

Listing Summary

Listing #224094696
\$3,650,000 (LP)

1100 Crabtree Rd, Waterford, CA 95386 **B Active** (08/25/24)

Acres: 733.4000

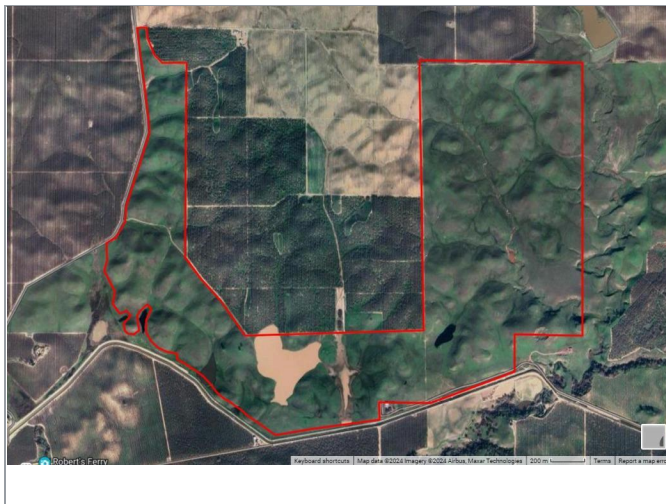
Area/District: 20204

Lot Sz: 31946904

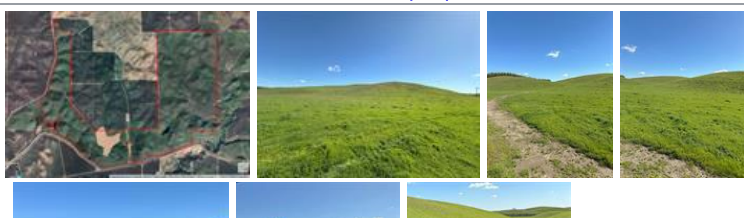
Remarks

Rare find in this area, a large tract of native pasture with many beautiful building site's! Great development potential for an Almond Orchard! Great place to build your an estate dream home on a hilltop amongst the rolling hills. No easements, surface water may be available from Modesto Irrigation District in years with excess water, good ground water, 5 stock ponds. Good fencing, cross fenced, corrals and water. Bordered by grapes and almonds.

Picture



Pictures (73)



County
Agent
Office
Special Listing Conditions
Listing Service

Stanislaus
 Gary McEnerney Primary:916-761-8530 Secondary:916-761-8530 Other:916-761-8530 Lic: 00993923
 Game Realty Phone: 916-761-8530 Office Lic.: 00993923
 None
 Full Service

Confidential Agt Rmks-Private

Showing

Directions

Directions to Property
Cross Street

Highway 99 to Highway 132 East(Yosemite Boulevard) about 20 miles to Crabtree Road, left on Crabtree Road to property on right.
 Highway 132 East

General Information

Zoning A-2-40
Additional APNs No
Zoning Description Agricultural, Agricultural/Residential, See Remarks
Census Tract 28.01
Elevation 330

Area/District 20204
Subdistrict
Lot Sq Ft (approx) 31,946,904
Price / Acre 4,976.82
Primary Residence None
Additional Living Unit No

Lot Acres (approx) 733.4000

Lot Size Source (Owner)

School District (County)

Stanislaus (Elementary School District: Roberts Ferry Union; Middle or Junior School District: Roberts Ferry Union; Senior High School District: Hughson Union)

Disclosures/Restrictions

Disclosures/Documents Livestock Possible, Mineral Rights Included, Mineral Rights Partial, Williamson Act
Bonds/Assessments/Taxes Unknown
County Transfer Tax Rate 1.10
Development Status Farm Land, None

Association

Association No

Property Information

Other Structures None
Lot Features Stream Seasonal, See Remarks
Topography Rolling, Hilly, Lot Grade Varies
Frontage Type Borders Government Land
Fencing Barbed Wire, Partial
Income Includes Lease
Current Use Agricultural, Grazing
Possible Use Agricultural, Residential, Single Family, Grazing, Vineyard, See Remarks, Orchard, Recreational
View Description Orchard, Panoramic, Pasture, Mountains
Horse Property Yes
Horse Property Features Pasture
Soil Class 1, Sandy
Crops See Remarks
Vegetation Grassed, See Remarks
Road Frontage Type County Road
Road Responsibility Public Maintained Road
Road Surface Type Paved

Internet Available, Other
Electric Available
Stream Seasonal, No Well But Needed
See Remarks
Septic Needed
Electricity At Street

Treat as Clear

1031 Exchange, Cash
Close Of Escrow

