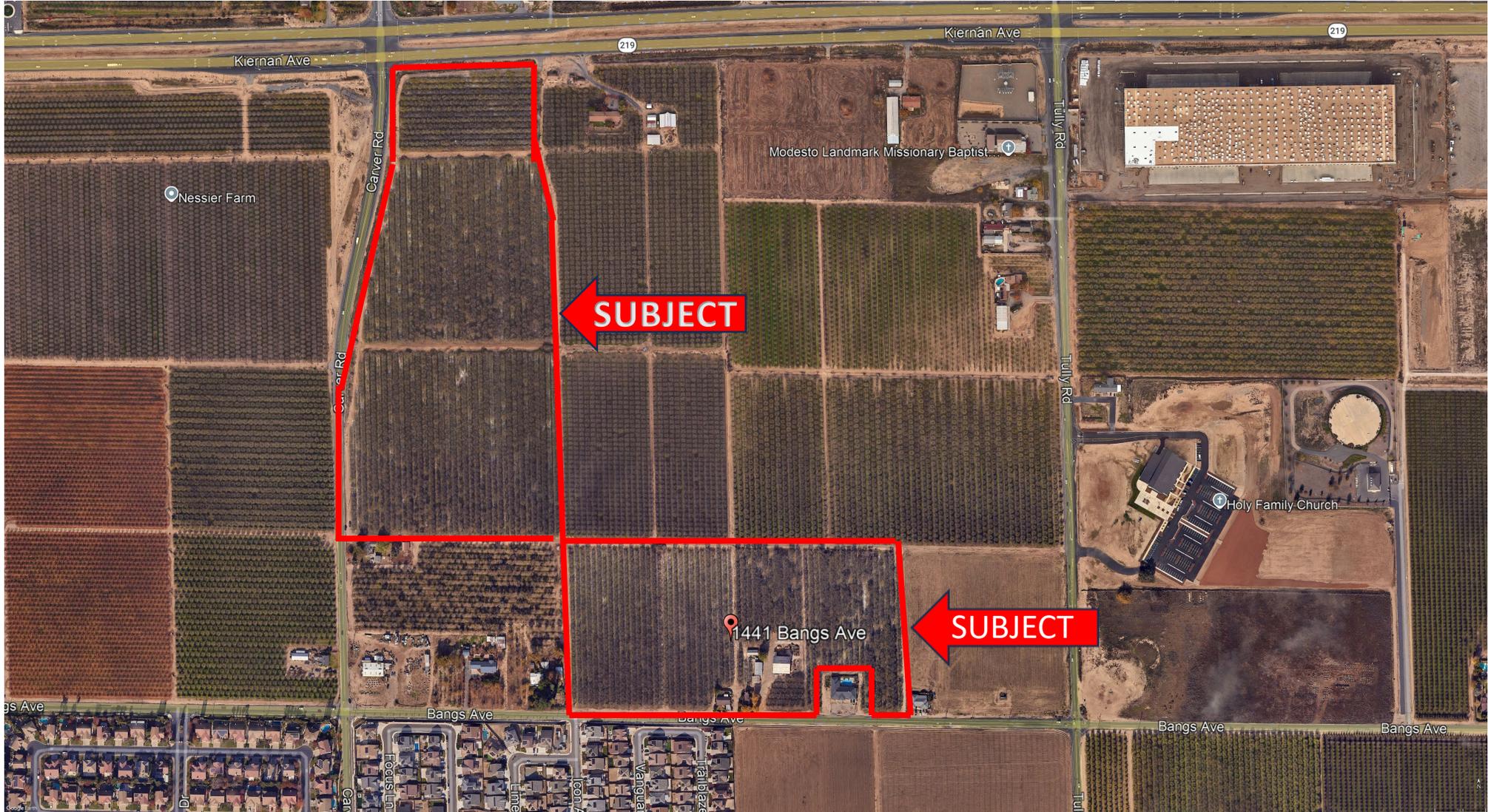


AVAILABLE FOR PURCHASE

49.53± ACRES STANISLAUS COUNTY

1441 BANGS AVE. MODESTO, CA 95356



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Property line markings are approximate. Not to be used for plotting

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49.53 ± ACRES STANISLAUS COUNTY –MID IRRIGATION

Property Location: Southeast Corner of Kiernan Avenue & Carver Road and 1441 Bangs Avenue in Modesto, California.

APN: 046-006-021 and 046-006-032: Stanislaus County

Irrigation: The Property is in the Modesto Irrigation District

Zoning The Property is zoned A-2-10 / UT or General Ag Use with 10-acre minimum parcel size and a County General Plan designation of Urban Transition.

General Plan The Property is in the Kiernan-Carver Community Planning District (CPD). The current CPD has designated both parcels as business park / commercial / residential. There is no planning distinction between the two parcels.

Use: The Property is planted in Almonds with Butte/Padre, Carmel, Nonpareil, and Sonora almonds varieties.

Bangs Avenue (APN #046-006-021) In addition to the below, this orchard also includes the homestead site.

Block 1: Approximately 10 acres of 12-year-old Nonpareil and Carmel varieties.

Block 2: Approximately 8 acres of 20-year-old Nonpareil, Carmel, and Sonora varieties

Carver Road (APN # 046-006-032)

Block 1: Approximately 4 acres of 20-year-old Nonpareil and Carmal varieties.

Block 2: Approximately 26 acres of 16-year-old Butte/Padre varieties.

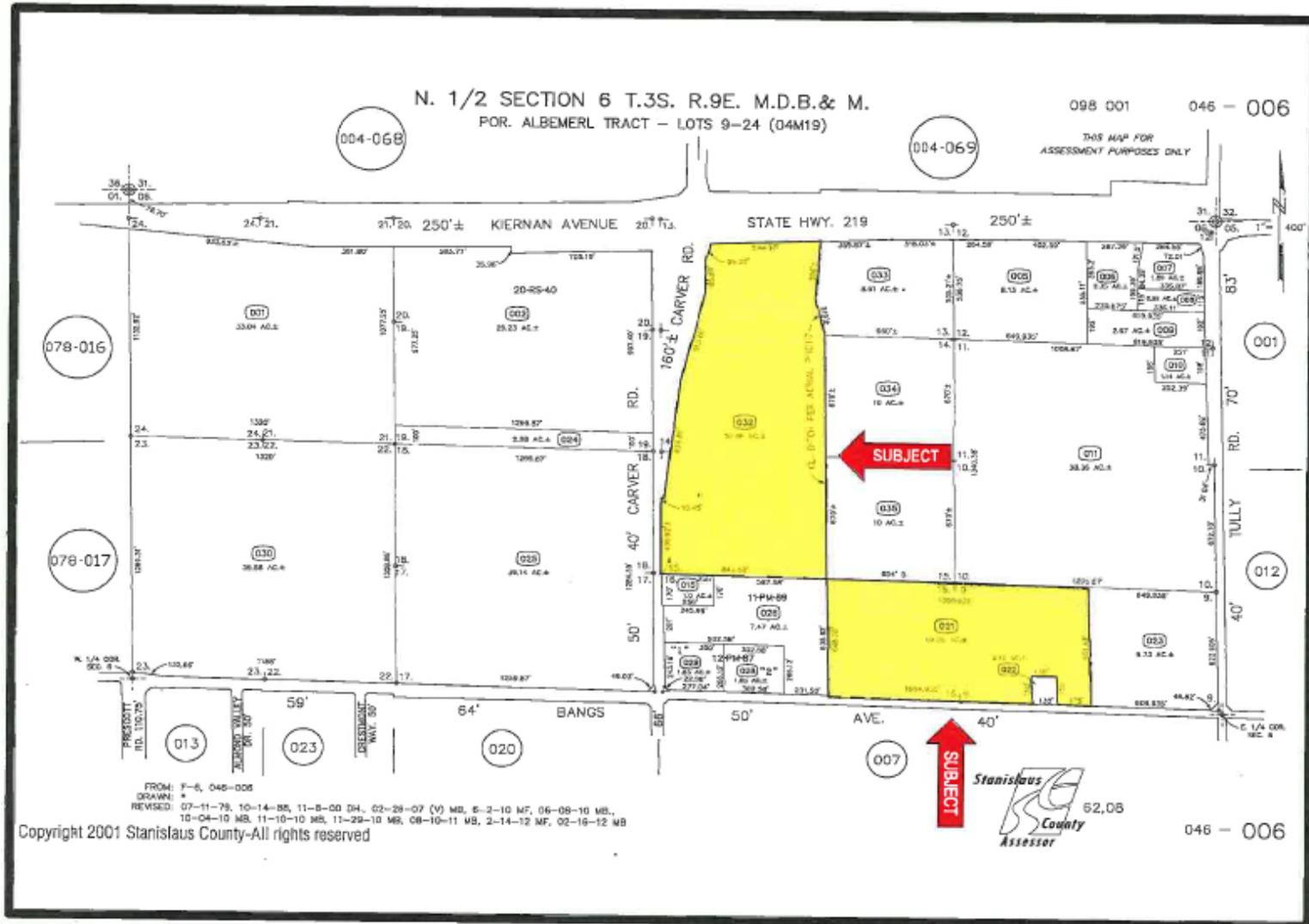
Production History	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
046-006-021	2,708 lbs./Ac	2,312 lbs./Ac	2,568 lbs./Ac	1,444 lbs./Ac	2,592 lbs./Ac	1,746 lbs./Ac
046-006-032	2,295 lbs./Ac	2,817 lbs./Ac	2,690 lbs./Ac	1,966 lbs./Ac	2,721 lbs./Ac	1,925 lbs./Ac

Structures The Property includes a 1,300 sq ft. residence, a 1,600 sq. ft. residence, 900 sq. ft. garage, 1,500 sq. ft. shop, 4,500 sq. ft. barn, and an 800 sq. ft. chicken coop. Note: square footage for the buildings are approximate and should be verified by Buyer.

Price \$3,900,000 (\$78,000 per acre)



49.53 ± ACRES STANISLAUS COUNTY - MID IRRIGATION



ASSESSOR'S PARCEL MAP



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