

Improvements done to property since purchase:

Orchards:

- Install Double Line Drip Irrigation System w/VFD pump. Entire property can now be irrigated via efficient drip irrigation system or flood irrigated.
- Replaced 13 acres of old almonds with a 50/50 planting of Nonpareil/Fritz. '24 harvest will be 4th leaf.

Rental Home:

- When the property was purchased the rental home had limited value as it could not be rented, it was permitted only to be used for an elderly family member or a full-time employee. We went through a lengthy and expensive process to get it permitted as a permanent secondary dwelling.
- Currently rented out on a year-long lease (7 months remaining) at \$2,200/mo.
- Replaced electric hot water heater in 2024.
- New Reverse Osmosis Drinking Water system in 2024
- New Water Softener and whole house filter in 2024.
- New Ceiling fan in 2023.
- New Garbage Disposal in 2020
- New HVAC ducting in 2020
- Misc. maintenance done annually.

Steel Shop:

- Expanded and renovated office located in the shop in 2022.
- New sheet rock, texture, and paint.
- New tile floors thought.
- New windows purchased (not installed).
- New tile, toilet and vanity in bathroom.
- Shower added to bathroom.

- Insulated wine/storage room added.
- New high speed internet access.

Main house:

- Approximately 600 square feet expansion in 2022-2023 that includes:
 - 2 spacious bedrooms.
 - Jack and Jill bathroom.
 - Laundry room
 - Expanded master suite closet
- New two car garage w/high voltage electric car charger in 2023
- Remodeled master bathroom and shower in 2023.
- Remodeled basement bathroom and shower in 2024.
- New hardwood floors in hallways and master suite 2022.
- New carpet 2023-2024.
- New paint throughout
- Two skylights in kitchen in 2022-2023.
- New HVAC system 2022-2023
- New septic system 2022-2023
- New propane tankless water heater 2022-2023
- New water conditioning system 2019
- New pool filter (sand) in 2022.
- New well pump and pressure tank in 2020
- Above ground hot tub in 2021.
- Privacy fence around the perimeter 2024
- Expanded front yard and re-landscaped yard 2023-2024

Benefits of the property:

- Two separate legal parcels. Parcel on Woodland has two permanent residences. Two more permanent residences can be built on the parcel accessed by Hart road.
- Affluent country neighborhood
- 8 minutes from restaurants and amenities of downtown Modesto
- Highly desirable school district
- High speed cable internet service
- Run your business from home. The steel shop/office and accessory buildings would support a range of businesses or they could be rented out for additional income.
- 42 acres of good producing almond trees
- Real estate improvements and trees are an excellent tax shelter
- Modesto Irrigation District = inexpensive electricity and reliable water
- Rental house generates good income or can be used for family members