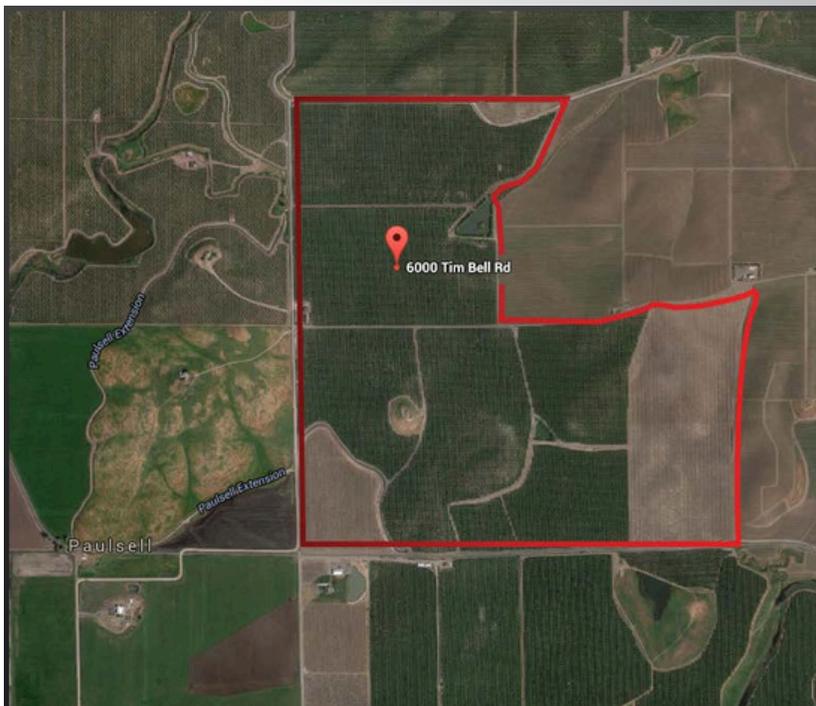


# 473.95 ACRES FOR SALE

6000 TIM BELL ROAD, OAKDALE



AVAILABLE FOR SALE

**\$8,999,950**

**473.95 ACRES \ 6000 TIM BELL RD, OAKDALE**

Discover a premier almond property featuring a meticulously maintained, young producing orchard developed with quality and long-term performance in mind. No detail was overlooked in establishing this highly productive ranch.

Unmatched water resources set this property apart—offering reliable district water, two ponds, and multiple high-producing wells to ensure consistent irrigation and peace of mind.

In addition to the thriving orchard, the ranch includes two expansive shop buildings ideal for equipment storage and maintenance. One building also features comfortable living quarters and an office space above, providing added convenience and functionality.

Opportunities to acquire a young, producing orchard with abundant water and top-tier infrastructure are rare. Please contact us to schedule a private tour. For safety and privacy, do not visit the property without an appointment.



**209-595-4426**

**BHCommercial@gmail.com**

**5580 PIRRONE RD.**

**SALIDA, CA 95368**

# 473.95 ACRES FOR SALE

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## LOCATIONS AND ACRES ALMONDS

TOTAL ACRES PLANTED 441

3 WELLS | DISTRICT WATER | 2 LG PONDS

### PUMPS

44 IN ACRE 2015 OID DISTRICT Water Allocation 83.86 Acres in District

200 HP   1200 GPM   191.5FT
100 HP   900 GPM   154FT
150 HP   1500 GPM

## BLOCK 1-8

441 Planted Acres of Almonds

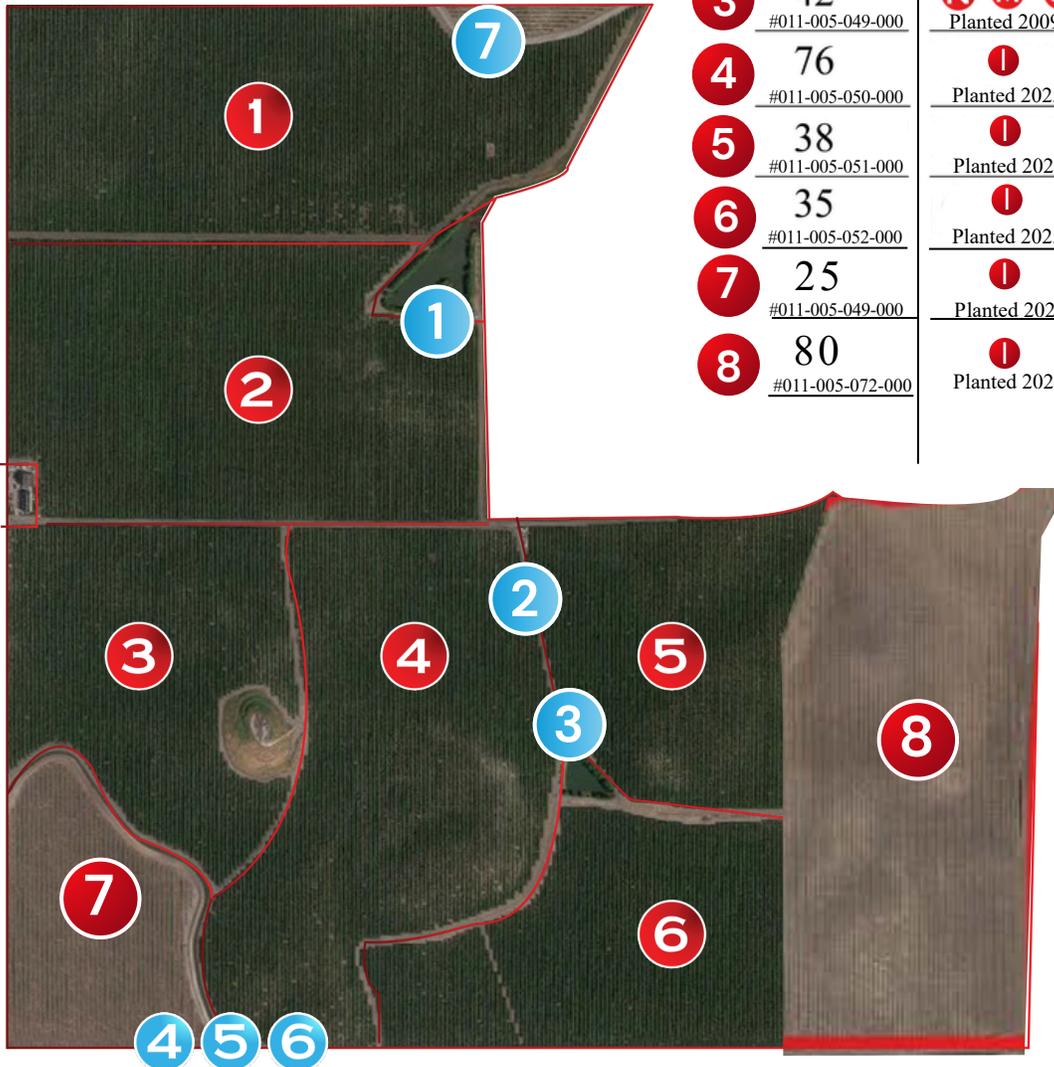
ACRES	VARIETIES
1 75 #011-005-046-000	N S P Planted 2011
2 70 #011-005-048-000	N M F Planted 2009
3 42 #011-005-049-000	N M C Planted 2009
4 76 #011-005-050-000	I Planted 2025
5 38 #011-005-051-000	I Planted 2025
6 35 #011-005-052-000	I Planted 2025
7 25 #011-005-049-000	I Planted 2023
8 80 #011-005-072-000	I Planted 2021

## ALMOND

- F FRITZ
- N NONPAREIL
- C CARMEL
- M MONTEREY
- I INDEPENDENT
- P PRICE
- S SONORA
- W WOOD COLONY



TYPE	HP
1 ELECTRIC	150
2 ELECTRIC Well/Irrigation	200
3 ELECTRIC	200
4 IRRIGATION	40
5 ELECTRIC Well/Irrigation	100
6 LIFT PUMP	60
7 ELECTRIC Well/Irrigation	150



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## **DISCLAMIER**

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