



CENTURY 21 Select
Real Estate
AG & RANCH

TURLOCK URBAN RESERVE

3718 W Tuolumne Rd, Turlock, CA 95380

\$5,000,000 | 39.39 Acres



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PROPERTY DESCRIPTION:

West of Turlock. From this property, You can see Amazon, Costco, Highway 99, and the Growth of Turlock. Furthermore, it is Located in the City of Turlock's Urban Reserve Mapping. Currently being Farmed in Almonds. House, Garage, and Outbuildings. TID Power, TID Irrigation District, and Ag well of 25hp. Ag is pumping approximately 400gpm, two sets into orchard, and TID Flood water available. Approximatley 24 Acres of Almonds, Nonpareil and Aldrich, Planted in 2011, 20x15 Spacing. Approximatley. 13 acres of Butte and Padre, 22x12 Spacing, Planted in 2001. Perfect Location for a Ag Business, Planned Development, and/or Investment.

- **Directions To Property:**

Highway 99 to Fulkerth-West. Right on Tegner. Left on Tuolumne. Left side. or Highway 99 to Monte Vista-West. Left on Tegner. Right on Tuolumne. Left side.

- **Property Subtype:** Agriculture
- **County:** Stanislaus
- **APN:** 088-009-005-000
- **Primary Residence:** 31+ years old
- **Lot Size/Source:** 39.3900
- **Lot Size Dimensions:** Appox. 39.39
- **Road Frontage Type:** County Road
- **Income Includes:** Crop(s), Improvements
- **Water Source:** Agricultural Well, Public, Irrigation Dirstrict
- **Sewer:** Septic Tank
- **Current Use:** Agricultural, Industrial
- **Topograpghy:** Trees
- **Crops:** Almond
- **Vegetation:** Orchard

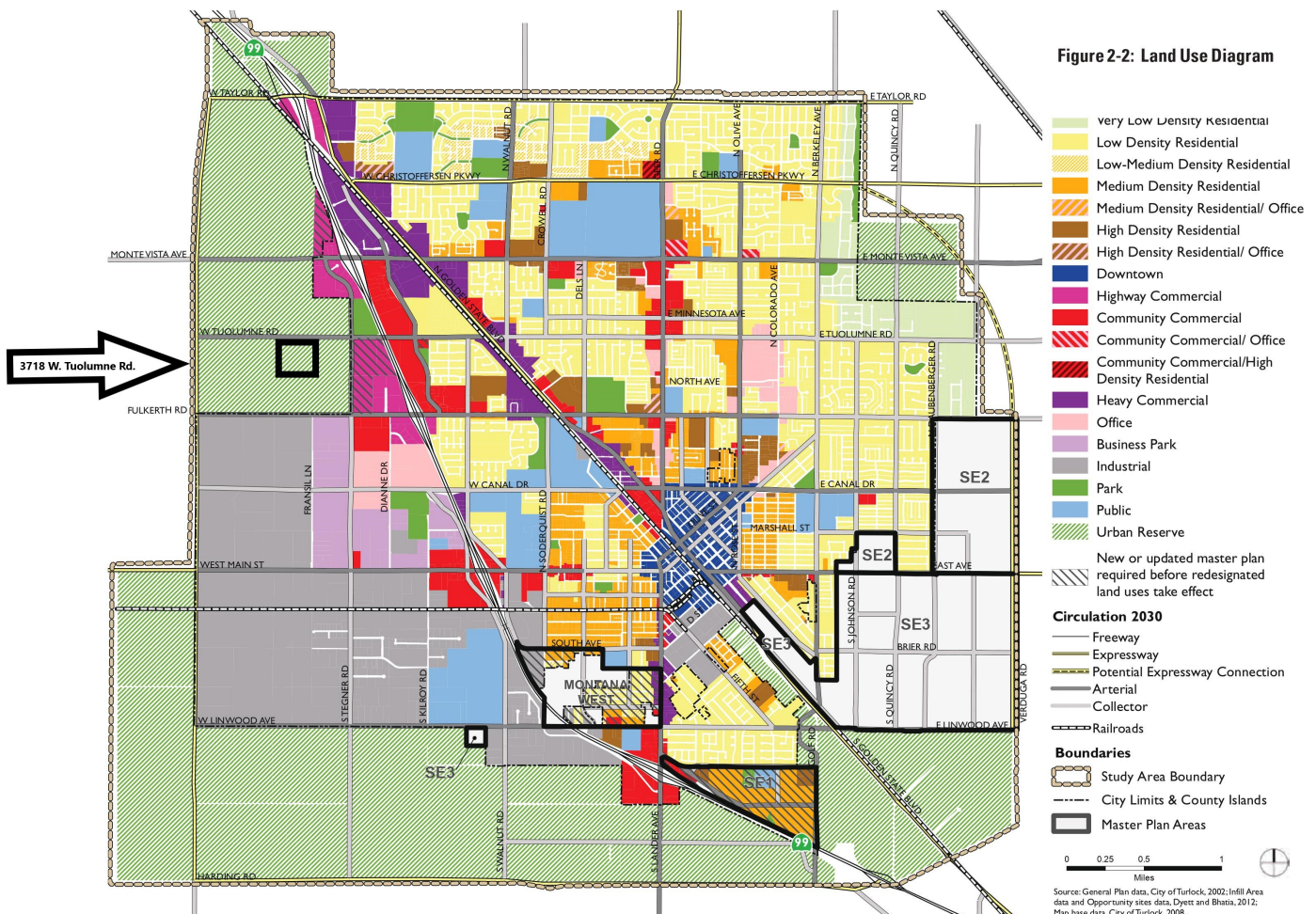




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City Of Turlock Map



2-6 | TURLOCK GENERAL PLAN

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