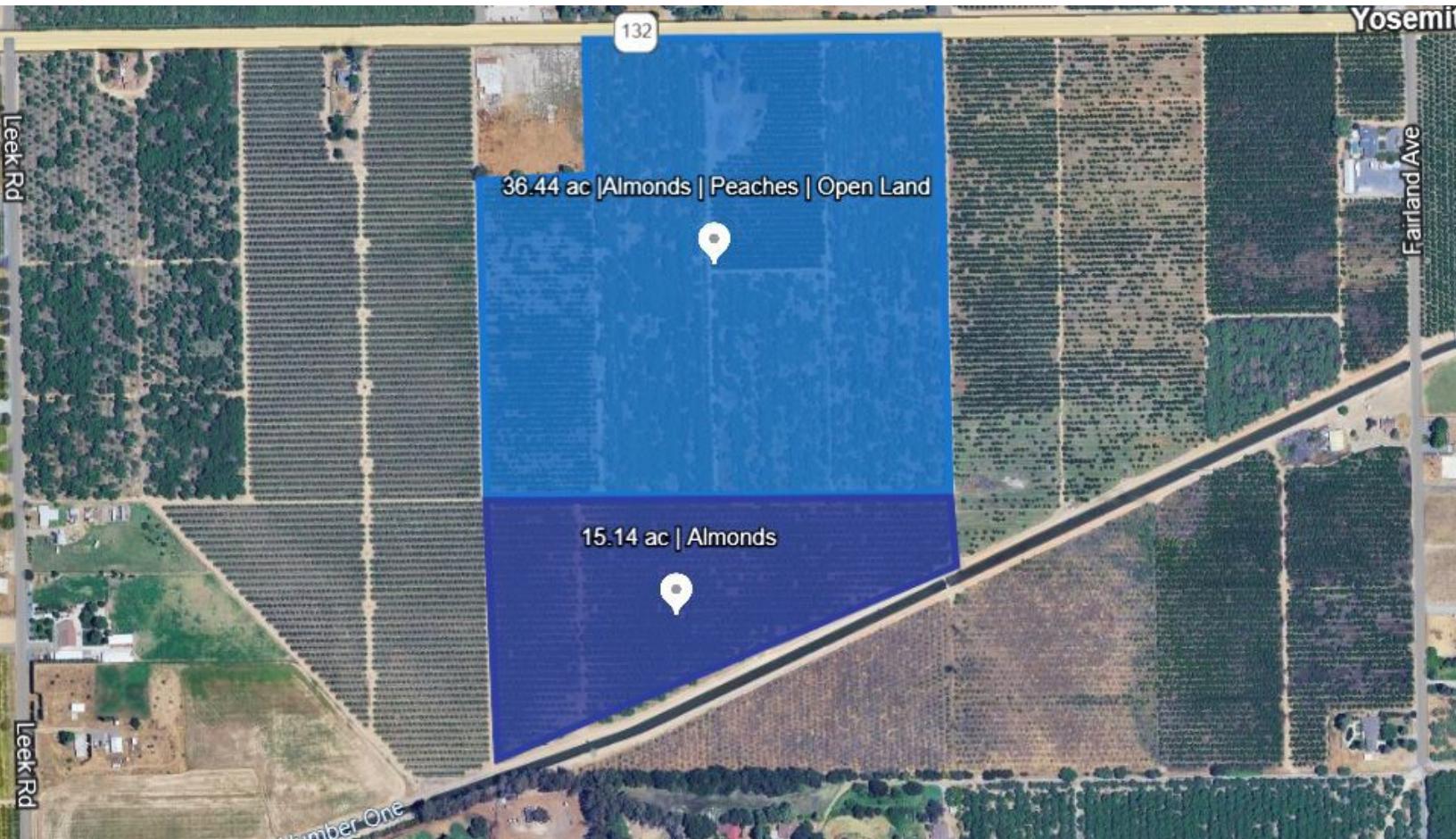




PREMIER

CALIFORNIA PROPERTIES



**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





DIVERSIFIED FARM GROUND | 4 PARCELS | DISTRICT WATER

5820 YOSEMITE BLVD, MODESTO, CA 95357

OFFERED AT: \$1,525,000





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"Equal Housing Opportunity"

