

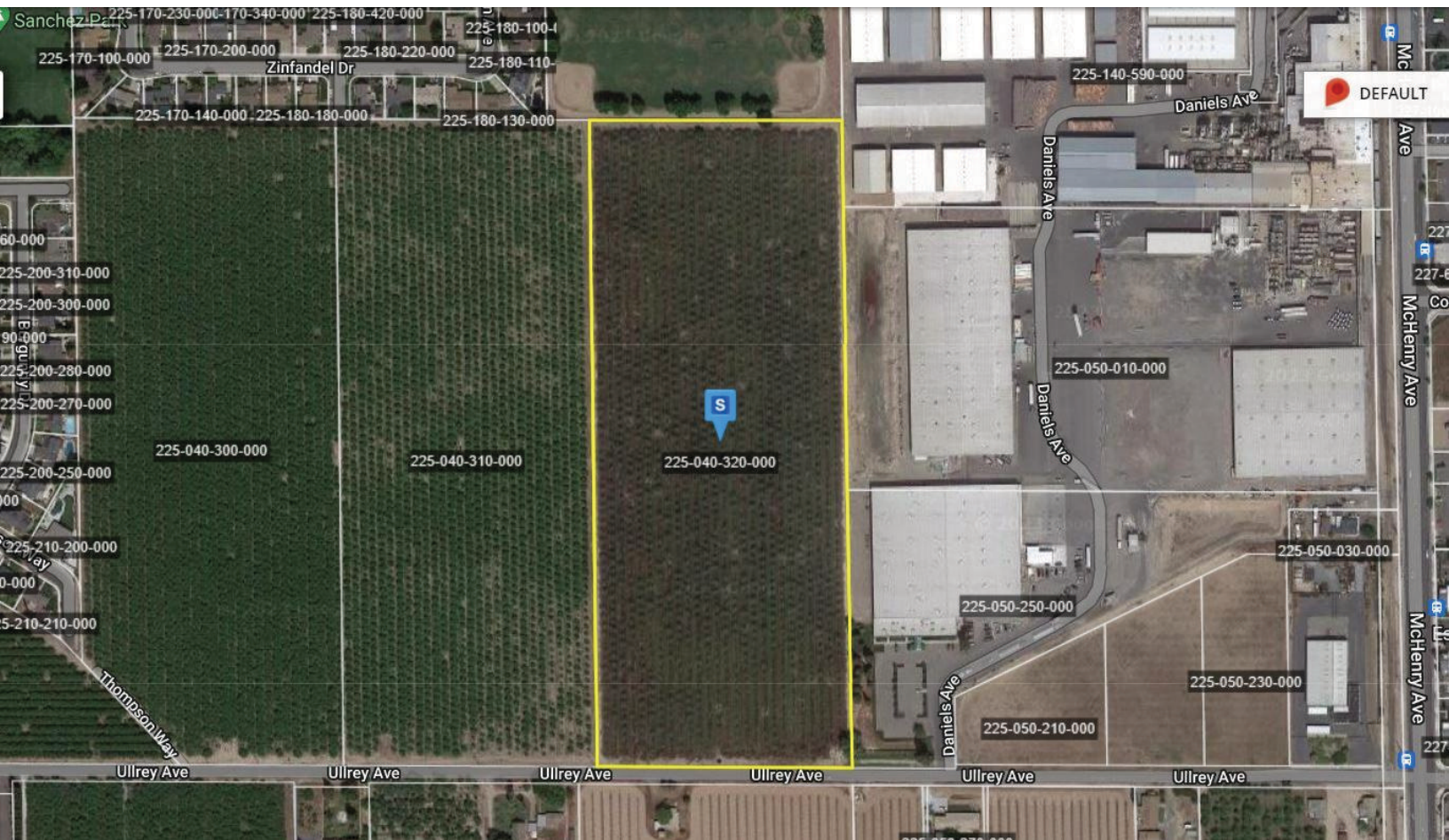


**20.61+/- ACRE ORCHARD PROPERTY
IN CITY OF ESCALON'S GENERAL PLAN**

25001 ULLREY AVE, ESCALON, CA 95320

OFFERED AT: \$1,260,000





20.61+/- ACRE ORCHARD PROPERTY IN CITY OF ESCALON'S GENERAL PLAN

25001 ULLREY AVE, ESCALON, CA 95320

OFFERED AT: \$1,260,000





PROPERTY INFORMATION

DESCRIPTION

Planted - January 2015

*Chandler Walnuts on Paradox Rootstock
(replants on X211 rootstock)*

LOCATION

Located adjacent to Kraft Heinz and El Portal Middle School. Close to McHenry Ave and HWY 120. Ease of access to primary traffic arteries.

LEGAL

San Joaquin County APN 225-040-320

ZONING

Currently zoned Agriculture A1. In the City of Escalon's General Plan. Per the General Plan designation being Low-Density Residential.

WATER, IRRIGATION

South San Joaquin Irrigation District
1 AG Well (20" well, standing water at 64' in 2015 | 30hp deep well turbine with 8" column | 2, 48" sand media filters)
Single line micro-sprinklers

SOILS

Honcut Sandy Loam
Delhi Loamy Sand

YEARLY PRODUCTION

2020 - Total 72,560 LBS @ 3,628 lbs per acre
2021 - Total 71,760 LBS @ 3,588 lbs per acre
2022 - Total 93,030 LBS @ 4,652 lbs per acre

PRICE/TERMS

\$1,260,000 all cash at the close of escrow.

25001 ULLREY AVE, ESCALON, CA 95320

OFFERED AT: \$1,260,000



PRODUCTION RECORDS

2020 CROP YEAR

CHANDLER WALNUTS (20 ACRES) 72,560 LBS

AVERAGE LBS PER ACRE - 3,628 LBS

2021 CROP YEAR

CHANDLER WALNUTS (20 ACRES) 71,760 LBS

AVERAGE LBS PER ACRE - 3,588 LBS

2022 CROP YEAR

CHANDLER WALNUTS (20 ACRES) 93,030 LBS

AVERAGE LBS PER ACRE - 4,652 LBS

**20.61 +/- ACRE ORCHARD PROPERTY
IN THE CITY OF ESCALON'S GENERAL PLAN**

SOILS MAP- 20.61 ACRES



ESCALON, CA

SOILS MAP - LEGEND



Map Unit Legend			
San Joaquin County, California (CA077)			
San Joaquin County, California (CA077)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
142	Delhi loamy sand, 0 to 2 percent slopes, MLRA 17	8.4	43.3%
175	Honcut sandy loam, 0 to 2 percent slopes	11.0	56.7%
Totals for Area of Interest		19.4	100.0%

**20.61 +/- ACRE ORCHARD PROPERTY
IN THE CITY OF ESCALON'S GENERAL PLAN**





MARCUS HANEY

Realtor | AG Specialist

209.847.7475

marcus@premiercaproperties.com

Lic #01917446

Property Video Link

PREMIERCAPROPERTIES.COM