



MATURE ALMOND ORCHARD | 22.7 ACRES | DISTRICT WATER

YOSEMITE BLVD & ROOT RD., MODESTO, CA 95357

OFFERED AT: \$750,000



22.7 ACRES | MATURE ALMOND ORCHARD

MID WATER | AG WELL

22.7 acre East Modesto mature almond orchard. Located on the corner of Yosemite Blvd. and lightly traveled Root Rd. as an great potential country homesite. Orchard planted to Nonpareil, Carmel, and Sonora in 2006. Ranch features dual source irrigation water. Modesto Irrigation District flood and double drip line connected to well options. Excellent Hanford Loam soil profile.

- 22.7 Acres
- Modesto Irrigation District Water
- Excellent Location for Rural Homesite
- Almond Orchard
- Prime Farm Ground
- APN 009-009-001

OFFERED AT: \$750,000







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