



**2700 NORTH AVE | MODESTO | CALIFORNIA | 95358**

**ALMOND ORCHARD**

**OFFERED AT: \$998,000**

# Productive Almond Orchard - 12.57 acres

Wood Colony District

Homesite Potential / Investment Opportunity

Discover the rare opportunity to own 12.57 acres of highly productive almond orchard in the prestigious Wood Colony District of Stanislaus County.

The orchard is planted to fully mature Nonpareil and Carmel almond varieties, established in 1997, with a history of consistent production and select interplants. Whether you're seeking an income-producing agricultural property, a beautiful rural homesite, or a long-term investment with future upside, this property offers exceptional versatility and value.

**OFFERED AT: \$998,000**

## Property Highlights:

- 12.57 Acres
- Mature Nonpareil & Carmel Almond Orchard
- Consistent Production History
- Class 1 Agricultural Soil
- Irrigation District Water
- Micro-Sprinkler Irrigation System
- Electricity Available to Site
- Agricultural / Residential Zoning
- Paved County Road Frontage
- Located in Historic Wood Colony
- Hart-Ransom School District

## Location:

Conveniently located just minutes from Highway 99 while offering the privacy and charm of country living. Situated in one of Stanislaus County's most sought-after rural communities





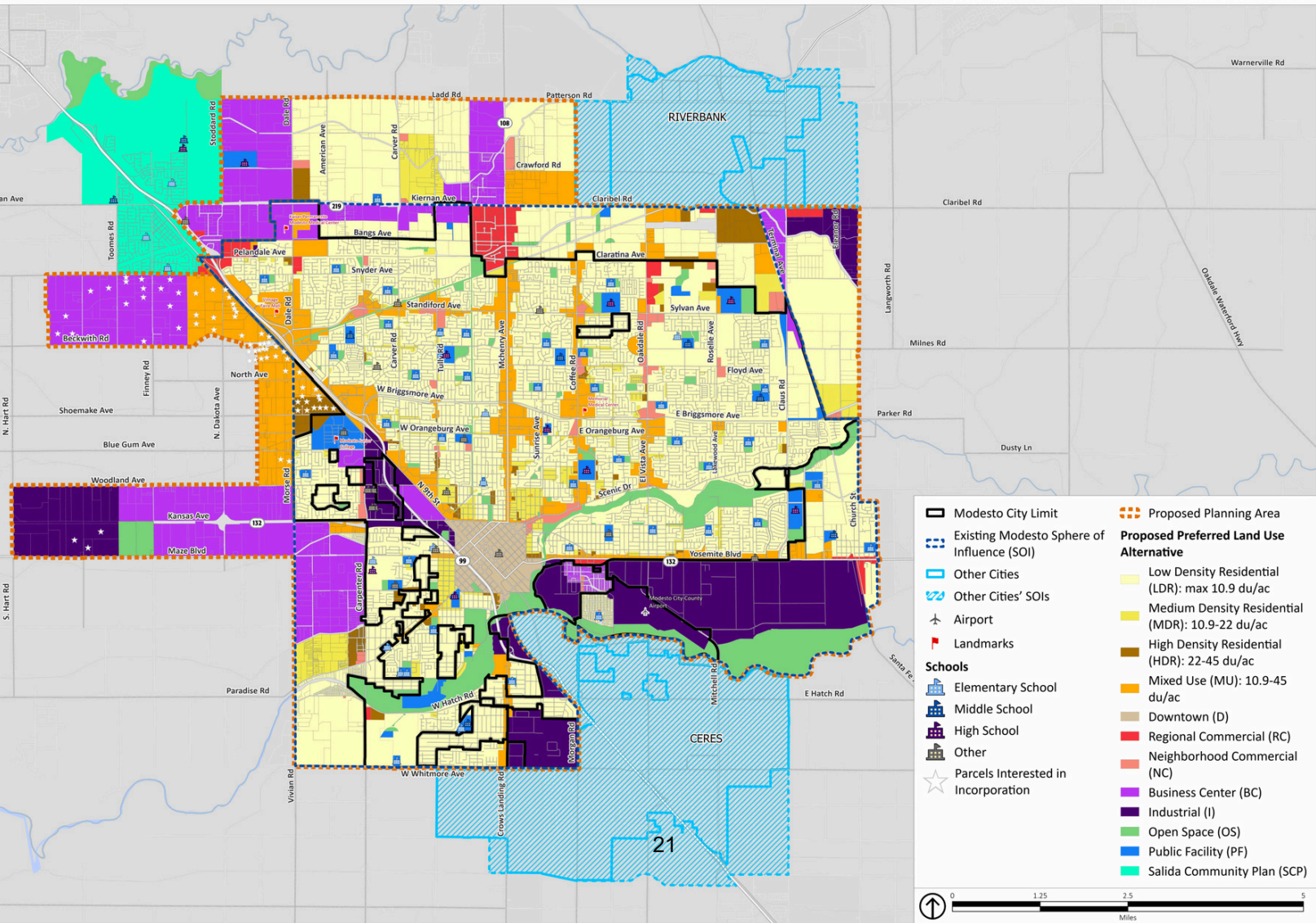
**Table—California Revised Storie Index (CA) (Driver North Ave.)**

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
HdA	Hanford sandy loam, 0 to 3 percent slopes	Grade 1 - Excellent	Hanford (85%)	11.6	90.0%
			Dinuba (5%)		
TuA	Tujunga loamy sand, 0 to 3 percent slopes	Grade 2 - Good	Tujunga (85%)	1.3	10.0%
<b>Totals for Area of Interest</b>				<b>12.9</b>	<b>100.0%</b>

**Rating Options—California Revised Storie Index (CA) (Driver North Ave.)**

Aggregation Method: Dominant Condition  
 Component Percent Cutoff: None Specified  
 Tie-break Rule: Lower

MODESTO 2050 GENERAL PLAN UPDATE  
 CITY OF MODESTO  
 PROPOSED PREFERRED LAND USE ALTERNATIVE



<b>Driver Farms, Inc</b>		<b>North Ave</b>	<b>Varieties</b>	<b>Roostock</b>	<b>Spacing</b>	
APN: 005054002000		12.5 acres	Carmel	Hansen	24 x 24	
(Van Vuren South)			Nonpareil			
<b>Planted 1997</b>	<b>Acres per Variety</b>	<b>2025 Yield/ac</b>	<b>2024 Yield/ac</b>	<b>2023 Yield/ac</b>	<b>2022 Yield/ac</b>	<b>2021 Yield/ac</b>
<b>Carmel</b>	6	1,999	3,310	2,231	1,944	2,356
<b>Nonpareil</b>	6.1	1,667	2,116	1,892	2,183	1,718
<b>Totals</b>	<b>12.1</b>	<b>1,832</b>	<b>2,708</b>	<b>2,060</b>	<b>2,064</b>	<b>2,035</b>
<b>Irrigation System</b>	<b>Type</b>	<b>Pump</b>	<b>Filters</b>	<b>Source</b>		
	Micro Sprinklers (singleset)	15 hp centrifical electric	Sand Media	Modesto Irrigation District		

**Flood Irrigation System Intact & Available**



**Pump Station**



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