



YOUNG ALMOND ORCHARD | RANCH HOME

9374 YOSEMITE BLVD, WATERFORD, CA

OFFERED AT: \$850,000

11.37 ACRES | YOUNG ALMONDS | RANCH HOME

MID IRRIGATION WATER | AG WELL | 1,434 SF HOME

This charming 3 bed/1 bath well kept ranch home with a a very heavy producing (3,500+ lbs per acre) young 2015 Independence almond orchard. Having plenty of room to garden, raise your own eggs, and enjoy life in the country. Orange, lemon, apple, and pomegranate trees. This property is in Modesto Irrigation District and has an AG/domestic well. Flood irrigation and dual line drip. 32 X 30 wood frame barn and a 24 X 20 single car garage with plenty of storage room..

- 11.37 Acres
- MID Irrigation District
- Independence Almond Variety
- 3,500 + lbs per acre production
- Easy access, yet somewhat secluded
- AG Well
- 32 X 30 Barn
- 1,434 sf Ranch Home

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Production Report

2021 - 32,551 lbs = 3,255 lbs/acre

2022 - 37,137 lbs = 3,714 lbs/acre

2023 - 30,748 lbs = 3,075 lbs/acre



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PREMIER

CALIFORNIA PROPERTIES



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