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Listing Summary

[Map](#)

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Listing #225137657

\$825,000 (LP)

Price/Acre: **31,226.34**

10221 E Baker Rd, Stockton, CA 95215-9139*

Acres: 26.4200

Area/District: 20707



Active (10/26/25)

Special Listing Conditions: Other DOM/CDOM: 0/0

Lot Sz: 1150855*

Remarks

Beautiful 26-acre Chandler walnut orchard in the heart of San Joaquin County! Planted in 2007 and leased through December 2032, this well-maintained ranch offers a stable income stream and exceptional long-term value. The highly sought-after Chandler variety is known for its light-colored kernels, thin shells, and strong yields. Excellent soils, established irrigation, and prime Stockton location with convenient access to ag processors and major highways make this an ideal investment for growers or 1031 exchange buyers.

Picture



Pictures (Z)



RecMlsNumber

MTR225137657

Property Type

Land

Property Subtype

Agriculture

County

San Joaquin

APN

089-060-37

Agent

Karen Chandler (ID: DKCHNDLR) Primary:209-369-6868 Lic: 01106048

Office

Bokides-Hesseltine Real Estate (ID:01HESL) Phone: 209-334-3045, FAX: 209-339-0524 Office Lic.: 01986429

Status

Active (10/26/25)

Special Listing Conditions

Other

Listing Service

Full Service

Confidential Agt Rmks-Private

Private Remarks

This property is being farmed and on a lease. Please call agent before showing.

Showing

Showing Instructions

Call Showing Contact

Primary Showing Contact Type

Agent

Primary Showing Contact Name

Karen Chandler

Primary Showing Contact Phone

(209) 369-6868

Directions

Directions to Property

99 S to Eight Mile Rd/ Pezzi Rd/ to Baker Rd

Cross Street

Pezzi

General Information

Zoning

ORCHARD

Zoning Description

Agricultural, Orchard

Census Tract

36.02

Area/District

20707

Subdistrict

Lot Sq Ft (approx)

1,150,855*

Lot Acres (approx) 26.4200

Lot Size Source (Assessor Auto-Fill)

Price / Acre

31,226.34

Additional Living Unit

No

School District (County)

San Joaquin (Elementary School District: Stockton Unified; Middle or Junior School District: Stockton Unified; Senior High School District: Stockton Unified)

Disclosures/Restrictions

Bonds/Assessments/Taxes

Unknown

Development Status

None

Association

Association

No

Property Information

Lot Features

See Remarks

Topography

Agricultural Leveled

Income Includes

See Remarks

Current Use

Agricultural, Orchard

Possible Use

Agricultural, Orchard

Horse Property

No

Crops

Walnut

Vegetation

Trees Many, Orchard

Road Frontage Type

County Road

Utilities

See Remarks

Water Source

Agricultural Well

Irrigation Source

Well

Sewer None

Listing Information

Listing Agreement Exclusive Right To Sell
 Listing Date 10/26/25 Entry Date 10/26/25
 On Market Date 10/26/25
 DOM/CDOM 0/0
 Original Price 825,000 Expiration Date 04/24/26
 Terms 1031 Exchange, Cash, Conventional
 Possession See Remarks
 Days in Escrow 0

Privileged Information

Photos Provided By 3rd Party Photographer
 Publish To Internet Yes
 Approved Yes
 Longitude / Latitude -121.189384 / 38.030060
 Show Address to Public Yes
 Show Address to Client Yes
 Agent Hit Counter 0
 Public/Client Hit Counter 0

Partner Hit Counters

| MLS | Agent Hit Counter | Public Hit Counter |
|------|-------------------|--------------------|
| BARI | 0 | 0 |
| SACM | 0 | 0 |
| SFAR | 0 | 0 |
| | 0 | 0 |

Mortgage Info

MetroList Agents: This is a calculator provided by RatePlug. - [Click Here to add your Partner Lender\(s\)](#).

i This is not an official loan estimate. Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

FIND YOUR MONTHLY PAYMENT

SAMPLE LENDER

Demonstration Account | NMLS ID 000000 | (555) 555-1212

PERSONALIZE YOUR MORTGAGE

| KEY INFO | 30 Yr Fx | 15 Yr Fx | 30 Yr FHA | VA | Conv 5/6 ARM |
|------------------------|----------------|----------------|----------------|----------------|----------------|
| Down Payment | \$165,000 | \$165,000 | \$28,875 | \$0 | \$165,000 |
| Mortgage Payment | \$4,172 | \$5,437 | \$4,857 | \$5,053 | \$4,118 |
| Rate | 6.500% | 5.625% | 6.000% | 6.000% | 6.375% |
| APR | 6.580% | 5.705% | 6.080% | 6.080% | 6.455% |
| Taxes (est) | \$825 | \$825 | \$825 | \$825 | \$825 |
| Insurance / HOA Dues | \$206 | \$206 | \$206 | \$206 | \$206 |
| PMI | \$0 | \$0 | \$709 | \$0 | \$0 |
| Monthly Payment | \$5,203 | \$6,468 | \$6,597 | \$6,084 | \$5,149 |



Demonstration Account
NMLS ID 000000

Office: (555) 555-1212 Mobile: (555) 555-1212
| WEBSITE

LEARN MORE

Asking Price of \$825,000 with a Down Payment of 20.0% and a Loan Amount of \$660,000. FHA loans allow for a 3.5% Down Payment. VA loans allow for a 0.0% Down Payment. ARM loan payment & interest rates will change during term. [Click Key Info for required disclosure.](#) [Click here for relationship disclosure.](#) false

* Denotes information autofilled from tax records.

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U.S. Patent 6,910,045
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