



OPEN FARM GROUND | PEACHES | 2 PARCELS | DISTRICT WATER

FAIRLAND AVE, MODESTO, CA 95357

OFFERED AT: \$925,000



29.81+/- ACRES | PEACHES | OPEN LAND | SHOP

MID WATER | 2 PARCELS

Prime valley farmland offered in two parcels totaling 29.81 acres. The property features 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 a combination of peach orchards as well as unplanted acreage and a shop. Some of the orchard acreage is available for possible redevelopment and tax deferment opportunities.

- 29.81+/- Total Acres
- Modesto Irrigation District Water
- Separate Parcels
- Room for Rural Homesites
- Peaches | Open Ground
- Shop
- Prime Farm Ground
- APN 009-025-016, 22.66 ac
- APN 009-024-004, 7.15 ac

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"Equal Housing opportunity"