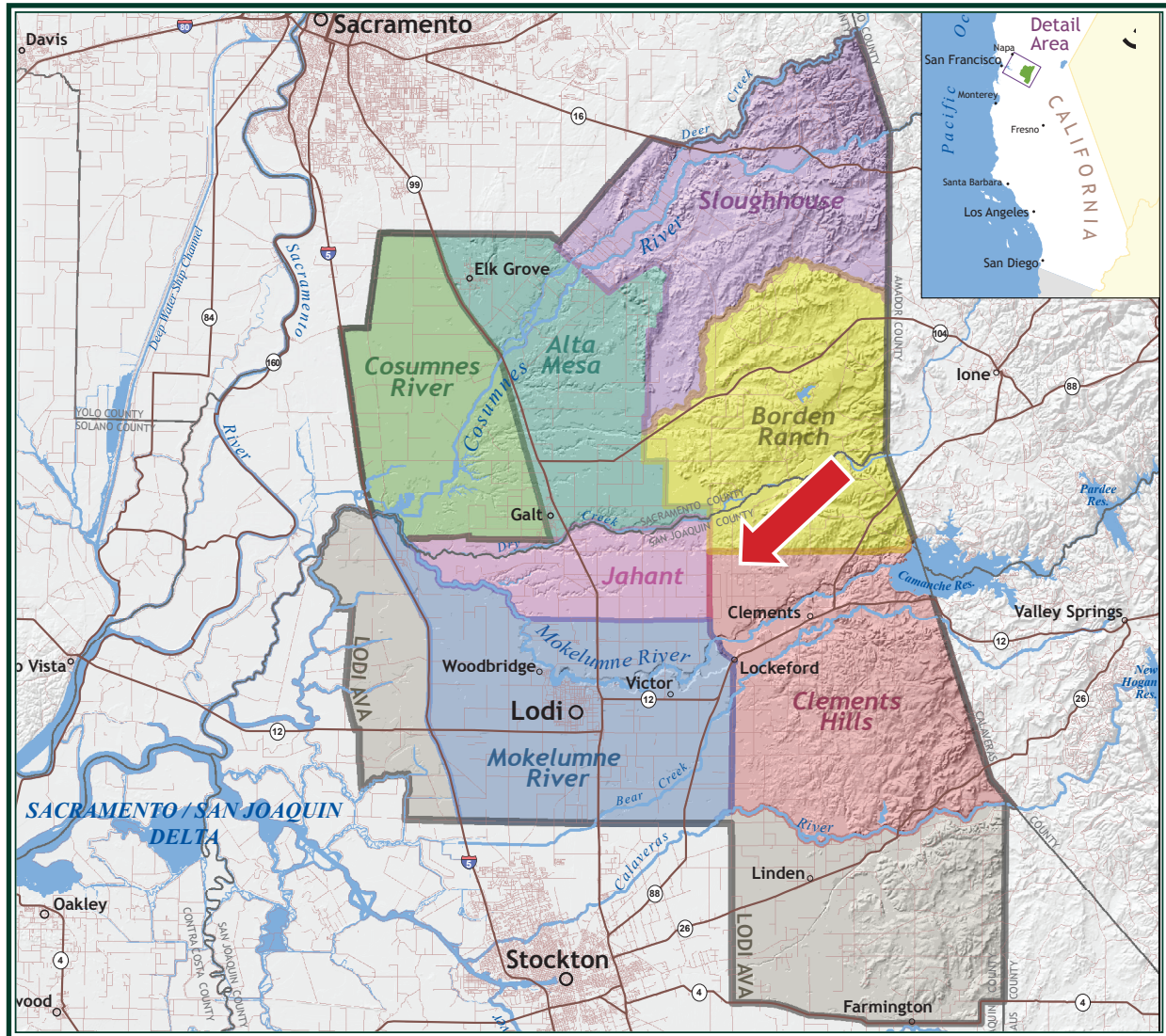
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AVA Map



For more information please contact:

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We know agriculture.

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