NORTHGATE Agriculture

West Modesto Almonds

FOR SALE

3000 Woodland Ave • MODESTO, CA

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PROPERTY FACTS

Sales Price	$2,367,300
Price/Per Acre	$60,000
Parcel Size	± 39.46 Acres
Water Source	Modesto Irrigation District, Water Well
Crops	Almonds – Non Pareil, Aldrich, Sonora
Soil Types	Class 1
APN	081-031-007
Zoning	AG-40

HIGHLIGHTS

- +/- 39.46 Acres of well cared for Non-Pareil, Aldrich and Sonora Almonds.
- Likely in the best Almond Growing region in California due to its Excellent soils. and Abundant water.
- Directly adjacent to the city of Modesto. Orchard was planted in the Early 2000's.
- Ask your accountant about the benefits of owning permanent crops and agriculture properties!

Disclaimer: Potential buyers and Buyers Agents, must verify all facts regarding the property and water rights. Seller Makes no warranty or guarantee to any of the facts presented.

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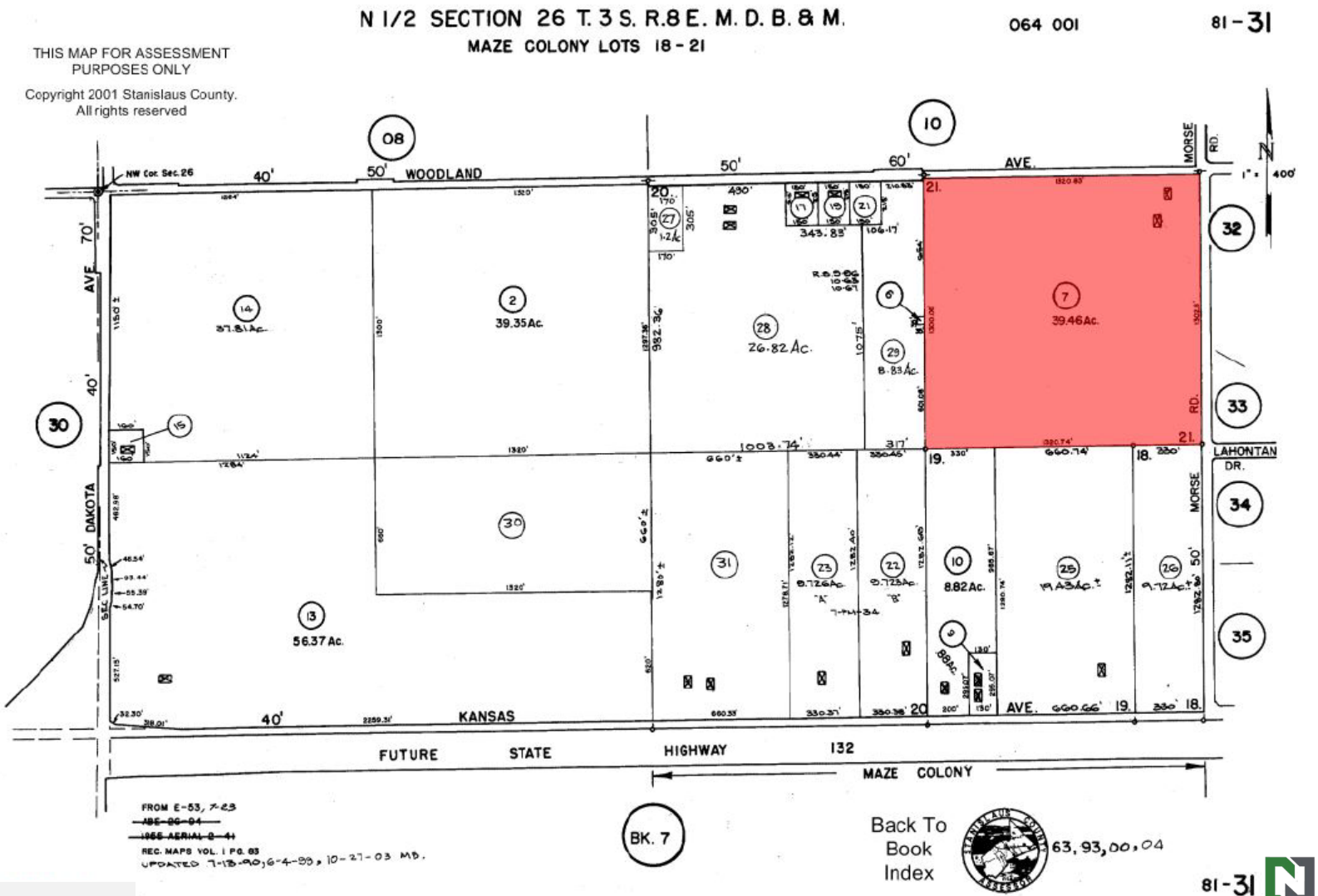
PARCEL MAP



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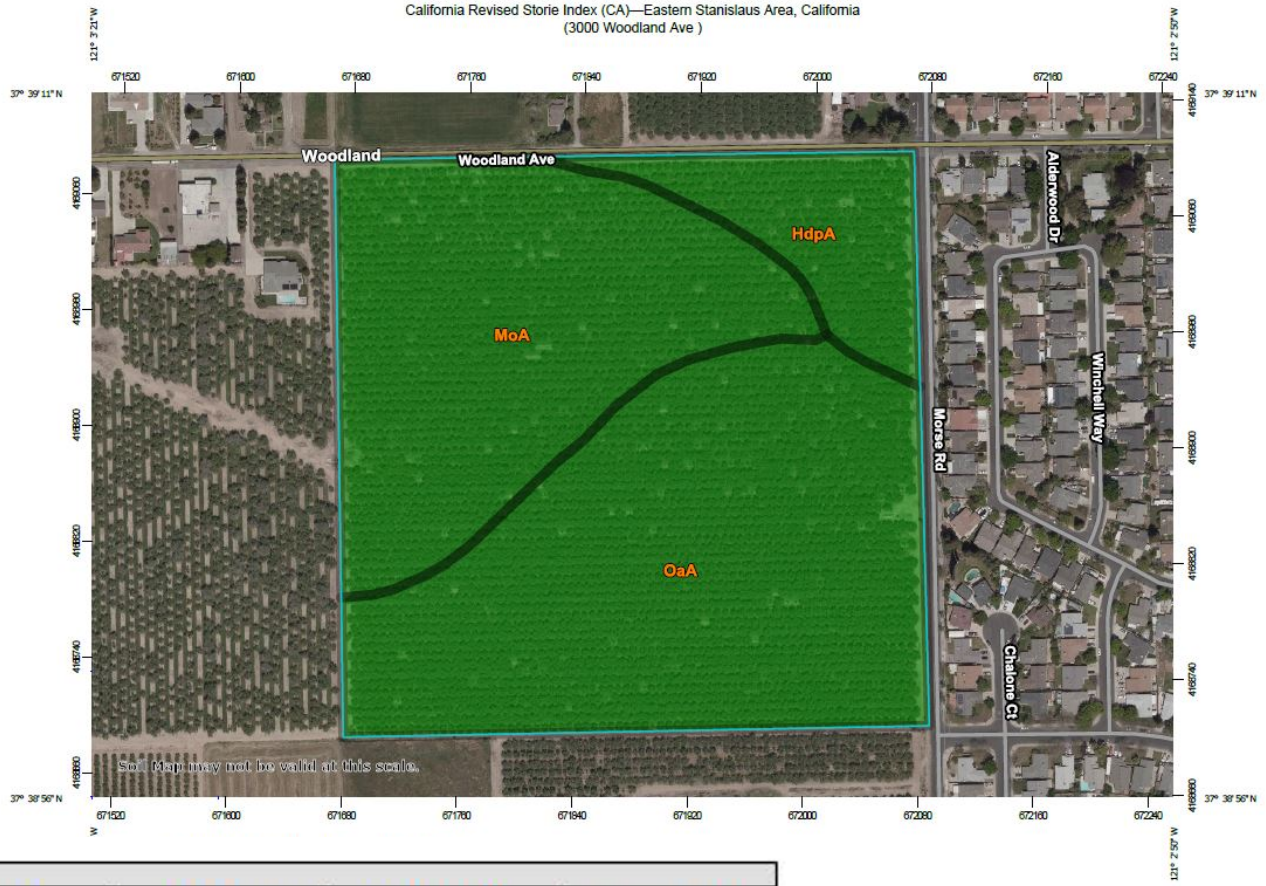
SOIL MAP



California Revised Storie Index

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
HdpA	Hanford sandy loam, moderately deep over silt, 0 to 1 percent slopes	Grade 1 - Excellent	Hanford (85%)	4.2	10.6%
MoA	Modesto loam, 0 to 1 percent slopes	Grade 1 - Excellent	Modesto (85%)	15.3	38.3%
OaA	Oakdale sandy loam, 0 to 3 percent slopes	Grade 1 - Excellent	Oakdale (85%)	20.4	51.1%
Totals for Area of Interest				**39.9**	**100.0%**

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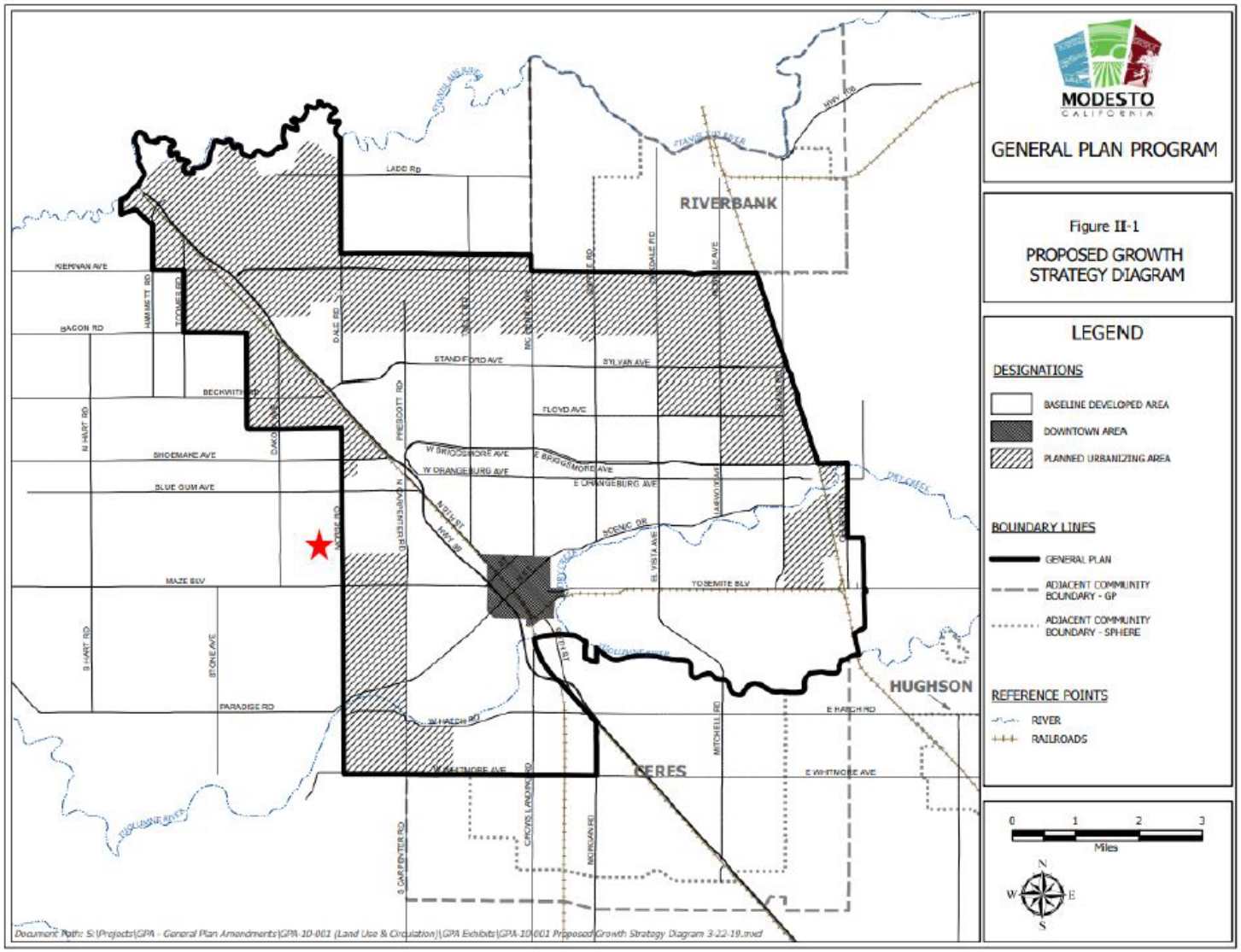
Modesto General Plan



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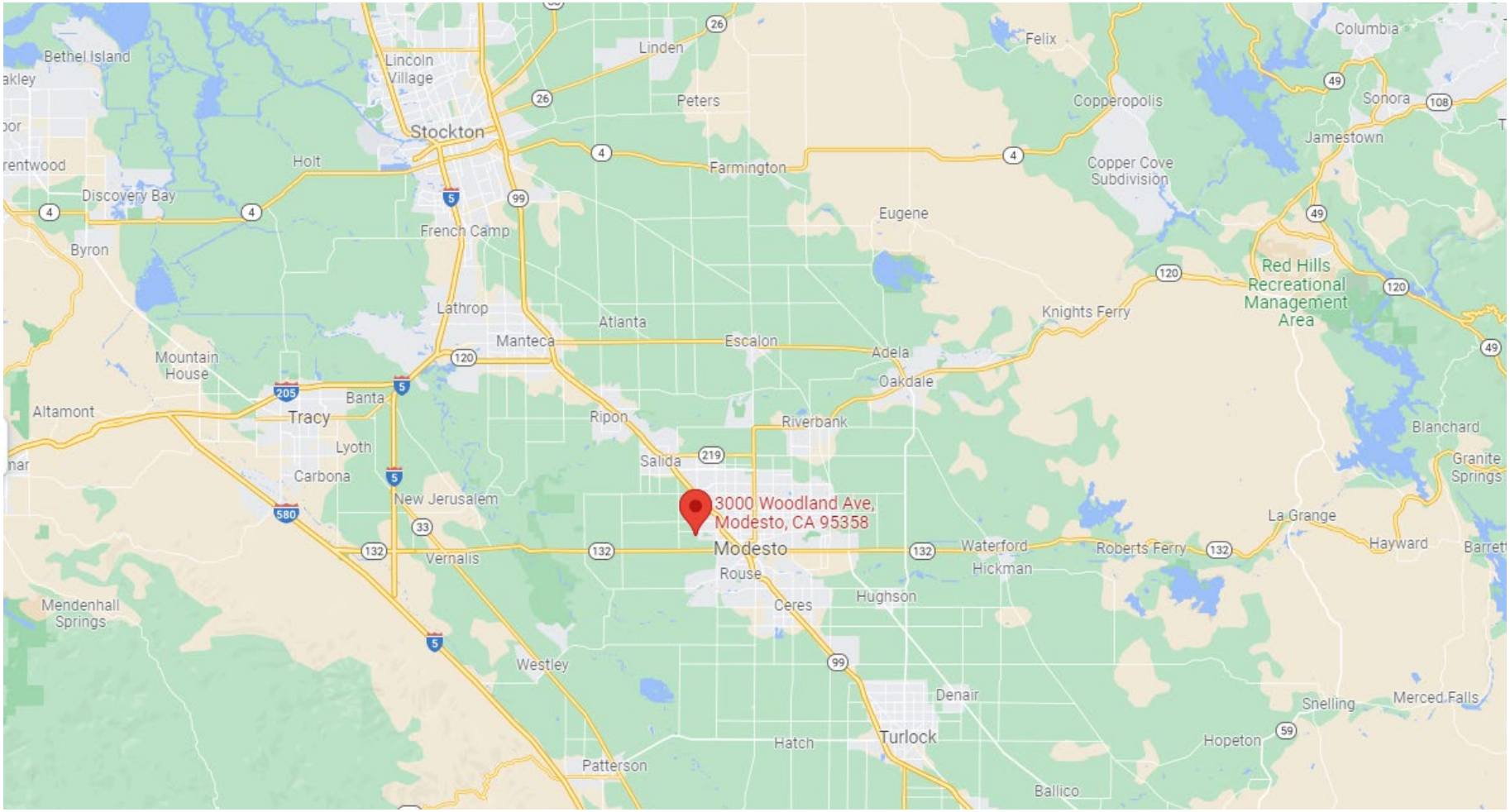
Regional Map



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AGRICULTURE TEAM

QUINN P. MULROONEY

DIR. OF AGRICULTURAL INVESTMENTS

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LIC. #02097075

- 2nd generation farmer
- Bachelors' Degree in Agriculture Studies & Biology
- 15+ years diversified agricultural experience

JON KENDALL

AG INVESTMENTS ASSOCIATE

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- Family roots in the agricultural industry
- Work experience in vineyards, cellars, tasting rooms
- San Joaquin Delta College – Business Administration

Thank You.

Give us a call if you're interested in our services!

- Free Property Valuations
- Real Estate Succession Planning
- Access to industry leaders, vendors, and consultants
- Reinvestment consulting into commercial assets for 1031 tax-deferred exchange

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