



YOUNG CHANDLER WALNUT ORCHARD

24608 YOSEMITE BLVD, WATERFORD, CA

OFFERED AT: \$2,000,000



120+/- ACRES INCLUDES 75 ACRES OF YOUNG CHANDLERS

MID WATER | AG WELLS | ADDITIONAL ROOM FOR LIVESTOCK/HORSES

120 acres which includes 75 acres of strong young premium commanding Chandler walnuts just coming into prime production. Planted in 2013, the property features two parcels with excellent irrigation water source, both district and ag wells. Easy access, yet somewhat secluded. Room for a few horse or livestock units also. Excellent farm management resources available, or opportunity to establish owner/operator orchard operation.

- 120+/- acres
- 75 acre strong, young, premium Chandler walnut orchard
- Multiple sources of Irrigation water, District and Ag Wells
- Easy access, yet somewhat secluded
- Room for a few horse or livestock units also
- Excellent farm management resources available

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Production Report

2021 - 310,000 lbs = 4,133 lbs/acre

2022 - 302,620 lbs = 4,035 lbs/acre

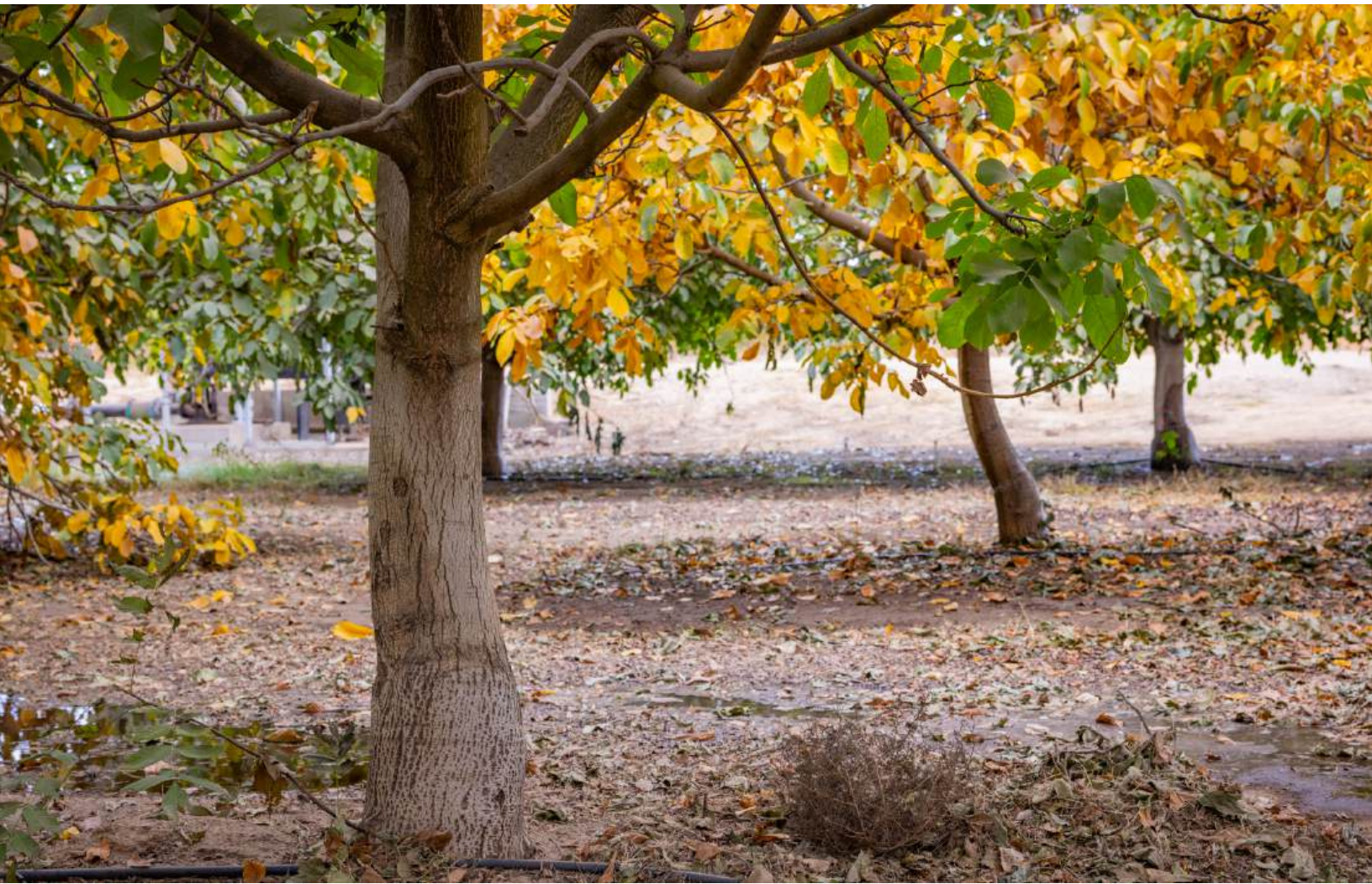
2023 - 383,280 lbs = 5,110 lbs/acre



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Information is deemed reliable but not guaranteed and should be independently verified.
"Equal Housing opportunity"