



80 ACRE MATURE ALMOND ORCHARD

21520 S. VAN ALLEN RD, ESCALON, CA

OFFERED AT: \$2,750,000

MARCUS HANEY | 209.847.7475 | DRE 01917446 | MARCUS@PREMIERCAPROPERTIES.COM



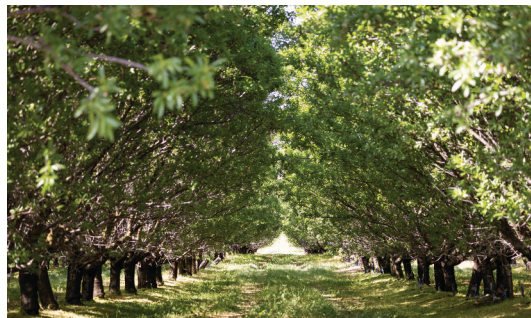
80 ACRES | SOUTH SAN JOAQUIN IRRIGATION DISTRICT

2 AG WELLS | RIPON - ESCALON AG COMMUNITY

80-acre mature almond orchard in Escalon, CA. High quality sandy loam soils. Planted in Butte, Padre, Carmel, and Monterey varieties. South San Joaquin Irrigation District - 2 AG Wells with solid set and micro-sprinklers. Nice large agricultural block located in the highly desirable Irrigation district and Escalon- Ripon farming community.

- 80 Acres
- Butte, Padre, Carmel, Monterey Varieties
- SSJID Water District
- Two AG Wells
- Large AG Block
- Quality Sandy Loam Soils

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CROP PRODUCTION AVERAGES

2020 - 2022 CROP AVERAGES

ALMONDS (76 ACRES) 2,628 LBS PER ACRE

2023 CROP AVERAGE

ALMONDS (76 ACRES) 1,676 LBS PER ACRE

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