



## DIVERSIFIED FARM GROUND | 5 PARCELS | DISTRICT WATER

5820 YOSEMITE BLVD, MODESTO, CA 95357

OFFERED AT: \$3,599,925



## **104+/- ACRES | ALMOND ORCHARDS | PEACHES | OPEN LAND**

### **MID WATER | AG WELL | 5 PARCELS**

Prime valley farmland offered in five parcels totaling 104 acres. The property features multiple rural homesite locations, depreciable assets for tax benefits, and increased farm development opportunities. This property is serviced with irrigation water from the historically strong Modesto Irrigation District. Current property is developed in a combination of younger and older almond and peach orchards as well as unplanted acreage. The majority of the orchard acreage is available for possible redevelopment and depreciation opportunities.

- 104+/- acres
- Modesto Irrigation District Water
- AG Well
- Separate Parcels
- Room for multiple rural homesites
- Almonds | Peaches | Open Land
- Prime Farm Ground

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"Equal Housing opportunity"