

**DIVERSIFIED 51.58 ACRES | FARM GROUND | 2 PARCELS  
DISTRICT WATER**

5820 YOSEMITE BLVD, MODESTO, CA 95357

**OFFERED AT: \$1,525,000**



## **51.58+/- ACRES | ALMOND ORCHARD | PEACHES | OPEN LAND**

### **MID WATER | 2 PARCELS**

Prime valley farmland offered in two parcels totaling 51.58 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 tax deferment opportunities.

- 51.58+/- acres
- 2 Separate Parcels
- Modesto Irrigation District Water
- Multiple Rural Homesites
- Almonds | Peaches | Open Land
- Prime Farm Ground
- APN 009-024-003, 51.58 acres
- APN 009-024-002, 36.44 acres

**OFFERED AT: \$1,525,000**







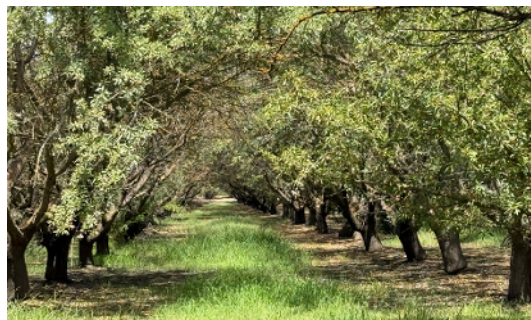
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"Equal Housing opportunity"