

**AVAILABLE FOR SALE**  
**499.74 +/- ACRES SAN JOAQUIN COUNTY**  
**MACHADO DAIRY FACILITY/CROPLAND**  
**24916 S. MANTECA RD MANTECA, CA 95337**



**PMZ** **AG** REAL ESTATE  
SINCE 1957

**LYNN GARBER**  
Office 209-491-3408  
Cell 209-380-0950  
Lic # 01313826

**KALLY FULKE**  
Office 209-491-3405  
Cell 209-996-7993  
Lic #01433242

*We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Property line markings are approximate. Not to be used for plotting.*

# 499.74 +/- ACRES, DAIRY FACILITY & CROPLAND SAN JOAQUIN COUNTY

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**Property Location:** This property is in San Joaquin County, California. South/West of Manteca. The property is zoned AG 40 and is in a strictly agricultural area with minimal semi-rural residential influence. It is located within 5 miles to major freeways for milk delivery and 4 miles to retail stores. The primary address is 24196 S. Manteca Rd., Manteca ca. 95337

**Property Description:** The property is known as the Machado Dairy owned since 1938 with a history of high-end well bred Holsten Dairy cows. There are 197.45 +/- acres surrounding and including the dairy facility. The balance of the acres includes a Heifer feedlot facility/open land consisting of 160.37 +/-acres and an additional 140.93 +/- acres open crop land all within one mile of the dairy. For a total of 499.74 acres.

**Assessor Parcel Number:** The 197.45 Dairy facility consists of four parcels APN #'s 257-220-01 (78.49 ac), 257-220-02 (19.86 ac), 257-140-10 (20 ac), 257-140-05 (20 ac), 257-140-11 (59.10 ac) and 257-220-08 (.99 ac). The Heifer feedlot consists of APN's 257-170-06 (60.14 ac), 257-170-05 (20.07 ac) and 257-110-04 (80.16 ac). The 140-acre parcel called Marie's Ranch is APN # 257-120-04.

**Land Use/Zoning:** General Agricultural, Zoned A-G-40, the property is in the Williamson Act. Soils maps available upon request.

**Main house/Worker Housing:** The main house is a custom home with 6,500 sq ft and two attached garages with a total of 2,532 sq ft of garage space that is not included in the square footage of the house. There are eight additional residences used as worker housing. See attached information regarding the homes.

**Price and Terms:** Property is being offered at \$24,987,000 (\$50,000 pre acre). **Cattle to be sold separately.**

*Please contact listing agent for additional information*

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## THE DAIRY FACILITY



The flat bottom milk parlors operate at a capacity of 5-6+/- cows/stall/hour providing an operating capacity of 180-216 cows per hour. The barn is of adequate size to efficiently process up to 2,100 +/- cows per day. The bulk storage tank 18,000 gallons requiring one pick-up per day.

The freestall sheds are designed to facilitate 1,600 +/- milking cows. This configuration /design creates a rectangular layout with the milk barn , hay barn, feed slab, feed lines and manure separator/processing pit in the center.

The corrals north of the freestalls are utilized for 400 +/- milk cows. The remaining corrals are adequate of approximately 300 +/- dry cows and 100 large heifers.

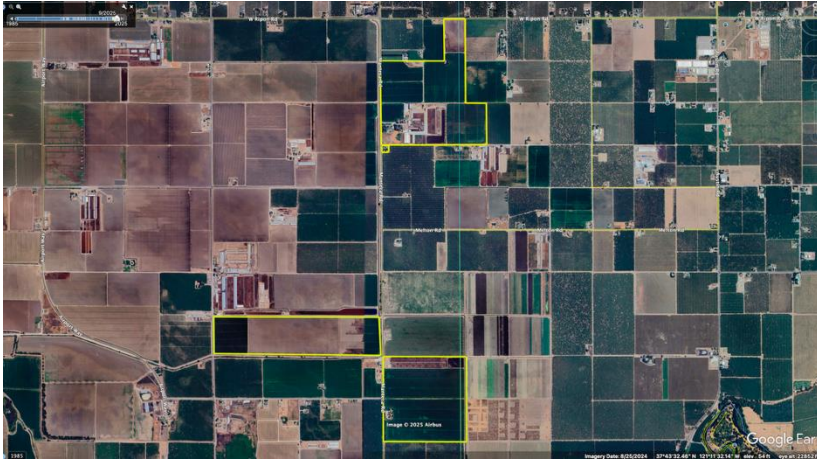
The facility is also improved with a calf barn and calf hutch system for 730 +/- calves, a pasture corral for 540 +/- medium to large heifers. There is a special needs barn for maternity, close-up, hospital stock and bull pens.

Overall, the facility is considered adequately equipped to accommodate 1,850 +/- milk cows with ample room for dry cows and replacement heifer program.



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# THE DAIRY FACILITY AND OFFSITE CROPLAND



The entire facility is connected with a pipeline that also connects the 160.37 acres and the 140.93 acres. Both properties combined total 264.50 net cropland acres. There is approximately 120 +/- irrigatable on-site cropland acres and 264.50 off-site cropland acres for manure distribution (effluent). For a total of 384.5 irrigatable cropland.

The milk barn, freestall sheds, and most corrals are flushed. In addition, there are two separation ponds and a large lagoon for water retention as well as mechanical separator. Solids are hauled offsite.

11,688 square foot shop building, 70' concrete truck scale, 13,000 square foot commodity barn under roof, 35'x75' older hay barn and 30'x145' concrete feed slab.

Overall, the Dairy facility is considered to be legally supported and well-balanced facility at 1,850 +/- milk cows.



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# THE FEED-LOT 160.37 +/- ACRES



## Feed-lot

There are approximately 3,280 linear feet of 5/10 and 6/10 self-locking stanchions on a concrete riser, with two 12-foot flushed concrete cow feed lanes and a 20-foot concrete drive lane. There are sixteen separate corrals with two smaller holding/shipping corrals and a concrete truck loading ramp.

The feed-lot includes a manure separator and a lagoon (300'x500').

## Shop

Steel framed 3,280 square feet shop with four roll-up doors. The interior has an office and mezzanine.

## Residence

Single story, wood framed, on concrete foundation home totaling 1,040 +/- square feet.

Three mobile homes and other outbuildings

Domestic well, several septic systems, concrete entry and driveway, heavy steel perimeter fencing with steel entry gate.



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# 26550 S. UNION RD 140.93 ACRES IRRIGATED CROPLAND



140.93 Ac

The property has access from S. Union Rd to the West and Manteca Rd to the East. It is also catty-corner to the Feed lot/ heifer ranch

Irrigation

The property is located within the McMullin Reclamation District 2075. It also contains a District owned deep well Turbine Pump with a 75 HP motor. Irrigation is via flood irrigation.



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## The dairy

The dairy site has approximately 120 +/- acres irrigatable cropland. The water source is South San Joaquin Irrigation district, A deep well powered by a 100 hp Berkeley turbine pump and on-site dairy wastewater. District water costs assessed for 2025-2026 crop year was at \$60 per assessed acre foot. If district water is not utilized, there is a \$12 per assessed acre foot fee for ground water recharge. There is no limitation on supply.



## The Feed-lot

The Feed-lot site has approximately 130 +/- irrigatable cropland. The water source is Reclamation District 2064 River Junction with the Bret Harte Water users, in addition to off-site dairy wastewater. All flood irrigated from underground pipelines. Water costs \$\$\$\$ per assessed acre foot.



## Maries Ranch

This ranch encompasses 140.93 +/- acres irrigatable cropland. The water source is Reclamation District 2075 (McMullin), there is access to a district owned deep well (75 hp pump) and off-site dairy wastewater. Water costs \$\$\$\$ per assessed acre foot.

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# CUSTOM HOME

The dairy facility is improved with the owner's main custom residence and eight secondary residences, which are employee or tenant housing.



## Custom Home

The home is 6,500 square feet with two attached garages; one is a four-car garage and the other is a two-car garage. The home involves hip gable roofing, skylights, large picturesque windows, two river rock fireplaces. Gourmet Kitchen, open floor plan, 4-bedrooms 4-bathrooms, swimming pool with decking, hot tub, built-in BBQ and gazabo. Landscape complete with lawns, rock boulders, river rock creek, decorative lamp posts and numerous shade trees and many other improvements. Four stall horse stable with prep area, tack room and rail pipe paddocks



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# DAIRY FACILITY, SECONDARY HOUSING

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Besides the owner's main custom residence, there are eight secondary residences, which are employee or tenant housing.

## Worker and Tenant Housing

There are eight average quality homes built in the 1950's and 1960'S. A couple of the dwellings have been recently renovated. These 5 houses are located at the dairy. There are additional houses located at the other ranches of lower quality.



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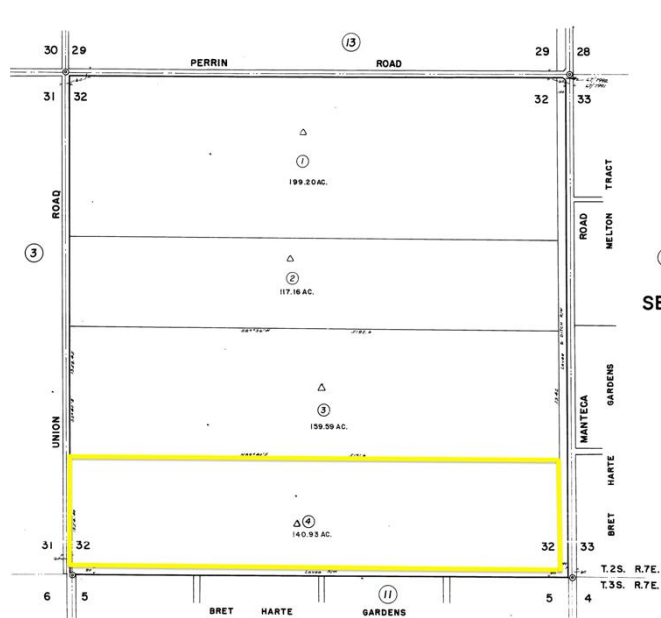
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# PLAT MAP, MARIE'S RANCH



257-12

THIS MAP FOR ASSESSMENT USE ONLY



SEC. 32 T.2S. R.7E.

SCALE 1"=600'  
SAN JOAQUIN COUNTY  
ASSESSORS MAPS  
△ - WILLIAMSON ACT PARCELS

