Listing Summary

Listing #224094696 1100 Crabtree Rd, Waterford, CA 95386 **B** Active (08/25/24)

\$3,650,000 (LP) Lot Sz: 31946904 Acres: 733.4000

Area/District: 20204

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)



Stanislaus County

Gary McEnerney Primary:916-761-8530 Secondary:916-761-8530 Other:916-761-8530 Lic: 00993923 Agent

Game Realty Phone: 916-761-8530 Office Lic.: 00993923

Special Listing Conditions Listing Service **Full Service**

Confidential Agt Rmks-Private

Showing Directions

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

Cross Street Highway 132 East

General Information

Zoning Additional APNs A-2-40 No

Zoning Description Agricultural, Agricultural/Residential, See Remarks

Census Tract Elevation 330 Area/District 20204

Lot Sq Ft (approx) 31,946,904 Lot Acres (approx) 733.4000 Lot Size Source (Owner)

Price / Acre 4,976.82 **Primary Residence** None Additional Living Unit

Subdistrict

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

District: Hughson Union)

Disclosures/Restrictions

Disclosures/Documents Livestock Possible, Mineral Rights Included, Mineral Rights Partial, Williamson Act

Unknown Bonds/Assessments/Taxes **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** Barbed Wire, Partial Fencing

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 Horse Property Features Yes Pasture Class 1, Sandy Soil See Remarks Crops Vegetation Grassed, See Remarks Road Frontage Type County Road Public Maintained Road

Road Responsibility Road Surface Type Paved

Utilities Electric Water Source Irrigation Source Sewer

Internet Available, Other Electric Available

Stream Seasonal, No Well But Needed

See Remarks Septic Needed Electricity At Street

Listing Information

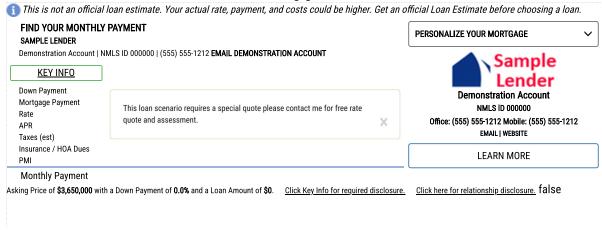
Current Financing

Distance To Electric

Treat as Clear

Terms 1031 Exchange, Cash Possession Close Of Escrow

Mortgage Info



Home | Reload Page

All data, photos, visualizations, and information regarding a property, including the property's compliance with state and local legal requirements and all measurements and calculations of area, have been obtained from various sources, and may include such material that has been generated by use of artificial intelligence. Such information and material have not been and will not be verified for accuracy by the listing broker or the multiple listing service, and are not guaranteed as complete, accurate or reliable. Such information and material should be independently reviewed and verified for accuracy. This information and material are intended for the personal use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.

Copyright © 2025, MetroList Services, Inc. Copyright © 2025, Rapattoni Corporation. All rights reserved.

U.S. Patent 6,910,045 Generated: 6/08/25 7:28am



M